

Tuscany at the Vineyards Condominium Association
PROPERTY MANAGEMENT PROFESSIONALS OF SOUTHWEST FLORIDA, INC.

75 Vineyards Blvd., 3rd Floor
Naples, FL 34119
(239) 353-1992 ♦ 800-226-1502 ♦ Fax (239)353-1909

Purchase/Lease Application Check-Off Sheet

APPLICATION MUST HAVE THE FOLLOWING ATTACHED OR IT
WILL BE RETURNED; DELAYING APPROVAL:

- A completely filled out and legible application. Please make sure the applicant(s) have signed the application form and **all** sections are complete.
- A copy of the sales or lease contract.
- The application fee. Check or money order only, please make payable to Tuscany: \$ 100.00 + \$20.00 per additional Occupant over the age of 18 years old.

If you should have any questions regarding the application procedure, please contact Dena Waltchack at the number shown above. Thank you.

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

Tuscany at the Vineyards Condominium Association, Inc. As of January, 2020

- Q: What are my voting rights in the condominium association?**
A: In any meeting of the members, each Unit shall be entitled to one vote to be cast by its Owner. For additional information see ARTICLE II - Meetings of the Bylaws.
- Q: What restrictions exist in the condominium documents on my right to use my unit?**
A: The Rules and Regulations are detailed in Paragraphs 21 and 23 of the Declaration of Condominium of the Association and the Rules and Regulations, together with the restriction as set forth in the Declaration of Master Covenants, Conditions and Restrictions for the Vineyards (the Master Declaration), and all exhibits thereto, together with the provisions found in OR Book 1284, Page 1938 and as amended from time to time in the Public Records of Collier County, Florida.
- Q: What restrictions exist in the condominium documents on the leasing of my unit?**
A: The leasing of Units is restricted or controlled according to Section 21 of the Declaration of Condominium.
- Q: How much are my assessments to the condominium association for my unit type and when are they due?**
A: There is only one unit type in this Condominium and each of the 120 Units shares 1/120th of the common expenses. Assessments to each Unit by the Condominium Association are \$1,864.00 per Quarter, which includes \$486.00 per Quarter per unit assessment to cover the Vineyards Community Association assessment. Assessments are due on January 1, April 1, July 1 and October 1 of each year.
- Q: Do I have to be a member of any other association? If so, what is the name of the association and what are my voting rights in this association? Also, how much are my assessments?**
A: The record owner of a Unit is also automatically a member of Vineyards Community Association, Inc. (the Master Association). The assessment payment is as indicated above and are collected by Tuscany at the Vineyards Condominium Association, Inc. Voting rights are detailed in the Master Declaration.
- Q: Am I required to pay rent or land use fees for recreational or other commonly used facilities? If so, how much am I obligated to pay annually?**
A: No.
- Q: Is the condominium association or other mandatory membership association involved in any court cases in which it may face liability in excess of \$100,000.00? If so, identify each such case.**
A: No, there are no such court cases.

NOTE: THE STATEMENTS CONTAINED HEREIN ARE ONLY SUMMARY IN NATURE. A PROSPECTIVE PURCHASER SHOULD REFER TO ALL REFERENCES, EXHIBITS HERETO, THE SALES CONTRACT AND THE CONDOMINIUM DOCUMENTS.

**TUSCANY CONDOMINIUM ASSOCIATION, INC.
APPLICATION FOR APPROVAL TO PURCHASE
OR LEASE A CONDOMINIUM UNIT**

TO: The Board of Directors of TUSCANY Condominium Association, Inc., a Condominium.
(Please check appropriate box)

I hereby apply for approval to purchase _____ Unit# _____ at Tuscany Condominium Association, Inc., a Condominium, and for membership in the Condominium Association. **A complete copy of the signed purchase agreement is attached.**

I hereby apply for approval to lease _____ Unit# _____ at Tuscany Condominium Association, Inc. for the period beginning ____/____/20____, and ending ____/____/20____. **A complete copy of the signed lease is attached.**

Note: A non-refundable application fee of \$100.00 for one applicant and \$20.00 for each additional applicant. Payable in US funds must be included with completed form, either sale or lease Make check payable to: Tuscany Condominium Association, Inc.

In order to facilitate consideration of this application, I represent that the following information is factual and correct, and agree that any falsification or misrepresentation in this application will justify its disapproval. I consent to your further inquiry concerning this application, particularly of the references given below.

