

Property Management Professionals

ARBOR GLEN HOMEOWNERS ASSOCIATION

PURCHASE APPLICATION

Mail: _____ or Drop Off:

Arbor Glen
c/o PMP
75 Vineyards Blvd., Third Floor
Naples, FL 34119
Ph# 239-353-1992

Please submit application at least 20 days prior to settlement date

APPLICATION ARE NOT COMPLETE WITHOUT THE FOLLOWING

- 1. COPY OF THE SIGNED SALES CONTRACT**
- 2. COMPLETED AND SIGNED SALES APPLICATION**
- 3. \$100 PROCESSING FEE: Non-Refundable**
\$100 check or money order payable to Arbor Glen

**VINEYARDS ARBOR GLEN HOMEOWNES ASSOCIATION, INC.
APPLICATION FOR APPROVAL TO PURCHASE
OR LEASE**

TO: The Board of Directors of Vineyards Arbor Glen Homeowners Association, Inc.
(Please check appropriate box)

I hereby apply for approval to purchase _____ Unit# _____ at Vineyards Arbor Glen Homeowners Association, 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 _____ Unit# _____ at Vineyards Arbor Glen Homeowners 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 Payable in U.S. Funds must be included with completed form, either sale or lease. Make check payable to: Vineyards Arbor Glen Homeowners 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 _____
2. Full name of Spouse (if any) _____
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 Vineyards Arbor Glen Homeowners Association, Inc. provide for the obligation of unit owners that all of the unit is 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/ZipCode _____ 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:

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 Covenants of Vineyards Arbor Glen Homeowners Association, Inc., the Articles of Incorporation, By-laws and any and all properly promulgated rules and regulations. I acknowledge receipt of a copy of the Association rules.

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.

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 Vineyards Arbor Glen 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.

APPLICATION FEE IS NON-REFUNDABLE

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

DATED: _____

APPLICANT

APPLICANT

APPLICATION APPROVED

DISAPPROVED

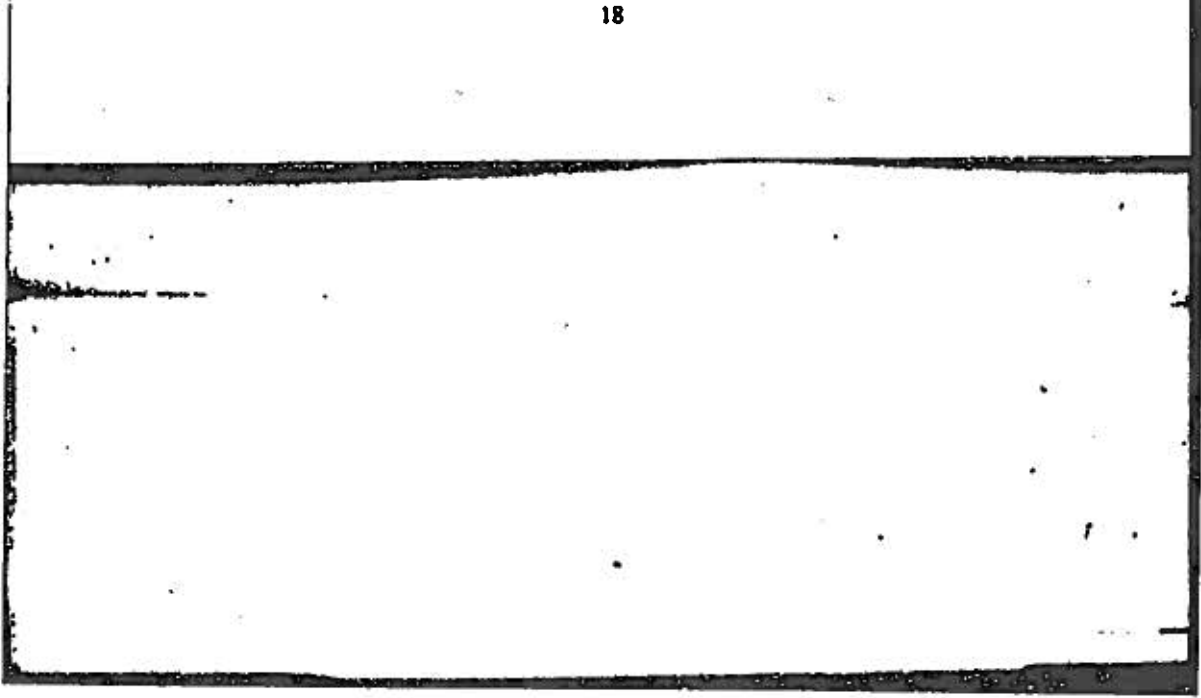
DATE: _____

BY: _____

Officer or Director

**ARTICLE X
ARBOR GLEN AREA USE RESTRICTIONS**

All Units shall be used only for single family residence purposes as permitted by applicable law, and in accordance with the Master Community Documents and the Arbor Glen Documents, specifically including, without limitation, the Design Review Criteria. The Vineyards Arbor Glen Homeowners Association may add to, delete or modify these use restrictions pursuant to an amendment to this Declaration, or any rules and regulations.



