

**CAMELOT PARK HOMEOWNERS ASSOCIATION, INC.  
APPLICATION FOR APPROVAL  
TO PURCHASE or LEASE**

TO: **The Board of Directors of Camelot Park Homeowners Association, Inc.**  
(Please check appropriate box)

I hereby apply for approval to **purchase** \_\_\_\_\_ at Camelot Park HOA, Inc. and for membership in the Homeowners Association.  
**A complete copy of the signed purchase agreement is attached.**

I hereby apply for approval to **lease** \_\_\_\_\_ at Camelot Park HOA, 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 **\$150.00 Payable in U.S. Funds** must be included with completed form, either sale or lease. Make check payable to: **Camelot Park HOA, Inc.**

**Current Owner's Name(s)** \_\_\_\_\_

**PLEASE TYPE OR PRINT LEGIBLY THE FOLLOWING INFORMATION**

Full name of Applicant \_\_\_\_\_ Soc. Sec.# \_\_\_\_\_

Driver's License # \_\_\_\_\_ State: \_\_\_\_\_ DOB: \_\_\_\_\_

Full name of Spouse (if any) \_\_\_\_\_ Soc. Sec. # \_\_\_\_\_

Driver's License # \_\_\_\_\_ State: \_\_\_\_\_ DOB: \_\_\_\_\_

Home Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Telephone: Home ( ) \_\_\_\_\_ Office/Cell ( ) \_\_\_\_\_ E-mail \_\_\_\_\_

Telephone: Home ( ) \_\_\_\_\_ Office/Cell ( ) \_\_\_\_\_ E-mail \_\_\_\_\_

Nature of Business or Profession \_\_\_\_\_

If retired former business or profession \_\_\_\_\_

Company or Firm Name: \_\_\_\_\_

Business Address: \_\_\_\_\_

The Documents of **Camelot Park HOA, Inc.** provide for the obligation of owners that all homes are to be used as single-family residences only. *Please state the name and relationship of all persons who will be occupying the home on a regular basis.* **Other Residents (Include children and children's ages)**

Name: \_\_\_\_\_ Age: \_\_\_\_\_ Relationship: \_\_\_\_\_

Name: \_\_\_\_\_ Age: \_\_\_\_\_ Relationship: \_\_\_\_\_

Name: \_\_\_\_\_ Age: \_\_\_\_\_ Relationship: \_\_\_\_\_

Name: \_\_\_\_\_ Age: \_\_\_\_\_ Relationship: \_\_\_\_\_

**Make of car to be kept on the property:**

Model/Make \_\_\_\_\_ Year \_\_\_\_\_

License Number \_\_\_\_\_ State \_\_\_\_\_

**Make of car to be kept on the property:**

Model/Make \_\_\_\_\_ Year \_\_\_\_\_

License Number \_\_\_\_\_ State \_\_\_\_\_

**Check one of the following:**

If this transaction is a **sale**, please check the number that applies

**BILLING ADDRESS**

- Vineyards address
- Alternate address

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

**EMERGENCY CONTACT AND EMERGENCY ACCESS**

**\* It is highly recommended that you leave your key with someone locally for emergency purposes. In an emergency and there is no key available you will be charged with any locksmith fee if access to your unit is necessary. If you have this information, please provide now or you may do so later.**

(Please list an individual, other than yourself, who would know your whereabouts should there be an emergency.) \*

Name: \_\_\_\_\_ Telephone: \_\_\_\_\_

Address: \_\_\_\_\_

Relationship: \_\_\_\_\_

Resident key left with: \_\_\_\_\_ Telephone: \_\_\_\_\_

Home Watch Person: \_\_\_\_\_ Telephone: \_\_\_\_\_

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

I agree to abide by the Declaration of Covenants, the Articles of Incorporation, By-laws and all properly promulgated rules and regulations. 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 Governing Documents, Covenants, By-Laws, and the Rules and Regulations of the Vineyards Camelot Park Homeowners Association.

