

Bellerive 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 Bellerive Condominium Association: \$ 100.00 (for applicant and co-applicant) + \$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.

Application to Purchase or Lease a Condominium Unit

Bellerive Condominium Association

PLEASE PRINT LEGIBLY –

To: **The Board of Directors of Bellerive at the Vineyards Condominium Association, Inc.**, a Condominium, (herein referred to as Bellerive). (Please check *purchase* or *lease* below.)

_____ I hereby apply for approval to **purchase** _____ Unit No. _____ at Bellerive, and for membership in the Condominium Association. **A copy of the signed Purchase Agreement is attached.**

_____ I hereby apply for approval to **lease** _____ Unit No. _____ at Bellerive, for the period _____ to _____. **A copy of the signed Lease is attached.** Rental Registration is **REQUIRED** by Collier County Code Enforcement. No application for leasing will be accepted without confirmation of Rental Registration. Please see Attachment A.

NOTE: A nonrefundable application fee of **\$100.00 Payable in U.S. Funds** must be included with completed form, either sale or lease. Make check payable to: **Bellerive Condo Association.**

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): _____

1. Full name of Applicant: _____ Soc. Sec. # _____
Driver's License Number: _____ State: _____ Date of Birth: _____
2. Full name of Spouse (if any): _____ Soc. Sec. # _____
Driver's License Number: _____ State: _____ Date of Birth: _____
3. Home Address: _____ email: _____
City, State, Zip: _____
Telephones: Home _____ Office _____ Cell _____
4. Business or Profession: _____
If retired, former Business or Profession: _____
Company or firm name: _____
Business Address: _____
5. Two PERSONAL references (local if possible):
Name: _____ Phone: _____
Address: _____ Alt. Phone: _____
City, State, Zip: _____
Name: _____ Phone: _____
Address: _____ Alt. Phone: _____
City, State, Zip: _____
6. Two CREDIT references (local if possible):
Name: _____ Phone: _____
Address: _____ Alt. Phone: _____
City, State, Zip: _____
Name: _____ Phone: _____
Address: _____ Alt. Phone: _____
City, State, Zip: _____
7. Person to be notified in case of an emergency
Name: _____ Phone: _____ Cell: _____
Address: _____ City, State, Zip: _____

Application to Purchase or Lease a Condominium Unit - Sheet 2

8. Mailing Address for notices connected with this application if different from that listed at line 3 above:
Address: _____ Phone: _____
City, State, Zip: _____ email: _____
9. Only conventional automobiles, SUVs, and vans are permitted for regular use at Bellerive. Overnight parking of boats, trailers, trucks, pickup trucks, panel trucks, campers, RV's, mobile homes, ATVs, motorcycles, and mopeds is prohibited. Owner or guest vehicles of any kind with commercial signs or messages are prohibited.
Automobile(s) you expect to be parking on the property at Bellerive:
Make, Model _____ Plate No. & State _____

FOR PURCHASERS ONLY:

10. The Documents of Bellerive require 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:

11. I am purchasing this unit with the intention to:
_____ Reside here full-time, _____ Reside here part-time, _____ Lease the unit.
12. I or we will provide Bellerive with a copy of our recorded deed within ten (10) days after closing.
13. Unit owners at Bellerive may have only one pet, maximum weight is 25 lb, and it must be leashed when outside. If you have or expect to have a pet, indicate type and breed: _____
14. I or we are aware of and agree to abide by the Declaration of Condominium of Bellerive at the Vineyards Condominium Association, Inc., the Articles of Incorporation, Bylaws, and any and all properly promulgated rules and regulations. I acknowledge receipt of a copy of these documents and the Association rules.
15. Bellerive publishes a directory of its owners that is circulated to Bellerive owners *only*. If you wish to be included in that directory, please initial (do not type) each of those contacts that you approve to have included in the directory:
_____ Home (primary or non-Bellerive) address _____ Email address
_____ Home phone _____ Local condo phone (when installed)
_____ Cell phone

FOR RENTERS ONLY:

16. Name of current or most recent landlord: _____
Address: _____ Phone: _____
City, State, Zip: _____
17. Renters are NOT permitted to have pets.
18. I or we understand and agree that Bellerive, 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 the tenants and their guests of provisions of the Association's bylaws and its rules and regulations.

FOR BOTH BUYERS AND RENTERS:

The Applicant will be advised by the Bellerive office whether this application has been approved within 30 days of the date of application for prospective purchasers or 15 days for prospective lessees.

AUTHORIZATION: I or we hereby authorize PMP of Southwest Florida, Inc., and/or Bellerive to verify all information contained in the application and to conduct a full background check, including but not limited to credit, employment, income, eviction, and criminal, and to authorize that they may contact any persons or companies listed in the application.

PLEASE RETURN this Application along with the NONREFUNDABLE application fee to:

PMP of Southwest Florida, 75 Vineyards Boulevard., Third Floor, Naples, FL 34119

Applicant: _____ Date: _____

Applicant: _____ Date: _____

_____ Application APPROVED _____ Application DISAPPROVED

By: _____ Date: _____

Officer or Director

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

BELLERIVE AT THE VINEYARDS CONDOMINIUM ASSOCIATION, INC.

as of January 2020

Q: What are my voting rights in the condominium association?