10.01 Minimum Square Footage. The minimum home size permitted at Arbor Glen is 2800 square feet of air conditioned space. No structure may exceed thirty (30) feet in height above the finished floor of the structure.

10.02 Partition Units. No part of a Unit may be partitioned or separated from any other part thereof except as provided herein. Whether partitioned, combined, or unchanged, each Unit shall be conveyed, transferred, gifted, devised, bequeathed, encumbered, or otherwise disposed of, as the case may be, with all appurtenant rights, obligations and interests created by law or by this Declaration, including the owner's membership in the Vineyards Arbor Glen Homeowners Association, and the liability for all Assessments. No Unit may be subdivided into two (2) or more Units and no Unit may be combined with one (1) or more additional Unit to form one (1) or more Unit without the written consent of the Board of Directors and after full compliance with all zoning and subdivision regulations.

10.03 Compliance With Insurance Requirements. It shall be the responsibility of the individual owners, and at their expense, to make arrangements in regard to hazard insurance on the improvements, personal property and furnishings located on their Units, and for public liability insurance covering their Unit. In addition, each owner may obtain such other and additional insurance coverage on and in relation to his Unit as such owner concludes to be desirable.

10.04 Damage or Destruction on Units. In the event of damage or destruction to the improvements located on any Unit, the Owner thereof shall promptly repair and restore the damaged improvements to their condition prior to such damage or destruction or, in the event of total destruction to substantially all of the structures on a Unit, the Owner may elect to remove all structures on that Unit and landscape the Unit in accordance with a plan approved by the Committee. If such repair and restoration or removal is not commenced within sixty (60) days from the date of such damage or destruction, then the Vineyards Arbor Glen Homeowners Association may, after notice and hearing as provided in the By-laws, impose a fine of not more than fifty dollars (\$50) per day on the Owner of the Unit until repair and reconstruction or removal is commenced. Each Owner shall diligently and continuously proceed with all repair and reconstruction or removal unless the Owner can prove to the satisfaction of the Vineyards Arbor Glen Homeowners Association that such failure is due to circumstances beyond the Owner's control, the Vineyards Arbor Glen Homeowners Association may, after notice and hearing as provided in the By-laws, impose a fine of not more than fifty dollars (\$50) per day on the Owner of such Unit until repair and reconstruction or removal is recommenced. Such fine shall be an Individual Assessment.

10.05 Abandoned, Inoperable, Commercial or oversized Vehicles. Abandoned or inoperable automobiles or oversized vehicles of any kind shall not be stored or parked on any portion of the Units. "Abandoned or inoperable vehicle" shall be defined as any vehicle which has not been driven under its own propulsion for a period of three (3) weeks or longer; provided, however, this shall not include vehicles parked in an enclosed garage or operable vehicles left on the Unit by Owners while on vacation. A written notice describing the "abandoned or inoperable vehicle" and requesting removal thereof may be personally served upon the Owner or posted on the unused vehicle; and if such vehicle has not been removed within seventy two (72) hours thereafter, the Vineyards Arbor Glen Homeowners Association shall have the right to remove the same without liability to it, and the expense thereof shall

be charged against the Owner. "Oversized" vehicles, for purposes of this Section, shall be vehicles which are too high to clear the entrance to a residential garage.

No commercial vehicles, or campers, mobile homes, motorhomes, house trailers or trailers of every other description, recreational vehicles, boats, boat trailers, house trailer or vans shall be permitted to be parked or to be stored on any Unit. For the purposes of this Section, "commercial vehicles" shall mean those which are not designed and used for customary personal/family purposes. The absence of commercial-type lettering or graphics on a vehicle shall not be dispositive as to whether it is a commercial vehicle. The prohibitions on parking contained above in this Section shall not apply to temporary parking of commercial vehicles such as for construction use or providing pick-up and delivery and other commercial services. No parking on lawns shall be permitted.