**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. Lessee will not move in until application is approved.**

**AUTHORIZATION: I/We hereby authorize Camelot Park Homeowners 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. I represent that the following information is factual and correct and agree that any falsification or misrepresentation in this application will justify it disapproval.**

**APPLICATION FEE IS NON-REFUNDABLE**

DATED: \_\_\_\_\_  
APPLICANT

\_\_\_\_\_  
APPLICANT

APPLICATION APPROVED       DISAPPROVED

DATE: \_\_\_\_\_

BY: \_\_\_\_\_  
Officer or Director

# Owners Pet Registration Form

Date: \_\_\_\_\_

Name of Unit Owner: \_\_\_\_\_

Contact Information: Phone: \_\_\_\_\_ Cell #: \_\_\_\_\_

Email Address: \_\_\_\_\_

## **Pet Information**

Type: (dog, cat) \_\_\_\_\_ Name: \_\_\_\_\_

Breed: \_\_\_\_\_

Type: (dog, cat) \_\_\_\_\_ Name: \_\_\_\_\_

Breed: \_\_\_\_\_

### **Please attach:**

**Dog's current vaccination record (available from Veterinarian)**

**Photo of your dog or cat**

Neither the Board nor the Association shall be liable for any person injury, death or property damage resulting from a violation of the foregoing and any occupant of a unit committing such a violation shall fully indemnify and hold harmless the Board of Directors, Property Management, each unit owner and Association in such regard.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Vineyards Camelot Park Homeowners Association Inc.**  
**Board of Director's 2024 Approved Budget**  
**For the Period of January 1, 2024 through December 31, 2024**

35 Units

	2023		Estimated		2024	
	Approved	Actual	Balance	Approved	Budget	Budget
Income	Budget	7/31/2023	12/31/2023	Budget		
4145 Operating Assessments	\$ 152,071	\$ 88,608	\$ 152,071	\$ 160,327		
4150 Reserve Assessments	\$ 14,035	\$ 10,500	\$ 14,035	\$ 18,196		
4151 VCA - Master Association	\$ 23,042	\$ 13,475	\$ 23,042	\$ 24,144		
4152 VCA -Access Control Gate	\$ 16,731	\$ 9,800	\$ 16,731	\$ 17,835		
4153 VCA - Vintage Colony Blvd.	\$ 5,138	\$ 3,022	\$ 5,138	\$ 5,341		
4155 Bulk Communication Fees	\$ 41,020	\$ 23,928	\$ 41,020	\$ 41,020		
4200 Interest & Late Fees	\$ -	\$ -	\$ -	\$ -		
4240 Interest Income - Operating		\$ 16	\$ 34	\$ -		
4250 Interest Income - Reserves	\$ -	\$ 204	\$ 450	\$ -		
4295 Miscellaneous Income	\$ -	\$ 75	\$ 150	\$ -		
Prior Year Surplus / (Deficit)		\$ -	\$ -			
<b>Total Income</b>	<b>\$ 252,037</b>	<b>\$ 149,628</b>	<b>\$ 252,671</b>	<b>\$ 266,862</b>		
<b>Expenses</b>						
<b>Administrative Expenses</b>						
6020 Contingency	\$ 2,800	\$ -	\$ -	\$ 4,000		
6021 Holiday Decorations	\$ 1,200	\$ -	\$ 1,200	\$ 1,200		
6025 Corporate Filing Fee	\$ 61	\$ 61	\$ 61	\$ 61		
6040 Management / Accounting Fee	\$ 12,360	\$ 7,210	\$ 12,360	\$ 12,731		
6050 Office Expense/Postage	\$ 2,000	\$ 831	\$ 1,825	\$ 2,000		
6055 Accounting (CPA) Tax Return	\$ 450	\$ 450	\$ 450	\$ 450		
6056 Legal	\$ 1,000	\$ -	\$ -	\$ 1,000		
<b>Sub-Total Administrative Expenses</b>	<b>\$ 19,871</b>	<b>\$ 8,553</b>	<b>\$ 15,896</b>	<b>\$ 21,442</b>		
<b>Insurance</b>						
6310 Package Insurance	\$ 4,200	\$ 2,737	\$ 3,400	\$ 4,200		
<b>Sub-Total Insurance</b>	<b>\$ 4,200</b>	<b>\$ 2,737</b>	<b>\$ 3,400</b>	<b>\$ 4,200</b>		
<b>Utilities</b>						
6100 Electricity	\$ 5,000	\$ 3,127	\$ 5,100	\$ 5,200		
6105 Irrigation Water	\$ 4,650	\$ 2,763	\$ 5,000	\$ 5,100		
<b>Sub-Total Utilities</b>	<b>\$ 9,650</b>	<b>\$ 5,890</b>	<b>\$ 10,100</b>	<b>\$ 10,300</b>		
<b>Ground Maintenance</b>						
6130 Fountain Maintenance	\$ 2,500	\$ 1,839	\$ 2,900	\$ 3,200		
6132 Fountain Repairs	\$ 750	\$ -	\$ -	\$ 750		
6141 Irrigation Repairs/Maintenance	\$ 4,000	\$ 3,000	\$ 3,750	\$ 6,000		
6145 Grounds Maintenance/Repairs	\$ 1,500	\$ -	\$ 1,500	\$ 1,500		
6160 Landscape Maint.	\$ 80,000	\$ 45,913	\$ 78,675	\$ 81,035		
6162 Sod/Plants/Mulch/Other	\$ 20,000	\$ 5,760	\$ 26,000	\$ 22,300		
6165 Tree Trimming/common area removal	\$ 9,000	\$ 4,724	\$ 4,724	\$ 9,000		
6230 Pest Control Wall.	\$ 600	\$ -	\$ -	\$ 600		
<b>Sub-Total Ground Maintenance</b>	<b>\$ 118,350</b>	<b>\$ 61,237</b>	<b>\$ 117,549</b>	<b>\$ 124,385</b>		
<b>Miscellaneous</b>						
6300 VCA - Master Association	\$ 23,042	\$ 13,442	\$ 23,042	\$ 24,144		
6302 VCA - Access Control Gate	\$ 16,731	\$ 9,760	\$ 16,731	\$ 17,835		
6303 Communication Fees	\$ 41,020	\$ 23,929	\$ 41,020	\$ 42,395		
6305 VCA - Vintage Colony Blvd.	\$ 5,138	\$ 2,997	\$ 5,138	\$ 5,341		
<b>Sub-Total Miscellaneous</b>	<b>\$ 85,931</b>	<b>\$ 50,128</b>	<b>\$ 85,931</b>	<b>\$ 89,714</b>		
<b>Total Operating Expenses</b>	<b>\$ 238,002</b>	<b>\$ 128,544</b>	<b>\$ 232,876</b>	<b>\$ 250,041</b>		
Reserves	\$ 14,035	\$ 10,730	\$ 14,035	\$ 18,196		
<b>Total Common Expenses</b>	<b>\$ 252,037</b>	<b>\$ 139,274</b>	<b>\$ 246,911</b>	<b>\$ 268,237</b>		

