

Property Management Professionals

AUGUSTA FALLS HOMEOWNERS' ASSOCIATION, INC.

PURCHASE APPLICATION

Mail: _____ **or** _____ **Drop Off:**

Augusta Falls
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**
 - \$50 check or money order payable to PMP**
 - \$50 check or money order payable to Augusta Falls**

AUGUSTA FALLS HOMEOWNERS ASSOCIATION, INC.
c/o Property Management Professionals, 75 Vineyards Blvd., Third Floor, Naples, FL 34119

APPLICATION FOR APPROVAL TO PURCHASE OR LEASE

- I hereby apply for approval to **PURCHASE** _____ Unit# _____ in Augusta Falls.
A complete copy of the signed purchase agreement is attached.
- I hereby apply for approval to **LEASE** _____ Unit# _____ in Augusta Falls for the period beginning ____/____/20____, and ending ____/____/20____. This unit must not be leased for less than thirty (30) days.
A complete copy of the signed lease is attached.

Note: Notice must be submitted along with a \$100 processing fee (payable in 2 checks: \$50 to PMP and \$50 to Augusta Falls). Also, included with completed form is a copy of either the sales contract or lease agreement.

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 _____ Soc. Sec. # _____
Driver's License: _____ State: _____ DOB: _____
2. Full name of Spouse (if any) _____ Soc. Sec.# _____
Driver's License: _____ State: _____ DOB: _____
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 Augusta Falls restrict use to single-family residences . Please state the name and relationship of all persons who will be occupying the unit on a regular basis. Anyone over the age of 18 is subject to a background check.
Other Resident(s): _____
Other Resident(s): _____
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:

Make _____ Model _____ Year _____ License Plate # _____ State _____
Make _____ Model _____ Year _____ License Plate # _____ 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/We are 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. I/We are aware of, and agree to abide by the Declaration of Covenants, Conditions and Restrictions for Augusta Falls, 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. Lessee will not move in until application is approved.

AUTHORIZATION: I/We hereby authorize PMP and/or Augusta Falls 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

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

Units 35

Income	2019 Approved Budget	Actuals 7/31/2019	Estimated 12/31/2019	2020 Budget
Operating Assessments	63,307	47,480	63,307	121,992
Reserve Assessments	12,773	12,774	12,773	3,751
VCA - Master Association	69,720	52,290	69,720	30,030
VCA - Access Control Gate	17,150	12,863	17,150	14,630
2018 S/A PH 2 Hurricane	15,397	15,397	15,397	0
Bulk TV/Communication Fees				37,870
Landscape Maintenance Homes	55,450	41,587	55,450	0
Fountainhead Reimbursement	16,000	14,886	16,000	16,000
Late Fees and Interest		80	80	
Interest Income - Operating				
Interest Income - Reserves		307	307	
Miscellaneous Income		50	50	
Prior Year Surplus/ (Deficit)				
Total Income	249,797	197,713	250,234	224,273
Administrative Expenses				
Corporate Filing/Fee & Licenses	437	436	436	436
Management/Bookkeeping	6,360	6,240	8,240	12,000
Office Expense & Postage	1,750	1,747	1,750	1,750
Legal / Accounting	3,000	215	215	3,000
Insurance - Package	8,000	7,833	7,833	8,500
S/A Hurricane	0	0	0	0
Sub-Total Admin Expenses	19,547	16,471	18,474	25,686
Utilities				
Electric Fountain	3,400	1,984	3,200	3,400
Electric-Waterfall	1,400	536	900	1,200
Electric Pool/Clubhouse	4,100	2,959	4,700	4,800
Water/Sewer - Pool area	4,750	3,902	6,363	6,700
Irrigation Water	0	4,800	6,400	6,400
Sub-Total Utilities	13,650	14,181	21,563	22,500
Grounds				
Fountain Maintenance Contract	1,000	324	500	500
Fountain Repair Expenses				400
Waterfall Maintenance Contract	1,200	1,863	2,000	1,200
Waterfall Repair Expenses				1,200
Lake Maintenance Fees (VCA)	2,040	2,040	2,040	2,040
Landscape Contract Homes	55,450	46,204	55,450	57,114
Irrigation Repairs / Maintenance	7,300	5,472	7,300	7,300
Mulch Homes & Common Areas	8,600	0	10,530	10,530
Tree Trimming/Replacement	4,000	5,202	4,000	5,000
Holiday Decorations	350	0	350	350
Grounds Maintenance	8,000	8,065	8,300	8,000
Contingency				500
Sub-Total Grounds	87,940	69,170	90,470	94,134
Pool Area Expenses				
Pool Maintenance Contract	2,280	760	4,560	4,560
Pool Repairs/Heater Repairs	7,500	7,403	7,500	7,500