Subject to applicable laws and ordinances, any vehicle parked in violation of these or other restrictions contained herein or in the rules and regulations may be towed by the Vineyards Arbor Glen Homeowners Association at the sole expense of the owner of such vehicle if such vehicle remains in violation for a period of twenty-four (24) hours from the time a notice of violation is placed on the vehicle. The Vineyards Arbor Glen Homeowners Association shall not be liable to the owner of such vehicle for trespass, conversion or otherwise, nor guilty of any criminal act, by reason of such towing and once the notice is posted, neither its removal, nor failure of the owner to receive it for any other reason, shall be grounds for relief of any kind.

10.06 Trash. Each Owner shall provide suitable receptacles for the temporary storage and collection of such refuse and all such receptacles shall be screened from the public view and from the wind and protected from animal and other disturbances.

10.07 Construction Regulations of the Arbor Glen Design Review Criteria. All Owners and their contractors shall comply with the construction regulations of the Arbor Glen Design Review Criteria, if any, and with any construction regulations adopted, from time to time, by Declarant, the Committee or the Board. Such regulations may affect, without limitation, the following: trash and debris removal; sanitary facilities; parking areas; permissible times of access and construction; outside storage; restoration of damaged property; conduct and behavior of builders, subcontractors, owners and their representatives in Arbor Glen at any time; the conservation of landscape materials; and fire protection.

10.08 Compliance with Laws. Subject to the rights of reasonable contest, each owner shall promptly comply with the provisions of all applicable laws, regulations, ordinances, and other governmental or quasi-governmental regulations.

10.09 Annoying Lights, Sounds, or Odors. No light, sound or odor shall be emitted from any Unit which is obnoxious or unreasonably offensive to others. Without limiting the generality of the foregoing, no exterior speakers, horns, whistles, bells or other sound devices or lights, other than devices used exclusively for security, fire prevention or fire control purposes, shall be permitted.

10.10 Pools. No above-ground pools shall be erected, constructed or installed on any Unit.

10.11 Fences. No dog runs, animal pen or fences of any of any kind will be permitted on any Unit except as approved by the Committee.

Any Unit adjacent to the golf course within the Vineyards shall only be permitted to have opaque fences approved pursuant to the architectural review approval process under both the Master Community Documents and the Arbor Glen Documents. Illustrations of appropriate fencing material, style and height shall be described in the Design Standards and Guidelines of the NCC as set forth in the Master Community Documents (as those terms are defined in the Master Declaration). The intent of this restriction is to permit open view to the golf course and lakes from any portion of the Property.

10.12 Playground and Basketball Equipment. No jungle gyms, swing sets, or other playground equipment including, but not limited to, basketball hoops and backboards shall be permitted on any Unit.

10.13 Window Coverings. All windows in any building shall have window coverings which have a white or off white backing or blend with the exterior color of the dwelling, as determined in the sole discretion of the Committee. Reflective window coverings are prohibited.

10.14 Nuisance. No obnoxious or offensive activity or nuisance shall be carried on or be permitted to exist within Arbor Glen nor shall anything be done or permitted which is or may become offensive or detrimental or cause a disturbance or annoyance to any other Unit or its occupants.

10.15 Leasing. The Owner of a Unit shall have the right to lease such Unit subject to the following conditions and the terms of the Arbor Glen rules and regulations:

(a) All leases shall be in writing and no more than one (1) lease shall be permitted in a fiscal year;

(b) The lease shall be specifically subject to the Arbor Glen Documents and any failure of the tenant to comply with the Arbor Glen Documents shall be a default under the lease; and

(c) The Owner shall be liable for any violation of the Arbor Glen Documents committed by such Owner's tenant, without prejudice to such Owner's right to collect any sums paid from the tenant.

10.16 Hazardous Materials. Each Owner shall comply with all federal, state and local statutes, regulations, ordinances, or other rules intended to protect the public health and welfare as related to land, water, groundwater, air or other aspects of the natural environment (the "Environmental Laws"). Environmental Laws shall include, but are not limited to, those laws regulating the use, generation, storage or disposal of hazardous substances, wastes and materials (collectively, the "Hazardous Materials"). No Owner or his tenants, guests, invitees, or permittees shall knowingly use, generate, manufacture, store, release, dispose of or knowingly permit to exist in, on, under or about his or her Unit any Hazardous Materials except in compliance with the Environmental Laws.