**Vineyards Camelot Park Homeowners Association Inc.**  
**Board of Director's 2024 Approved Budget**  
**Reserve for Capital Expenditures and Deferred Maintenance**  
**For the Period of January 1, 2024 through December 31, 2024**

Item	Estimated Life When New (years)	Estimated Replacement Cost	2024 Estimated Remaining Life (Years)	Reserve Balance 9/30/2023	Add'l Reserve Funding 2023	*Estimated Reserve Balance 12/31/2023	Additional Reserves Required	Annual Funding Required In 2024
3012 Repaving (new Estimate 2020)	25	67,000	7	36,362	948	37,310	29,690	4,241
3014 Blacktop Seal coat	5	7,792	1	7,792	-	7,792	(0)	(0)
3020 Wall Painting/Power Wash	5	1,484	1	1,484	-	1,484	0	0
3025 Fountain Replacement	15	18,000	12	2,833	258	3,090	14,910	1,243
3030 Oak Tree Trimming (113) 2021	3	10,000	2	(1,080)	1,231	151	9,849	4,925
3000 Unallocated Interest	0		1	374	2	376	-	-
3022 Uninsured Loss - Contingency	0	15,000	2	6,991	335	7,325	7,675	3,838
3035 Def Maint & Cap Expenditures	0	12,000	2	3,362	738	4,099	7,901	3,950
<b>Totals</b>	<b>2800</b>	<b>131,276</b>		<b>58,116</b>		<b>61,627</b>	<b>70,025</b>	<b>18,196</b>

Notes: For 2021 we increased paving, sealcoating, wall painting, and fountain replacement by 3%. We also increased oak tree trimming from \$ 8,500 to \$ 10,000 for trimming in three years. We spent 10,200 to trimm all Oaks, hardwoods and 9 Fichus trees.

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.

**Camelot Homeowner's Association, Inc.**  
**Board of Director's 2024 Approved Budget**  
**For the Period of January 1, 2024 through December 31, 2024**

	Annually	Quarterly	Monthly
Operating Assessment	4,581	1,145	382
Reserve Assessment	520	130	43
<i>Camelot Park Assessments</i>			
	5,101	1,275	395
VCA - Master Fee	690	165	55
VCA - Access Control Fee	510	120	40
VCA - Vintage Colony Fee	153	37	12
Bulk Communication Fees	1,211	303	98
<i>Total Assessment Due</i>	<u>7,664</u>	<u>1,900</u>	<u>600</u>