Current Owner's Name(s) _____

PLEASE TYPE OR PRINT LEGIBLY THE FOLLOWING INFORMATION

1. Full name of Applicant _____ DOB: _____
Driver's License# & State: _____ SS#: _____
2. Full name of Spouse (if any) _____ DOB: _____
Driver's License# & State: _____ SS#: _____
3. Home Address _____
City _____ State _____ Zip Code _____
Telephone: Home () _____ Email: _____
4. Nature of Business or Profession _____
If retired former business or profession _____
5. Company or Firm Name: _____
6. Business Address: _____
7. The Documents of Tuscany Condominium Association, Inc. provide for the obligation of unit owners that all units are to be used as single family residences only. Please state the name and relationship of all other persons who will be occupying the unit on a regular basis. _____
8. Name of current or most recent landlord _____
Address _____
City/State/Zip Code _____ Phone () _____
9. Two personal references (local if possible)
Name _____
Address _____
City/State/Zip Code _____ Phone () _____
Name _____
Address _____
City/State/Zip Code _____ Phone () _____
10. Two credit references (local if possible)
Name _____
Address _____
City/State/Zip Code _____ Phone () _____
Name _____
Address _____
City/State/Zip Code _____ Phone () _____

11. Person to be notified in case of an emergency:

Name _____
Address _____
City/State/Zip Code _____ Phone () _____

12. Make of car to be kept on the property during lease term: **NO Trucks allowed**

Model/Make _____ Year _____
License Number _____ State _____

13. Mailing Address for notices connected with this application:

Name _____
Address _____
City/State/Zip Code _____ Phone () _____

14. (If this transaction is a sale, please check the number that applies)

I am purchasing this unit with the intention to:

- (1) _____ Reside here on a full-time basis
- (2) _____ Reside here on a part-time basis
- (3) _____ Lease the unit

I (we) will provide the Association with a copy of our recorded deed within ten (10) days after closing.

15. **Please sign and return the attached Rules & Regulations with this application as acknowledgement** that you are aware of, and agree to abide by the Declaration of Condominium of Tuscany at the Vineyards Condominium Association, Inc., the Articles of Incorporation, By-laws and any and all properly promulgated rules and regulations. **PICKUP TRUCKS OWNED OR OPERATED BY OWNERS, TENANTS OR GUESTS ARE NOT PERMITTED.**

16. I understand and agree that the Association, in the event it approves the lease, is authorized to act as the owner's agent, with full power and authority to take whatever action may be required, including eviction, to prevent violations by lessee's and their guests, of provisions of the Associations by-laws, and the rules and regulations of the Association.

17. Renter's are not permitted to have pets.

The prospective purchaser or lessee will be advised by the Association office within a 30 day period (15 days for leases) from the date of application, of whether this application has been approved.

AUTHORIZATION: I/We hereby authorize PMP of SW Florida, Inc., and/ or Tuscany Condominium Association, Inc. to verify all information contained on the application and conduct a full background check, including but not limited to credit, employment, income, eviction, and criminal and authorize that they contact any persons or companies listed on the application.

PLEASE RETURN THE COMPLETED APPLICATION TO: PMP OF SW FLORIDA, INC., 75 VINEYARDS BOULEVARD, THIRD FLOOR, NAPLES, FL 34119

DATED: _____
APPLICANT _____
APPLICANT _____

APPLICATION APPROVED DISAPPROVED

DATE: _____

BY: _____
Officer or Director

Owners Pet Registration Form

Mandatory Form to Be Completed with All Tuscany Sales Applications

Date: _____

Name of Unit Owner: _____

Unit Address: _____

Contact Information: Telephone: _____

E-Mail: _____

_____ I do not own a pet

_____ I do own a Pet

Pet Information:

Type: (dog, cat, bird, other) _____

For Dogs or Cats:)

Breed: _____

Weight: _____ Height: _____

Pet weight limit is 25 pounds.

Expected Weight & Height of pet when fully mature:

**** Please attach Pet's Current Vaccination record and a photo of your pet.**

I (we) have read and understand the Pet Registration Form and the Pet Regulations, and have no questions about either.

Applicant Signature

Applicant Signature

***** Any new pets added to your family after purchase must be registered.**

March 15, 2017

To: Tuscany Homeowners

From: Tuscany Condominium Association Board of Directors

Subject: Updated Parking Sticker Program

The Board, on June 25, 2008, voted to implement a vehicle parking sticker program. This update is needed due to logistical changes:

It is the policy of The Tuscany Condominium Association that overnight parking is restricted to members and their guests. If an untagged vehicle is parked overnight an attempt will be made to contact the owner and a warning will be placed on the windshield. If the car remains for a second night the vehicle will be towed. The vehicle owner must obtain the car from the towing operator.

- 1- Any/all vehicles parked on the premises must bear a Tuscany parking bumper sticker (or temporary guest parking pass). The stickers will be numbered.
- 2- PMP will be responsible for registering and maintaining a record of authorized vehicles and issuing the stickers. In an emergency, use a temporary guest-parking pass.
- 3- Registration can be done in person by contacting PMP at 239-353-1992. You can also register by mail (hardcopy) or via e-mail to Dena@pmpofswfl.com or Kimberli@pmpofswfl.com. Stickers will not be mailed. If you register by mail or email, upon your return to Tuscany, pick up your sticker(s) at the PMP office, 75 Vineyards Boulevard from Kim or Dena.
- 4- Owner stickers will be bordered in dark green and imprinted with the additional designation "TU-xxxx". The sticker must be affixed and displayed on the lower right side of the rear bumper. One sticker will be issued to each member for each vehicle registered.
- 5- Renter/lessee stickers will be bordered in fire red and imprinted with the additional designation "TU-xxxx". The sticker will be placed on the right

side of the rear bumper. One sticker will be issued for each vehicle registration presented. There is a fee of \$15 per sticker payable on receipt.