*Amended
1995*

10.17 Signs. No sign or advertisement of any kind, including, without limitation, those of realtors, contractors and subcontractors, shall be erected on any Unit unless the same complies with the standards and guidelines established pursuant to the Master Community Documents and has been approved by the Master Association, except as may be required by legal proceedings. The Master Association reserves the right to restrict the size, color, lettering, height, material and location of signs. The Vineyards Arbor Glen Homeowners Association shall have the right to remove signs which fail to comply with standards set by the Master Association and upon prior approval of the Master Association may set more stringent sign requirements for the Units.

10.18 Wells. Private wells are strictly prohibited, and lake water may not be withdrawn for irrigation or any other purpose.

10.19 Pets and Animals. Commonly accepted household pets such as dogs, cats and birds may be kept in reasonable numbers. All animals shall be contained on the Owner's Unit and shall not be permitted to roam freely. Any Owner whose pet defecates on any Common Areas or any other lot Owners property shall immediately clean up the pet's waste. Failure to abide by this restriction may result in a fine being levied by the Association. No horses, cows, hogs, pigs, swine, goats, chickens, pigeons or any other such animal, fowl or reptile shall be kept on any of the Property.

**Arbor Glen Homeowners Assoc., Inc.
Board of Director's 2020 Approved Budget
For the Period of January 1, 2020 through December 31, 2020**

Units 42

GL #	Income	2019 Approved Budget	Actuals 7/31/2019	Estimated 12/31/2019	2020 Budget
4145	Operating Assessments	82,030	47,922	82,030	64,566
4150	Reserve Assessments	7,311	4,914	7,311	10,253
4151	VCA - Master Association	38,220	22,344	38,220	36,036
4152	VCA - Access Control Gate	20,580	12,054	20,580	17,556
4155	Bulk TV/Communication Fees	44,362	25,926	44,362	44,362
4200	Late Charge Fees	0	227	227	
4240	Interest Income - Operating	0	13	13	
4250	Interest Income - Reserves	0	75	75	
4295	Miscellaneous Income	0	200	200	
4499	Prior Year Surplus/ (Deficit)	0	0	0	15,000
	Total Income	192,503	113,675	193,018	187,773
	Administrative Expenses				
6025	Corporate Filing Fee	61	61	61	61
6040	Management/Accounting	10,300	6,008	10,300	12,000
6050	Office Expense	1,200	915	1,200	1,200
6070	Accounting/Tax Prep	350	350	350	350
	Bad Debt	4,700	0	0	0
6056	Legal /Professional Fees.	2,500	1,738	1,738	2,000
	Sub-total	19,111	9,072	13,649	15,611
	Utilities				
6100	Electric	900	401	840	900
6303	Bulk Communication Fees (41)	44,362	25,593	44,362	44,362
	Sub-total	45,262	25,994	45,202	45,262
	Grounds & Maintenance				
6185	Street Light /Electrical Maintenance	2,000	441	2,000	2,000
6140	Lake Maintenance fees (VCA)	4,707	3,530	4,707	4,707
6141	Irrigation Repairs / Maintenance	2,000	1,164	1,500	2,000
6145	Landscape Contract	31,212	18,207	31,212	32,148
6162	Mulch/Plants/Flowers	5,000	1,650	5,000	5,000
6165	Tree Trimming	4,000	3,640	4,000	4,000
6022	Holiday Decorations	2,400	1,250	2,500	2,500
6180	P-Washing Entrance & St. Gutters	1,100	0	1,100	1,100
6148	Misc. Repairs/Maintenance	600	709	900	600
6020	Contingency	1,500	0	0	1,500
	Sub-total	54,519	30,592	52,919	55,555
	Miscellaneous Expenses				
6300	VCA - Master Association (42)	38,220	22,246	38,220	36,036
6302	VCA - Access Control Gate (42)	20,580	11,956	20,580	17,556
6310	Insurance - Package	7,500	3,445	7,500	7,500
	Sub-total	66,300	37,647	66,300	61,092
	Total Operating Expenses	\$ 185,192	103,305	178,070	177,520
	Reserves	7,311	5,572	7,311	10,253
	Total Common Expenses	192,503	108,877	185,381	187,773

(41 Homes)

Notes: 41 homes, 42 lots, no cable on 42nd lot

Arbor Glen Homeowner's Association, Inc.
2020 Approved Budget
Reserve for 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)	Current Reserve 8/31/2019	Add'l Reserve Funding 2019	*Estimated Reserve Balance 12/31/2019	Additional Reserves Required	Annual Funding Required In 2020
3016		15,000	10	4,750	250	5,000	10,000	\$ 1,000
3020	10	3,000	9	3,283	250	3,533	-	\$ -
3024		50,000	20	750	250	1,000	50,000	2,500
3012	25	62,000	7	15,579	911	16,490	45,510	\$ 6,501
3014	5	7,000	0	6,875	42	6,917	83	\$ 83
3010	7	4,000	4	3,283	42	3,325	675	\$ 169
3000		0-		267	23	290	-	\$ -
Totals		\$141,000		34,786	1,768	36,554	106,269	\$ 10,253

For 2020 we increased Street Paving estimate from 42,000 to 62,000 to help build this reserve closer to what it will need to be when the time comes to resurface.