Landscape Contract Pool	3,840	3,199	3,840	3,954
Mulch Pool Area			1,044	1,044
Janitorial	0	250	1,000	3,600
Pool/Janitorial Supplies				200
A/C Maintenance & Repair				200
Special Assessment-Hurricane	15,397	0	0	0
Misc Repairs/Maintenance				300
Sub-Total Pool Area	29,017	11,612	17,944	21,358
VCA Expenses				
VCA - Master Association	69,720	52,290	69,720	30,030
VCA - Access Control Gate	17,150	12,845	17,150	14,630
Bulk Communication Fees				37,870
Sub-Total VCA Expenses	86,870	65,135	86,870	82,530
Total Operating Expenses	237,024	176,570	235,321	220,522
Reserves				
Reserves Assessment Fees	12,773	9,580	12,773	3,751
Reserve Interest		307	264	
Total Reserves	12,773	9,887	13,037	3,751
Total Common Expenses	249,797	186,457	248,358	224,273

Augusta Falls Home Owners Association
2020 Approved Budget
Reserve for Capital Expenditures and Deferred
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 7/31/2019	Add'l Reserve Funding 2019	*Estimated Reserve Balance 12/31/2019	Additional Reserves Required	Annual Funding Required In 2020
Street Paving	30	35,000	12	15,598	396	15,994	19,006	1,584
Seal Coating Roadway	5	5,000	1	5,000	-	5,000	-	-
Pool & Decking	15	15,000	1	12,531	802	13,333	1,667	1,667
Pavers	10	15,000	1	14,625	375	15,000	-	-
Landscape	5	5,800	1	5,800	-	5,800	-	-
Fountain/Waterfall	10	13,000	1	11,380	1,620	13,000	-	-
Drainage/Irrigation	10	5,000	10	-	-	-	5,000	500
Unallocated interest	N/A	-	-	1,491	88	1,579	-	0
Def Maint & Cap Exp	N/A	-	-	1,589	-	1,589	-	0
Totals		93,800		68,013	3,281	71,295	25,673	3,751

Note: For 2020, changed the name of General Reserves to Deferred Maintenance & Capital Expenditure. Added a line item for irrigation and drainage issues, this amount is not meant to be adequate to replace all drainage or irrigation but be adequate to respond to larger emergency repairs when or if necessary.

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.

Augusta Falles 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	3,485	871
Reserve Assessment	107	27
<i>Augusta Falles Assessments</i>	3,592	898
VCA - Master Fee	858	215
VCA - Access Control Fee	418	105
Bulk Communication Fees	1,082	271
Total Assessment Due	5,951	1,488

2020 Quarterly Fees = \$ 1,488.00

<u>Monthly Communication Cost Breakdown</u>	
Basic Cable TV and Digital Plus	\$ 51.00
Internet (no tax)	\$ 23.99
Phone Line	\$ 8.00
NAC Fees	\$ -
Taxes, FCC Fees, 911 fees	\$ 7.17
	<u>\$ 90.16</u>

Yearly Summit cost is \$ 1,082.00

**AUGUSTA FALLS HOMEOWNERS ASSOCIATION,
INC.**

**Balance Sheet
As of 12/31/19**

ASSETS

CURRENT ASSETS

Cash

1009	Iberia Bank Operating #2181	\$	2,881.70	
1010	Iberia Bank Operating #3465		74,623.67	
	Sub-Total Cash			\$ 77,505.37