- 6- Unit owners must advise their renter/lessee of the requirement to register their vehicle. You can pre-register and pay on behalf of the renter/lessee if you know the vehicle information required in advance of their arrival. Otherwise, the vehicle must be registered by, and, the fee will be collected from, the renter/lessee.
- 7- Overnight guests will be provided a brightly colored, temporary guest pass by the unit resident. A pass is good for a maximum of 14 days. Each unit owner/renter will be issued 3 passes. The temporary passes bear the designation "TU-GUEST". The unit resident must fill in the unit number, the starting date and expiration date of the pass. Additional temporary guest parking passes are available from any Board member.

TUSCANY CONDOMINIUM ASSOCIATION

Vehicle Registration Form

1. Unit Owner Name:

Unit #:

Date:

2. Renter/Lessee Information (if applicable):

Name:

Date:

3. Vehicle 1 Information:

Make:

Model:

Year:

Color:

Registration: State:

License Tag:

4. Vehicle 2 Information:

Make:

Model:

Year:

Color:

Registration: State:

License Tag:

Any/all vehicles parked on the premises must bear a Tuscany parking bumper sticker (or temporary guest parking pass). The stickers will be coded with a unique registration number per car assigned when the sticker is applied for.

Renter/lessee stickers will be bordered in fire red and imprinted with the additional designation "TU-xxx". The sticker will be placed on the right side of the rear bumper. One sticker will be issued for each vehicle registration presented. There is a fee of \$15 per sticker payable on receipt.

TUSCANY AT THE VINEYARDS, A CONDOMINIUM

RULES, REGULATIONS & GUIDELINES

FOR OWNERS, THEIR LESSEES AND OCCUPANTS/GUESTS

***NOTICE: These Regulations must be Prominently Displayed
in all Non-Owner Occupied Units***

- Each condominium unit shall be used for the purpose of a single-family residence. There shall be no more than six (6) persons residing in a condominium unit.
- All automobiles shall be parked only in the parking spaces so designated by the Association. Owner must identify proper parking space number to their tenant. No parking of trucks or commercial vehicles shall be permitted. No boats, trailers of any kind, campers, mobile homes or disabled vehicles shall be parked or stored on property. No repairing of any vehicle, boat or golf cart is permitted. Washing of vehicles is not permitted at the clubhouse.
- Each condominium shall be maintained in a clean and sanitary manner. Occupant may not make or permit disturbing noises in the building that would interfere with the rights, comforts or other conveniences of residents.
- Absolutely NO pets of any kind are permitted. (Non-owners.)
- Personal gas and charcoal grills are prohibited per Collier County Fire Code. A common grill is provided for use in the clubhouse area.
- Bicycle racks are provided for each building. Bikes must be stored and locked in these racks only.
- Entrance area to condominiums is for flowers and plants ONLY. No brooms, mops, buckets, etc. are allowed.
- Trash dumpsters are located in each corner of Tuscany Property. **NOTE:** Instructions are located at each site accordingly.
- **Pool & Spa Rules:**
 - a. Pool is open from 7:00 a.m. to dusk.
 - b. Shower before entering pool or spa.
 - c. Food and beverages are not allowed within 4 feet of the pool/spa area.
 - d. Glass or other breakable containers are not allowed.
 - e. No animals allowed anywhere in the pool/spa area.
 - f. No diapers may be deposited in waste container.
 - g. Children under 12 years of age are not allowed in the spa.
 - h. No running, jumping or diving
 - i. No smoking is permitted in the clubhouse
 - j. Use of pool and spa are restricted to Tuscany tenants and their house guests.
- All Leases must be no less than One (1) Month and units can be leased no more than three (3) times per year.
- A copy of each rental agreement must be provided to the Association via the management company:

Property Management Professionals of SW Florida, Inc.
75 Vineyards Boulevard, Third Floor
Naples, FL 34119
(239) 353-1992
(239) 353-1909 - Fax

Guidelines for Tuscany Clubhouse Use

The *Tuscany Clubhouse* is always open to all Condo owners. It is expected, however, that there will be consideration for those who have made previous notice of intent to use the *Clubhouse* for private functions.

In using the *Clubhouse*, noise level should be kept in line so as not to disturb other residents. (See Declaration of Condominium, Section 23, f.)