**2024 quarterly assessments:      \$1,900**

**Summit-Broad-Band Monthly Communication Cost**

Basis Cable TV and digital Plus	33.90
Internet	28.79
Phone Lines	7.40
Internet Network Surcharge	21.56
Taxes, FCC fees, 911 fees	9.29
	<u>100.94</u>

Summit = \$1211.28

# CAMELOT PARK AT THE VINEYARDS

Balance Sheet  
As of 12/31/23

## ASSETS

### CURRENT ASSETS

#### Cash

1012	FIRST HORIZON #8912 -OPERATING	\$	68,276.29
1013	FIRST HORIZON OPER MM #8939		4,099.86
	Sub-Total Cash		\$ 72,376.15

#### Reserves

1022	FIRST HORIZON - #8920 RESERVE	\$	61,716.48
	Sub-Total Reserves		\$ 61,716.48

#### Accounts Receivable

1450	Owners Receivable	\$	100.00
	Sub-Total Accounts Receivable		\$ 100.00

Total Current Assets \$ 134,192.63

#### Other Assets

Total Other Assets \$ .00

TOTAL ASSETS \$ 134,192.63  
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## LIABILITIES & EQUITY

### CURRENT LIABILITIES:

2110	Accounts Payable	\$	7,548.17
2250	Owners Prepaid		31,534.89
	Subtotal Current Liab.		\$ 39,083.06



# CAMELOT PARK AT THE VINEYARDS

Balance Sheet  
As of 12/31/23

## EQUITY & RESERVES

### RESERVES:

3000	Reserves -Unallocated Interest	\$	465.04	
3012	Reserves - Street Repaving		37,310.11	
3014	Reserves - Street Sealing		7,792.40	
3020	Reserve-WallPainting&PowerWash		1,483.92	
3022	Reserves-Uninsured Loss/Contn		7,325.00	
3025	Reserves- Fountain Replacement		3,090.00	
3030	Reserves - Oak Tree Trimming		151.00	
3035	Reserve-Def Maint & Cap Expend		4,099.01	
	Subtotal Reserves			\$ 61,716.48

### EQUITY:

3300	Retained Earnings	\$	30,116.42	
	Current Year Net Income/(Loss)		3,276.67	
	Subtotal Equity			\$ 33,393.09
	TOTAL LIABILITIES & EQUITY			\$ 134,192.63