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.

Arbor Glen Homeowners 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>
Operating Assessment	1,537	384
Reserve Assessment	244	61
<i>Arbor Glen Assessments</i>	1,781	<u>445</u>
VCA - Master Fee	858	215
VCA - Access Control Fee	418	105
Bulk Communication Fees	1,082	271
Total Assessment Due	4,139	1,035

2020 Quarterly Fees = \$ 1,035.00

Summit-Broad-Band Monthly Communication Cost

Basis 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
	<u>90.16</u>

Yearly the cost is 1,082.00 for Summit

VINEYARDS ARBOR GLEN

Balance Sheet
As of 12/31/19

ASSETS

CURRENT ASSETS

Cash

1009	Iberia Bank Operating #4014	\$ 61,946.76	
	Sub-Total Cash	<hr/>	\$ 61,946.76

Reserves

1020	Iberia Bank Reserves #4022	\$ 36,681.22	
	Sub-Total Reserves	<hr/>	\$ 36,681.22

Accounts Receivable

	Sub-Total Accounts Receivable	<hr/>	\$.00
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Other Assets

1690	Prepaid Insurance	\$ 494.07	
	Sub-Total Other Assets	<hr/>	\$ 494.07

	TOTAL ASSETS	<hr/>	\$ 99,122.05
		<hr/>	

LIABILITIES & EQUITY

CURRENT LIABILITIES:

2110	Accounts Payable	\$ 2,856.49	
2250	Owners Prepaid	27,540.00	
	Subtotal Current Liab.	<hr/>	\$ 30,396.49

VINEYARDS ARBOR GLEN

Balance Sheet
As of 12/31/19

EQUITY & RESERVES

RESERVES:

3000	Reserves - Unallocated Int	\$	328.24	
3010	Reserves - Painting		3,331.08	
3012	Reserves - Paving		16,489.85	
3014	Reserves - Black Top Sealcoat		6,999.52	
3016	Reserve-Landscaping/Irrigation		5,000.00	
3020	Reserve-Bridge/EntryWall/Paint		3,532.53	
3024	Reserves-BridgeRepairs/Inspect		1,000.00	
	Subtotal Reserves			\$ 36,881.22

EQUITY:

3300	Retained Earnings	\$	21,988.90	
	Current Year Net Income/(Loss)		10,075.44	
	Subtotal Equity			\$ 32,044.34
	TOTAL LIABILITIES & EQUITY			\$ 99,122.05