1. *Tuscany Condominium Association* functions take precedence over private functions.
 - a. The Social Committee will post a seasonal calendar of events.
 - b. Outside use for profit, commercial functions, meetings or seminars is not permitted.
 - c. Tuscany owners, renters and in-house guests have priority at all Tuscany events. After the designated cut-off date, guests will be welcome in the order of sign-up until the quota required is reached.
 - d. Occasional Access to *Clubhouse*.
The Clubhouse is not intended for casual use by Owners/Renters as a Lounge. Children (under the age of 18) are not permitted in the Clubhouse unless accompanied by an adult owner/renter.
2. Private Parties/Functions
 - a. Notice of intent to use the *Clubhouse* must be made no earlier than thirty days prior to the event. Exceptions will require Board approval.
 - b. Notice of intent to use the *Clubhouse* may be made for groups of eight or more.
 - c. A deposit of \$50.00 for a group of twenty-five (25) or more persons will be required at the time the notice of intent to use is made. This deposit will be returned when in compliance with the clean-up rule (see "f") below. If clean-up is not in accordance with "f", the deposit is subject to forfeiture.
 - d. Tuscany supplies are for the use of Tuscany functions only.
 - e. A Tuscany owner or renter must be present at all times during private parties/functions.
 - f. Clean-up of the *Clubhouse*, including use of the grill, emptying the fridge, disposing of all garbage and trash in the dumpster will be the responsibility of the owner making the intent to use notice. This clean-up also includes sweeping the carpets, seeing that the furniture is returned to its usual position, all lights and air conditioning turned off and windows closed.
3. Notice of intent to use the *Clubhouse* does not include use of the *pool or pool area*. If the intent to use the *clubhouse* is for a group, which exceeds the seating limitations of the *clubhouse*, prior approval of the Board of Directors is required for limited use of the adjacent pool area and tables as desired.
4. Tuscany property including all furniture, decorations and equipment may not be borrowed or removed from the premises.
5. Functions must conclude by 10:30 p.m.
6. Proceeds from all Tuscany functions will be held in the *Tuscany Condo Association* checking account.
 - a. *Clubhouse* expenditures require the approval of the Board of Directors with the exception of disposable items such as paper goods. A prospective budget must be submitted to the Board of Directors for any function requiring funds in excess of \$50.

Acceptance of gifts to the *Clubhouse* and the disposal of existing furnishings require the approval of the Board of Directors.

Tuscany Condominium Association

Cell Phone Use Policy

In order to maintain the relaxed and casual atmosphere surrounding the pool/spa and Clubhouse area in the community, your Board of Directors has established a cell phone use policy.

Cell Phone Use Policy Statement:

The use of a cell phone is restricted to answering an incoming call after which time, the recipient shall move to a location away from the pool/spa and Clubhouse area to conduct a conversation.

Outgoing calls are to be placed from an area away from the pool/spa and Clubhouse area as well.

Specifics:

As a courtesy to pool/spa users and in consideration of the homeowners surrounding the pool/spa area:

The area within the pool fence to the walkways outside of the fence, and the Clubhouse hallway area, bathrooms, and Clubhouse walkway between the Clubhouse and bathrooms are prohibited for cell phone use.

This means that the only sidewalk near the pool/spa that is acceptable for cell phone use is the sidewalk in front of the Clubhouse.

Tuscany Condominium Association
Board of Directors
March 2008

Tuscany Condominium Association Landscaping

General

A significant aspect of the value of our community is landscaping. Tuscany has a reputation for a well-groomed, attractive landscape, but there are a few instances of an owner/resident exceeding acceptable limits in decorating around their unit.

- Standards and guidelines are set by the Board
- Landscaping and grounds maintenance is overseen by a Board-appointed coordinator and maintained by contracted vendors on a scheduled basis
- Our condominium documents require owners to obtain approval from the Board of Directors for any changes in this area. Submit a written request to PMP detailing your plan for consideration by the Board prior to any action on your part. Include a photograph, sketch and as detailed a description as possible.

Specifics

1. Stairs must be kept clear
2. Items may not impede access to the unit by emergency personnel
3. Juliet door railings and capstones of knee walls of 2nd floor units must be kept clear
4. Nothing may block the fire extinguisher on the stair wall of units 1, 2, 3, 4
5. No plantings or decorative objects (i.e., no statuary, planters/pots, furniture, feeders, etc.) are permitted on any of the common area walks, trees/shrubs or lawn area, etc.
6. A terra cotta planter pot or an item of outdoor furniture made of stone or wrought iron, i.e., a bench or settee, in good condition, is permitted in a specific portion of the limited common area. This area is defined as the rear four-foot square space at the end (corner) of the ingress from the common area sidewalk to the units. Any option requires Board approval; there is no "grandfather clause" for existing items.
7. Bicycles, tricycles, carriages, or other gear cannot be left overnight on walks or lawns
8. Plants, decorative objects or wall art is permitted immediately in front of unit entries
9. Plants or decorative objects are permitted on the slab in front of a Juliet door
10. The small plot behind the stair wall of a 1st floor unit may be planted by an owner or display decorative pots/plants if the area is paved
11. Only native vegetation is permitted in the area described in Item 10. Exotics, ferns, bamboo or invasive plants, etc. are not
12. An owner must maintain plants they choose to use and remove plants/pots or other objects which pose a risk during hurricane season if left unattended
13. Seasonal residents should remove materials when they depart and/or leave plants with other residents for care (important during hurricane season to avoid flying objects)
14. Seasonal door wreaths are permitted
15. Christmas decorations must be removed by January 13th
16. As of March 19, 2008, nothing is approved. Requests must be submitted to the Board via PMP for approval.

Tuscany at the Vineyards Condominium Association, Inc.