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

# CAMELOT PARK AT THE VINEYARDS

Income/Expense Statement  
Period: 12/01/23 to 12/31/23

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
<b>INCOME:</b>								
04145	Maintenance Fees	12,658.34	12,672.62	(14.28)	151,900.00	152,071.00	(171.00)	152,071.00
04150	Reserve Fees	.00	1,169.62	(1,169.62)	14,000.00	14,035.00	(35.00)	14,035.00
04151	V.C.A. Fees	1,925.00	1,920.13	4.87	23,100.00	23,042.00	58.00	23,042.00
04152	Access Control Fees	1,400.00	1,394.25	5.75	16,800.00	16,731.00	69.00	16,731.00
04153	Vintage Colony Blvd. Fee	428.66	428.13	.53	5,180.00	5,138.00	42.00	5,138.00
04155	Cable TV Fees	3,418.34	3,418.37	(.03)	41,020.00	41,020.00	.00	41,020.00
04240	Interest Income - Operating	1.74	.00	1.74	27.21	.00	27.21	.00
04250	Interest Income - Reserves	26.20	.00	26.20	373.56	.00	373.56	.00
04295	Miscellaneous Income	.00	.00	.00	33.70	.00	33.70	.00
	<b>Subtotal Income</b>	<b>19,858.28</b>	<b>21,003.12</b>	<b>(1,144.84)</b>	<b>252,434.47</b>	<b>252,037.00</b>	<b>397.47</b>	<b>252,037.00</b>
<b>EXPENSES</b>								
<b>ADMINISTRATIVE</b>								
06020	Contingency	.00	233.37	233.37	.00	2,800.00	2,800.00	2,800.00
06021	Holiday Decorations	700.00	100.00	(600.00)	1,900.00	1,200.00	(700.00)	1,200.00
06025	Corporate Filing Fee	.00	5.12	5.12	61.25	61.00	(.25)	61.00
06040	Management / Accounting Fees	1,030.00	1,030.00	.00	12,360.00	12,360.00	.00	12,360.00
06050	Office Expense / Postage	174.68	166.63	(8.05)	1,733.82	2,000.00	266.18	2,000.00
06055	Audit - Tax Prep	.00	37.50	37.50	450.00	450.00	.00	450.00
06056	Legal	.00	83.37	83.37	.00	1,000.00	1,000.00	1,000.00
	<b>SUB-TOTAL ADMINISTRATIVE</b>	<b>1,904.68</b>	<b>1,655.99</b>	<b>(248.69)</b>	<b>16,505.07</b>	<b>19,871.00</b>	<b>3,365.93</b>	<b>19,871.00</b>
<b>UTILITIES</b>								
06100	Electric	437.48	416.63	(20.85)	5,336.80	5,000.00	(336.80)	5,000.00
06105	Irrigation Water	407.80	387.50	(20.30)	4,483.54	4,650.00	166.46	4,650.00
	<b>SUB-TOTAL UTILITIES</b>	<b>845.28</b>	<b>804.13</b>	<b>(41.15)</b>	<b>9,820.34</b>	<b>9,650.00</b>	<b>(170.34)</b>	<b>9,650.00</b>
<b>GROUNDS</b>								
06130	Fountain Maintenance	206.33	208.37	2.04	3,375.39	2,500.00	(875.39)	2,500.00
06132	Fountain Repairs	.00	62.50	62.50	.00	750.00	750.00	750.00
06141	Irrigation Repairs/Maint	564.50	333.37	(231.13)	5,209.82	4,000.00	(1,209.82)	4,000.00
06145	Grounds Repairs/Maintenance	.00	125.00	125.00	460.00	1,500.00	1,040.00	1,500.00
06160	Landscape Maintenance	6,575.87	6,666.63	90.76	78,792.84	80,000.00	1,207.16	80,000.00
06162	Sod/Plantings/Mulch/Other	.00	1,666.63	1,666.63	25,896.00	20,000.00	(5,896.00)	20,000.00
06165	Tree Trimming	.00	750.00	750.00	5,454.00	9,000.00	3,546.00	9,000.00
06230	Pest Control Wall	.00	50.00	50.00	.00	600.00	600.00	600.00
	<b>SUB-TOTAL GROUNDS</b>	<b>7,346.70</b>	<b>9,862.50</b>	<b>2,515.80</b>	<b>119,188.05</b>	<b>118,350.00</b>	<b>(838.05)</b>	<b>118,350.00</b>
<b>MASTER ASSOCIATION</b>								
06300	Master Association Fees	1,920.21	1,920.13	(.08)	23,042.60	23,042.00	(.60)	23,042.00
06302	Access Control Fee	1,394.29	1,394.25	(.04)	16,731.40	16,731.00	(.40)	16,731.00
06303	Communication Fees	3,418.45	3,418.37	(.08)	41,021.40	41,020.00	(1.40)	41,020.00
06305	Vintage Colony Blvd Fee	428.16	428.13	(.03)	5,138.00	5,138.00	.00	5,138.00

# CAMELOT PARK AT THE VINEYARDS

Income/Expense Statement  
Period: 12/01/23 to 12/31/23

Account	Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
	SUB-TOTAL MASTER ASSOCIATIO	7,161.11	7,160.88	(.23)	85,933.40	85,931.00	(2.40)	85,931.00

# CAMELOT PARK AT THE VINEYARDS

## Income/Expense Statement Period: 12/01/23 to 12/31/23

Account	Description	Current Period			Year-To-Date			Yearly
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
INSURANCE								
06310	Insurance - Package	.00	350.00	350.00	3,302.38	4,200.00	897.62	4,200.00
	SUB-TOTAL INSURANCE	.00	350.00	350.00	3,302.38	4,200.00	897.62	4,200.00
RESERVES								
06430	Reserves - Unallocated	26.20	.00	(26.20)	373.56	.00	(373.56)	.00
06435	Reserve-Def Maint & Cap Expen	.00	245.87	245.87	2,950.00	2,950.00	.00	2,950.00
06440	Reserves - Oak Tree Trimming	.00	410.38	410.38	4,925.00	4,925.00	.00	4,925.00
06442	Reserves-Uninsured Loss/Conti	.00	111.50	111.50	1,338.00	1,338.00	.00	1,338.00
06444	Reserves - Repaving	.00	316.00	316.00	3,792.00	3,792.00	.00	3,792.00
06468	Reserves -Fountain Replacemen	.00	85.87	85.87	1,030.00	1,030.00	.00	1,030.00
	SUB-TOTAL RESERVES	26.20	1,169.62	1,143.42	14,408.56	14,035.00	(373.56)	14,035.00
	TOTAL EXPENSES	17,283.97	21,003.12	3,719.15	249,157.80	252,037.00	2,879.20	252,037.00
	Current Year Net Income/(loss)	2,574.31	.00	2,574.31	3,276.67	.00	3,276.67	.00
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