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

VINEYARDS ARBOR GLEN

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

Account	Description	Current Period			Year-To-Date			Yearly
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME:								
04145	Maintenance Fees	6,846.00	6,835.87	10.13	82,152.00	82,030.00	122.00	82,030.00
04150	Reserve Fees	.00	609.25	(609.25)	6,552.00	7,311.00	(759.00)	7,311.00
04151	V.C.A. Fees	3,192.00	3,185.00	7.00	38,304.00	38,220.00	84.00	38,220.00
04152	Access Control Fees	1,722.00	1,715.00	7.00	20,664.00	20,580.00	84.00	20,580.00
04155	Bulk Cable Communications	3,703.66	3,696.87	6.79	44,444.00	44,362.00	82.00	44,362.00
04200	Late Charge Fees / Interest	.00	.00	.00	287.49	.00	287.49	.00
04240	Interest Income - Operating	(13.19)	.00	(13.19)	.00	.00	.00	.00
04250	Interest Income - Reserves	20.98	.00	20.98	149.16	.00	149.16	.00
04295	Miscellaneous Income	.00	.00	.00	250.00	.00	250.00	.00
	Subtotal Income	15,471.45	16,041.99	(570.54)	192,802.65	192,503.00	299.65	192,503.00
EXPENSES								
ADMINISTRATIVE								
06010	Bad Debt	.00	391.63	391.63	.00	4,700.00	4,700.00	4,700.00
06020	Contingency	.00	125.00	125.00	.00	1,500.00	1,500.00	1,500.00
06022	Holiday Decorations	.00	200.00	200.00	2,500.00	2,400.00	(100.00)	2,400.00
06025	Corporate Filing Fee	.00	5.12	5.12	61.25	61.00	(.25)	61.00
06040	Management/Accounting	858.37	858.37	.00	10,300.00	10,300.00	.00	10,300.00
06050	Office Expense	241.75	100.00	(141.75)	1,833.44	1,200.00	(633.44)	1,200.00
06056	Legal/Professional Fees	103.95	208.37	104.42	1,983.52	2,500.00	516.48	2,500.00
06070	Accounting/Tax Prep	.00	29.13	29.13	350.00	350.00	.00	350.00
	SUB TOTAL ADMINISTRATIVE	1,204.07	1,917.62	713.55	17,028.21	23,011.00	5,982.79	23,011.00
UTILITIES								
06100	Electric	59.70	75.00	15.30	662.17	900.00	237.83	900.00
	SUB TOTAL UTILITIES	59.70	75.00	15.30	662.17	900.00	237.83	900.00
GROUNDS								
06140	VCA Lake Maintenance	.00	392.25	392.25	4,707.32	4,707.00	(.32)	4,707.00
06141	Irrigation Repairs/Maint	65.80	166.63	100.83	1,664.35	2,000.00	335.65	2,000.00
06145	Landscape Contract	2,601.00	2,601.00	.00	31,212.00	31,212.00	.00	31,212.00
06148	Misc. Repairs/Maintenance	.00	50.00	50.00	769.22	600.00	(169.22)	600.00
06162	Mulch/Plants/Flowers	3,350.40	416.63	(2,933.77)	5,225.40	5,000.00	(225.40)	5,000.00
06165	Tree Trimming	.00	333.37	333.37	4,324.00	4,000.00	(324.00)	4,000.00
06180	Power Washing Entrance/Gutter	.00	91.63	91.63	.00	1,100.00	1,100.00	1,100.00
06185	Street Light/Electrical Maint	.00	166.63	166.63	1,016.25	2,000.00	983.75	2,000.00
	SUB TOTAL GROUNDS	6,017.20	4,218.14	(1,799.06)	48,918.54	50,619.00	1,700.46	50,619.00
MASTER ASSOCIATION								

VINEYARDS ARBOR GLEN

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

Account	Description	Current Period			Year-To-Date			Yearly
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
06300	Master Association Fees	3,178.00	3,185.00	7.00	38,136.00	38,220.00	84.00	38,220.00
06302	Access Control Fee	1,708.00	1,715.00	7.00	20,496.00	20,580.00	84.00	20,580.00
06303	VCA Bulk Cable Communications	3,703.66	3,696.87	(6.79)	44,111.00	44,362.00	251.00	44,362.00
	SUB TOTAL MASTER ASSOCIATIC	8,589.66	8,596.87	7.21	102,743.00	103,162.00	419.00	103,162.00
INSURANCE								
06310	Insurance - Package	494.11	625.00	130.89	5,915.13	7,500.00	1,584.87	7,500.00
	SUB TOTAL INSURANCE	494.11	625.00	130.89	5,915.13	7,500.00	1,584.87	7,500.00
RESERVES								
06430	Reserves - Unallocated	7.79	.00	(7.79)	149.16	.00	(149.16)	.00
06440	Reserves - Painting	.00	13.88	13.88	167.00	167.00	.00	167.00
06444	Reserves - Pavement Re-surfac	.00	303.63	303.63	3,644.00	3,644.00	.00	3,644.00
06454	Reserves-Bridge Repair&Inspec	.00	83.37	83.37	1,000.00	1,000.00	.00	1,000.00
06458	Reserves-Bridge/Wall Painting	.00	83.37	83.37	1,000.00	1,000.00	.00	1,000.00
06460	Reserves - Landscaping & Irr	.00	83.37	83.37	1,000.00	1,000.00	.00	1,000.00
06464	Reserves - Blacktop Sealcoat	.00	41.63	41.63	500.00	500.00	.00	500.00
	SUB TOTAL RESERVES	7.79	609.25	601.46	7,460.16	7,311.00	(149.16)	7,311.00
	TOTAL EXPENSES	16,372.53	16,041.88	(330.65)	182,727.21	192,503.00	9,775.79	192,503.00
	Current Year Net Income/(loss)	(901.08)	.11	(901.19)	10,075.44	.00	10,075.44	.00