Board of Director's 2020 Approved Budget

For the Period of January 1, 2020 through December 31, 2020

120 Units

	2019 Approved Budget	Actual 9/30/2019	Estimated 12/31/2019	2020 Budget
Income				
Operating Assessments	\$ 463,736	\$ 347,400	\$ 463,736	\$ 463,467
Reserve Assessments	\$ 23,730	\$ 18,000	\$ 50,341	\$ 33,022
Master Association (VCA)	\$ 109,200	\$ 82,080	\$ 109,200	\$ 102,960
Bulk Rate Communication Fees	\$ 129,840	\$ 97,200	\$ 129,840	\$ 129,840
Late Fees		\$ 389	\$ 389	\$ -
Roof/Pavement Loan Repayment	\$ 165,374	\$ 124,200	\$ 165,374	\$ 165,374
Interest Income - Operating		\$ 172	\$ 172	\$ -
Interest Income - Reserve/CDs		\$ 1,854	\$ 1,854	\$ -
Miscellaneous Income		\$ 1,313	\$ 1,313	\$ -
Prior Year Surplus/(Deficit)				\$ -
Total Income	\$ 891,880	\$ 672,608	\$ 922,219	\$ 894,663
Expenses				
Administrative Expenses				
Management / Accounting Fee	\$ 20,624	\$ 15,468	\$ 20,624	\$ 21,243
Office Expense / Postage	\$ 3,000	\$ 2,362	\$ 2,600	\$ 2,750
Corporate Filing Fee	\$ 62	\$ 61	\$ 61	\$ 62
Taxes/Permits	\$ 1,260	\$ 875	\$ 875	\$ 1,100
Fees to Division	\$ 480	\$ 480	\$ 480	\$ 480
Bad Debt/Uncollectible Fees	\$ 4,000	\$ -	\$ -	\$ 4,000
Loan P and I for Roof & Asphalt	\$ 165,374	\$ 110,409	\$ 165,374	\$ 165,374
Sub-Total Administrative Expenses	\$ 194,800	\$ 129,655	\$ 190,014	\$ 195,009
Professional Fees, Insurance				
Legal/CPA	\$ 2,000	\$ 350	\$ 350	\$ 2,000
Insurance Appraisal	\$ 326		\$ 326	\$ 326
Insurance Package	\$ 124,000	\$ 92,294	\$ 124,000	\$ 118,000
Sub-Total Professional Fees & Ins.	\$ 126,326	\$ 92,644	\$ 124,676	\$ 120,326
Utilities				
Electricity	\$ 14,000	\$ 10,727	\$ 14,400	\$ 15,000
Water/Sewer	\$ 95,000	\$ 60,994	\$ 91,500	\$ 95,000
Irrigation Water	\$ 5,500	\$ 3,178	\$ 4,800	\$ 5,500
Refuse Removal/Recycling	\$ 17,000	\$ 12,368	\$ 16,500	\$ 17,000
Sub-Total Utilities	\$ 131,500	\$ 87,267	\$ 127,200	\$ 132,500
Grounds Maintenance				
Fountain Maintenance Contract	\$ 400	\$ 160	\$ 400	\$ 400
Fountain Repairs	\$ 500	\$ -	\$ -	\$ 500
Lake Maintenance	\$ 780	\$ 585	\$ 780	\$ 780
Irrigation Repairs	\$ 4,000	\$ 2,630	\$ 3,200	\$ 4,000
Repairs & Maint. - Grounds	\$ 15,000	\$ 4,386	\$ 14,000	\$ 15,000
Landscape Contract	\$ 49,980	\$ 39,600	\$ 49,980	\$ 54,384
Sod/Planting/Other	\$ 24,000	\$ 17,396	\$ 24,000	\$ 24,000
Tree Trimming	\$ 10,000	\$ 6,046	\$ 10,000	\$ 10,000
Mulch	\$ 7,500	\$ -	\$ 7,500	\$ 7,500
Pool/Spa Maintenance	\$ 5,686	\$ 4,279	\$ 5,686	\$ 5,820
Pool/Spa Repairs	\$ 3,000	\$ 1,209	\$ 1,500	\$ 2,500
Power Washing	\$ 5,400	\$ 2,813	\$ 3,400	\$ 5,400
Contingency	\$ 1,200	\$ 884	\$ 1,000	\$ 1,200
Sub-total Grounds Maintenance	\$ 127,446	\$ 79,988	\$ 121,446	\$ 131,484
Building Maintenance				
Building Repairs & Maintenance	\$ 25,000	\$ 60,383	\$ 65,000	\$ 25,000
Building Supplies	\$ 2,000	\$ 434	\$ 600	\$ 1,500
Janitorial Service	\$ 9,888	\$ 9,376	\$ 9,888	\$ 10,185
Janitorial Supplies	\$ 1,200	\$ 649	\$ 750	\$ 1,100
Fire Extinguishers with Service	\$ 3,350	\$ 525	\$ 525	\$ 1,500
Pest Control Buildings	\$ 3,900	\$ 2,268	\$ 3,900	\$ 4,017
Pest Control outside of contract	\$ 1,200	\$ 660	\$ 660	\$ 1,200
Pest Control Rodent Boxes		\$ 2,250	\$ 2,250	\$ 2,520
Termite Contract	\$ 2,500	\$ 2,023	\$ 2,023	\$ 2,500
Sub-Total Building Maintenance	\$ 49,038	\$ 78,767	\$ 85,596	\$ 49,522
Miscellaneous Expenses				
Bulk Rate Communication Fees	\$ 129,840	\$ 97,394	\$ 129,840	\$ 129,840
Master Association Fee	\$ 109,200	\$ 81,720	\$ 109,200	\$ 102,960
Sub-Total Miscellaneous Expenses	\$ 239,040	\$ 179,114	\$ 239,040	\$ 232,800
Total Operating Expenses	\$ 868,150	\$ 647,436	\$ 887,972	\$ 861,641
Reserves	\$ 23,730	\$ 50,460	\$ 54,730	\$ 33,022
Total Common Expenses	\$ 891,880	\$ 697,896	\$ 942,702	\$ 894,663