Reserves

1015	Iberia Bank Reserves #2702	\$	8,099.66	
1020	Iberia Bank Reserves #3473		60,096.93	
	Sub-Total Reserves			\$ 68,196.59

Accounts Receivable

1450	Owners Receivable	\$	3,764.70	
	Sub-Total Accounts Receivable			\$ 3,764.70

Total Current Assets **\$ 149,466.66**

Other Assets

1640	Utility Deposits	\$	423.30	
	Total Other Assets			\$ 423.30

TOTAL ASSETS **\$ 149,889.96**
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LIABILITIES & EQUITY

CURRENT LIABILITIES:

2110	Accounts Payable	\$	6,117.54	
2250	Owners Prepaid		21,038.38	
	Subtotal Current Liab.			\$ 27,155.92

EQUITY & RESERVES

RESERVES:

3000	Reserves - Unallocated Int	\$	1,874.39	
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**AUGUSTA FALLS HOMEOWNERS ASSOCIATION,
INC.**

**Balance Sheet
As of 12/31/19**

3010	Reserves - Pavers	14,825.00	
3012	Reserves - Street Paving	15,597.68	
3014	Reserves - Sealcoat	5,000.20	
3018	Reserves - Pool/Deck	12,531.01	
3018	Reserves-Fountain/Waterfall	11,379.75	
3020	Reserves - Landscape	5,800.00	
3040	General Reserves	1,588.56	
	Subtotal Reserves	<hr/>	\$ 68,196.59

**AUGUSTA FALLS HOMEOWNERS ASSOCIATION,
INC.**

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	.00	5,275.62	(5,275.62)	63,306.60	63,307.00	(.40)	63,307.00
04150	Reserve Fees	.00	1,064.38	(1,064.38)	12,773.60	12,773.00	.60	12,773.00
04151	V.C.A. Fees	.00	5,810.00	(5,810.00)	69,720.00	69,720.00	.00	69,720.00
04152	Access Control Fees	.00	1,429.13	(1,429.13)	17,150.00	17,150.00	.00	17,150.00
04160	Landscape Maintenance - Homes	.00	4,620.87	(4,620.87)	55,449.80	55,450.00	(.20)	55,450.00
04162	Fountaon Head Reimbursement	.00	1,333.37	(1,333.37)	14,886.05	16,000.00	(1,113.95)	16,000.00
04191	2018 Spec/Assmnt PH2 Hurrican	.00	1,283.06	(1,283.06)	15,396.50	15,396.50	.00	15,396.50
04200	Late Charge Fees / Interest	.00	.00	.00	80.05	.00	80.05	.00
04250	Interest Income - Reserves	32.66	.00	32.66	446.99	.00	446.99	.00
04295	Miscellaneous Income	1.00	.00	1.00	51.00	.00	51.00	.00
	TOTAL INCOME	33.66	20,816.43	(20,782.77)	249,260.59	249,796.50	(535.91)	249,796.50
EXPENSES								
ADMINISTRATIVE								
06021	Holiday Lighting/Decorations	.00	29.13	29.13	.00	350.00	350.00	350.00
06040	Management/Bookkeeping	1,000.00	530.00	(470.00)	8,240.00	6,360.00	(1,880.00)	6,360.00
06050	Office Expense/Postage	247.34	145.87	(101.47)	2,215.70	1,750.00	(465.70)	1,750.00
06052	Postage-DO NOT USE	(47.25)	.00	47.25	.00	.00	.00	.00
06055	Accounting (CPA)/Legal	.00	250.00	250.00	215.00	3,000.00	2,785.00	3,000.00
06070	Taxes, Licenses, Dues	.00	36.38	36.38	436.25	437.00	.75	437.00
	SUB-TOTAL ADMINISTRATIVE	1,200.09	991.38	(208.71)	11,106.95	11,897.00	790.05	11,897.00
UTILITIES								
06100	Electric - Fountain	529.49	283.37	(246.12)	3,326.63	3,400.00	73.37	3,400.00
06101	Electric-Pool/Clubhouse	262.09	341.63	79.54	3,915.87	4,100.00	184.13	4,100.00
06102	Electric - Waterfall	60.06	116.63	56.57	751.66	1,400.00	648.34	1,400.00
06105	Irrigation Water	604.88	.00	(604.88)	6,993.96	.00	(6,993.96)	.00
06120	Water/Sewer	425.79	395.87	(29.92)	4,849.91	4,750.00	(99.91)	4,750.00
	SUB-TOTAL UTILITIES	1,882.31	1,137.50	(744.81)	19,838.03	13,650.00	(6,188.03)	13,650.00
GROUNDS								
06130	Fountain Maintenance	.00	83.37	83.37	324.00	1,000.00	676.00	1,000.00
06135	Waterfall Maintenance	.00	100.00	100.00	1,863.00	1,200.00	(663.00)	1,200.00
06140	Lake Maintenance	.00	170.00	170.00	2,040.00	2,040.00	.00	2,040.00
06141	Irrigation Maintenance	.00	608.37	608.37	1,195.63	7,300.00	6,104.37	7,300.00
06145	Grounds Repairs/Maintenance	264.72	666.63	401.91	8,329.62	8,000.00	(329.62)	8,000.00
06160	Landscape Maintenance-Pool	319.90	320.00	.10	4,158.70	3,840.00	(318.70)	3,840.00
06161	Landscape Maintenance - Homes	4,620.44	4,620.87	.43	60,065.72	55,450.00	(4,615.72)	55,450.00
06163	Tree Trimming Over 12 Feet	.00	333.37	333.37	5,202.00	4,000.00	(1,202.00)	4,000.00
06165	Mulch - Homes Commons	.00	716.63	716.63	11,574.00	8,600.00	(2,974.00)	8,600.00