Tuscany at the Vineyards Condominium Association, Inc.

2020 Approved Budget

Capital Expenditures and Deferred Maintenance

For the Period of January 1, 2020 through December 31, 2020

Item	Estimated Life When New (Years)	Estimated Replacement Cost	2020 Estimated Remaining Life (Years)	Reserve Balance 10/8/2019	Add'l Reserve Funding 2019	Estimated Reserve Balance 12/31/2019	Additional Reserves Required	Annual Funding Required In 2020
3008 Building Roof Repairs	25	1,442,000	23	-	-	-	1,442,000	-
Roof Cleaning (8,500 Yr)	2	34,000	2	17,000	-	17,000	17,000	8,500
3018 Painting	10	102,000	8	19,295	1,764	21,059	80,941	10,117.62
3012 Repaving	20	120,000	19	(8,292)	-	(8,292)	128,292	6,752.21
Sealcoating	5	15,000	5	-	-	-	15,000	3,000
3015 Geo Heaters for Pool/Spa	15	18,000	8	4,730	406	5,136	12,864	1,608
3016 Pool / Spa/refinish/equip	15	16,938	1	15,000	1,938	16,938	-	-
3020 Mail Boxes	20	15,000	7	8,016	246	8,262	6,738	963
3010 Lake Fountain	10	10,676	0	10,267	-	10,267	-	-
3000 Unallocated interest	N/A			6,814	219	6,425	-	-
3006 Def Maint and Cap Expend.	N/A	10,125	1	6,794	-	6,794	3,331	2,082
Totals		1,783,739		79,624	4,573	83,589	1,706,166	33,022

Note: Increased the roof replacement cost by 3% for 2020.

Reserve replacement cost and estimated remaining useful lives are projections based on estimates. Even if the Association is currently fully funding the reserves, the accumulated amounts may not be adequate to meet all future repairs and replacements. If additional funds are needed the Association has the right to increase regular assessments, levy special assessments borrow or delay repairs and replacement until funds are available.

Tuscany at the Vineyards Condominium Association, Inc.
2020 Approved Budget
Reserve & Assessment Schedule
For the Period of January 1, 2020 through December 31, 2020

	<u>Annually</u>	<u>Quarterly</u>	<u>Monthly</u>
Operating Assessment	3,862	966	322
Reserve Assessment	275	69	23
Roof/Pavement Loan Repayment	1,378	345	115
<i>Tuscany Assessment</i>	5,515	1,379	460
VCA Master Fee	858	215	72
Bulk Rate Communication Fees	1,082	271	90
<i>Total Assessment Due</i>	7,455	1,864	621

2020 Assessment \$1,864.00 per quarter

Summit-Broad-Band Monthly Communication Cost

Basic Cable TV and digital Plus	51.00
Internet	23.99
Phone Lines	8.00
NAC Fee	0.00
Taxes, FCC fees, 911 fees	7.17
	90.16

Yearly Summit Cost is \$ 1,082.00

**TUSCANY AT THE VINEYARDS CONDOMINIUM
ASSOC. INC.**

Balance Sheet
As of 12/31/19

ASSETS

CURRENT ASSETS:

Cash:

1011	Iberia Bank Operating #2816	\$ 94,694.10	
1012	Iberia Bank Operating MM #3162	113,126.33	
	Sub-Total Cash	<hr/>	\$ 207,820.43

Reserves:

1015	Iberia Bank Reserves #2824	\$ 20,052.97	
1020	Iberia Bank Reserves MM #3332	202,457.44	
	Sub-Total Reserves	<hr/>	\$ 222,510.41

Accounts Receivable:

1450	Owners Receivable	\$ 1,000.00	
	Sub-Total Accounts Receivable	<hr/>	\$ 1,000.00
	Total Current Assets	<hr/>	\$ 431,330.84

OTHER ASSETS:

1690	Prepaid Insurance	\$ 47,851.81	
1695	Prepaid Expense	225.50	
	Total Other Assets	<hr/>	\$ 48,077.31
	TOTAL ASSETS	<hr/>	\$ 479,408.15
		<hr/>	=====

LIABILITIES & EQUITY

CURRENT LIABILITIES:

2110	Accounts Payable	\$ 21,476.67	
2200	Roof Loan #1256 8/7/21 4.75%	271,943.30	
2250	Owners Prepaid	91,406.00	
	Subtotal Current Liab.	<hr/>	\$ 384,825.97

**TUSCANY AT THE VINEYARDS CONDOMINIUM
ASSOC. INC.**

Balance Sheet
As of 12/31/19

RESERVES:

3000	Reserves-Unallocated Interest	\$ 6,782.90	
3006	Reserve-Deferred Maint&CaptExp	6,794.41	
3009	Reserves-Roof Soft Wash Clean	17,000.00	
3010	Reserves - Lake Fountain	10,267.28	
3012	Reserves - Repaving	6,315.80	
3015	Reserves-Geo Heaters Pool/Spa	4,730.00	
3016	Reserves - Pool/Spa/Refinish	14,999.99	
3018	Reserves-Roof Clean/Bldg Paint	19,294.86	
3020	Reserves - Mail Boxes	8,016.15	
	Subtotal Reserves	<hr/>	\$ 94,201.39

EQUITY:

3300	Retained Income/Deficit	\$ (119,624.87)	
	Current Year Net Income/(Loss)	120,005.66	
	Subtotal Equity	<hr/>	\$ 380.79
	TOTAL LIABILITIES & EQUITY	<hr/>	\$ 479,408.15 =====

These financial statements are for management use
only and not intended for third party use.

**TUSCANY AT THE VINEYARDS CONDOMINIUM
ASSOC. INC.**

Income/Expense Statement
Period: 12/01/19 to 12/31/19

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
INCOME:								
04145	Maintenance Fees	38,600.00	38,644.63	(44.63)	463,200.00	463,736.00	(536.00)	463,736.00
04150	Reserve Fees	.00	1,977.50	(1,977.50)	24,000.00	23,730.00	270.00	23,730.00
04151	V.C.A. Fees	9,120.00	9,100.00	20.00	109,440.00	109,200.00	240.00	109,200.00
04155	VCA Bulk Communication Fees	10,800.00	10,820.00	(20.00)	129,600.00	129,840.00	(240.00)	129,840.00
04160	Roof/Pavement Loan Repayment	.00	13,781.13	(13,781.13)	165,600.00	165,374.00	226.00	165,374.00
04200	Late Charge Fees / Interest	.00	.00	.00	409.07	.00	409.07	.00
04240	Interest Income - Operating	68.20	.00	68.20	270.88	.00	270.88	.00
04250	Interest Income - Reserves	201.17	.00	201.17	2,430.92	.00	2,430.92	.00
04295	Miscellaneous Income	141.50	.00	141.50	1,702.50	.00	1,702.50	.00
	Subtotal Income	58,930.87	74,323.26	(15,392.39)	896,653.37	891,880.00	4,773.37	891,880.00
EXPENSES								
ADMINISTRATIVE								
06010	Bad Debt/Uncollectible Fees	.00	333.37	333.37	.00	4,000.00	4,000.00	4,000.00
06025	Corporate Filing Fee	.00	5.13	5.13	61.25	62.00	.75	62.00
06028	Fees to Division	.00	40.00	40.00	480.00	480.00	.00	480.00
06040	Management / Accounting Fees	1,718.63	1,718.63	.00	20,624.00	20,624.00	.00	20,624.00
06050	Office Expense / Postage	733.15	250.00	(483.15)	3,639.01	3,000.00	(639.01)	3,000.00
06051	Loan Interest	.00	.00	.00	17,524.59	.00	(17,524.59)	.00
06056	Legal/CPA	.00	166.63	166.63	1,835.00	2,000.00	165.00	2,000.00
06058	Insurance Appraisal	.00	27.13	27.13	.00	326.00	326.00	326.00
06070	Taxes/Permits	.00	105.00	105.00	875.00	1,260.00	385.00	1,260.00
	SUB-TOTAL ADMINISTRATIVE	2,451.78	2,645.89	194.11	45,038.85	31,752.00	(13,286.85)	31,752.00
UTILITIES								
06100	Electricity	1,322.46	1,166.63	(155.83)	14,175.18	14,000.00	(175.18)	14,000.00
06105	Irrigation Water	379.48	458.37	78.89	5,011.58	5,500.00	488.42	5,500.00
06110	Refuse Removal / Recycling	2,383.20	1,416.63	(966.57)	16,803.84	17,000.00	196.16	17,000.00
06120	Water/Sewer	6,466.84	7,916.63	1,449.79	80,065.76	95,000.00	14,934.24	95,000.00
	SUB-TOTAL UTILITIES	10,551.98	10,958.26	406.28	116,056.36	131,500.00	15,443.64	131,500.00
GROUNDS								
06130	Fountain Maintenance	.00	33.37	33.37	160.00	400.00	240.00	400.00
06131	Fountain Repairs	.00	41.63	41.63	.00	500.00	500.00	500.00
06140	Lake Maintenance	65.00	65.00	.00	780.00	780.00	.00	780.00
06141	Irrigation Repairs	449.25	333.37	(115.88)	3,525.90	4,000.00	474.10	4,000.00
06145	Grounds - Repairs & Maint.	3,283.00	1,250.00	(2,033.00)	10,412.32	15,000.00	4,587.68	15,000.00
06160	Landscapes Contract	4,400.00	4,165.00	(235.00)	52,800.00	49,980.00	(2,820.00)	49,980.00