**AUGUSTA FALLS HOMEOWNERS ASSOCIATION,
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	
06170	Pool Maintenance	1,310.00	190.00	(1,120.00)	2,450.00	2,280.00	(170.00)	2,280.00
06172	Pool Equlpt. Maint & Supplies	.00	625.00	625.00	7,403.09	7,500.00	96.91	7,500.00
06194	Janitorial Service	(680.00)	.00	680.00	.00	.00	.00	.00
06235	Special Assmnt - Hurricane	.00	1,283.06	1,283.06	.00	15,396.50	15,396.50	15,396.50
	SUB-TOTAL GROUNDS	5,835.06	9,717.30	3,882.24	104,605.76	116,606.50	12,000.74	116,606.50

**AUGUSTA FALLS HOMEOWNERS ASSOCIATION,
INC.**

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

Account	Description	Actual	Current Period		Year-To-Date			Yearly Budget
			Budget	Variance	Actual	Budget	Variance	
AUGUSTA FALLS HOMEOWNERS ASSOCIATION, INC.								
MASTER ASSOCIATION								
06300	Master Association Fees	.00	5,810.00	5,810.00	69,720.00	69,720.00	.00	69,720.00
06302	Access Control Fee	.00	1,429.13	1,429.13	17,115.00	17,150.00	35.00	17,150.00
	SUB-TOTAL MASTER ASSOCIATIO	.00	7,239.13	7,239.13	86,835.00	86,870.00	35.00	86,870.00
INSURANCE								
06310	Insurance	.00	666.63	666.63	7,832.83	8,000.00	167.17	8,000.00
	SUB-TOTAL INSURANCE	.00	666.63	666.63	7,832.83	8,000.00	167.17	8,000.00
RESERVES								
06430	Reserves - Unallocated Int.	32.66	.00	(32.66)	446.99	.00	(446.99)	.00
06440	General Reserves	.00	1,064.49	1,064.49	9,579.75	12,773.00	3,193.25	12,773.00
	SUB-TOTAL RESERVES	32.66	1,064.49	1,031.83	10,026.74	12,773.00	2,746.26	12,773.00
	TOTAL EXPENSES	8,950.12	20,816.43	11,866.31	240,245.31	249,796.50	9,551.19	249,796.50
	Current Year Net Income/(loss)	(8,916.46)	.00	(8,916.46)	9,015.28	.00	9,015.28	.00
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