**TUSCANY AT THE VINEYARDS CONDOMINIUM
ASSOC. INC.**

Income/Expense Statement
Period: 12/01/19 to 12/31/19

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
06162	Sod/Planting/Other	225.00	2,000.00	1,775.00	18,111.40	24,000.00	5,888.60	24,000.00
06164	Tree Trimming and Mulch	.00	833.37	833.37	6,046.00	10,000.00	3,954.00	10,000.00
06165	Mulch	.00	625.00	625.00	10,250.00	7,500.00	(2,750.00)	7,500.00
06168	Power Washing	1,400.00	450.00	(950.00)	5,056.25	5,400.00	343.75	5,400.00
06170	Pool/Spa Maintenance	.00	473.87	473.87	5,199.40	5,686.00	486.60	5,686.00
06171	Roof/Pavement Loan Repayment	.00	13,781.13	13,781.13	.00	165,374.00	165,374.00	165,374.00
06176	Pool/Spa Repairs	.00	250.00	250.00	1,735.13	3,000.00	1,264.87	3,000.00
06177	Contingency	.00	100.00	100.00	1,034.08	1,200.00	165.92	1,200.00
	SUB-TOTAL GROUNDS	9,822.25	24,401.74	14,579.49	115,110.48	292,820.00	177,709.52	292,820.00
BUILDING								
06190	Building - Repairs/Maintenanc	3,420.85	2,083.37	(1,337.48)	70,429.61	25,000.00	(45,429.61)	25,000.00
06192	Building - Supplies	.00	166.63	166.63	433.53	2,000.00	1,566.47	2,000.00
06194	Janitorial Service	1,064.00	824.00	(240.00)	12,768.00	9,888.00	(2,880.00)	9,888.00
06195	Janitorial Supplies	.00	100.00	100.00	865.12	1,200.00	334.88	1,200.00
06210	Emergency Fire Extinguishers	575.39	279.13	(296.26)	1,100.39	3,350.00	2,249.61	3,350.00
06230	Pest Control Buildings	.00	325.00	325.00	2,835.00	3,900.00	1,065.00	3,900.00
06231	Pest Control outside contract	.00	100.00	100.00	1,665.00	1,200.00	(465.00)	1,200.00
06232	Termite Contract	225.50	208.37	(17.13)	2,699.38	2,500.00	(199.38)	2,500.00
	SUB-TOTAL BUILDING	5,285.74	4,086.50	(1,199.24)	92,796.03	49,038.00	(43,758.03)	49,038.00
MASTER ASSOCIATION								
06300	Master Association Fees	9,080.00	9,100.00	20.00	108,960.00	109,200.00	240.00	109,200.00
06303	VCA Bulk Rate Communications	10,840.00	10,820.00	(20.00)	129,913.50	129,840.00	(73.50)	129,840.00
	SUB-TOTAL MASTER ASSOCIATIO	19,920.00	19,920.00	.00	238,873.50	239,040.00	166.50	239,040.00
INSURANCE								
06310	Insurance - Package	9,754.32	10,333.37	579.05	111,802.64	124,000.00	12,197.36	124,000.00
	SUB-TOTAL INSURANCE	9,754.32	10,333.37	579.05	111,802.64	124,000.00	12,197.36	124,000.00
RESERVES								
06430	Reserves - Unallocated	201.17	.00	(201.17)	2,239.85	.00	(2,239.85)	.00
06444	Reserves - Repaving	.00	526.38	526.38	6,315.80	6,315.79	(.01)	6,315.79
06445	Reserves - Sealcoating	.00	.00	.00	14,000.00	.00	(14,000.00)	.00
06465	Reserves-Geo Heaters Pool/Spa	.00	135.37	135.37	1,624.00	1,624.00	.00	1,624.00
06466	Reserves - Pool/Spa/Refinnish	.00	646.00	646.00	7,752.00	7,752.00	.00	7,752.00
06468	Reserves - Mail Boxes	.00	81.93	81.93	982.00	982.17	.17	982.17
06478	Reserves-Bldg Painting	.00	588.04	588.04	7,056.20	7,056.04	(.16)	7,056.04
06479	Reserves-Roof Soft Wash Clean	.00	.00	.00	17,000.00	.00	(17,000.00)	.00

**TUSCANY AT THE VINEYARDS CONDOMINIUM
ASSOC. INC.**

Income/Expense Statement
Period: 12/01/19 to 12/31/19

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
	SUB-TOTAL RESERVES	201.17	1,977.72	1,776.55	56,969.85	23,730.00	(33,239.85)	23,730.00
	TOTAL EXPENSES	57,987.24	74,323.48	16,336.24	776,647.71	891,880.00	115,232.29	891,880.00
	Current Year Net Income/(loss)	943.63	(.22)	943.85	120,005.66	.00	120,005.66	.00

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