A: The owners of each unit are collectively entitled to one (1) vote in Association matters including, but not limited to, amending the Declaration, Bylaws and Articles of Incorporation; waiving reserves; materially altering or improving the common elements; electing Directors; and terminating the condominium, See Declaration 11.3, 14, 18.3, 20.1, 21.2 and Bylaws VII.C.

Q: What restrictions exist in the condominium documents on my right to use my unit?

A: Units may only be used as a single family residence and for no other purpose. No business or commercial activity may be conducted in or from the unit. Balconies may only be used for recreational activity. No laundry may be hung on or from the balcony. No signs are permitted. Permitted pets are restricted to less than 25 pounds. See Declaration 15.1, 15.6, 15.7, 15.11. For a complete list of restrictions, read the Declaration, Bylaws, Articles of Incorporation and the Association rules.

Q: What restrictions exist in the condominium documents on the leasing of my unit?

A: A unit may be leased no more than two (2) times in a single year with a minimum lease term of at least sixty (60) days. No lease term may be greater than one (1) year. No subleasing is permitted. All proposed leases must be submitted to the Board of Directors for approval at least fifteen (15) days in advance of the proposed move-in date. The Board of Directors has the right to disapprove any proposed tenant. See Declaration 15.5, 16.2, (1) (b).

Q: How much are my assessments to the condominium association for my unit type and when are they due?

A: The quarterly assessment for each unit in the Condominium is \$1,760.00 which amount includes payments to the Bellerive Association and payments to the Master Association (see below). Assessments are due on the first day of each and every quarter (January 1, April 1, July 1 and October 1).

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: Yes. All unit owners in Bellerive at the Vineyards Condominium Association, Inc. are also members of the Vineyards Community Association, Inc (the "Master Association"). Your voting rights are determined pursuant to Article V of the Master Covenants, Conditions and Restrictions. The regular assessment due to the Master Association is \$486.00 per quarter for 2020 and is included in the assessment paid to Bellerive.

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.

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.

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

SWIMMING POOL RULES AND REGULATIONS

1. POOL WILL BE OPEN DAILY FROM DAWN TO DUSK.
2. THERE IS NO LIFEGUARD ON DUTY. ALL PERSONS USING THE POOL AND ASSOCIATED FACILITIES DO SO AT THEIR OWN RISK.
3. ALL OWNERS, RENTERS AND GUESTS ARE EXPECTED TO FOLLOW THESE RULES AND REGULATIONS. OWNERS ARE RESPONSIBLE FOR INSURING THAT GUESTS AND RENTERS HAVE ACCESS TO AND ARE AWARE OF THESE RULES. VIOLATIONS MAY RESULT IN TEMPORARY AND PERMANENT LOSS OF POOL PRIVILEGES.
4. DIVING IS NOT PERMITTED FROM THE SIDES OF THE POOL OR SPA.
5. CHILDREN LESS THAN 10 YEARS OLD MUST BE ACCOMPANIED BY A MEMBER ADULT GUARDIAN AND CHILDREN MUST BE OVER 12 YEARS OLD TO USE THE SPA.
6. CHILDREN WEARING DIAPERS OR RUBBER PANTS ARE NOT ALLOWED IN THE POOL OR SPA. PARENTS OR ADULT GUARDIANS OF CHILDREN USING THESE AREAS MUST BE PRESENT AND IN CONSTANT ATTENTION. CHANGING OF DIAPERS ANYWHERE IN THE POOL AREA IS PROHIBITED.
7. SWIMSUITS ARE THE ONLY ACCEPTABLE ATTIRE IN THE POOL AND SPA.
8. ALL PERSONS MUST SHOWER BEFORE ENTERING THE POOL.
9. THE ASSOCIATION IS NOT RESPONSIBLE FOR LOST OR STOLEN ARTICLES.
10. NO ACTIVITY IS PERMITTED WHICH MAY ENDANGER THE SAFETY OF POOL OCCUPANTS OR CAUSE DISCOMFORT TO OTHERS USING THE POOL OR ITS FACILITIES. THIS INCLUDES RUNNING, PUSHING, WRESTLING, AND PLAYING BALL OR GENERAL HORSEPLAY OF ANY KIND.
11. THE USE OF RADIOS AT POOLSIDE IS RESTRICTED TO THOSE USING EARPHONES.
12. NO FOOD WILL BE ALLOWED IN THE POOL AREA.
13. NO CHINA, GLASS OR GLASS CONTAINERS ARE PERMITTED IN THE POOL AREA AT ANYTIME. THIS APPLIES TO LOTIONS, CREAMS, ETC. IN GLASS OR BREAKABLE PLASTIC CONTAINERS.
14. PATIO FURNITURE AND SUN CHAIRS ARE AVAILABLE ON A FIRST COME, FIRST SERVED BASIS. THEY MAY NOT BE RESERVE OR HELD WHILE ABSENT FROM THE POOL AREA BY LEAVING PERSONAL BELONGINGS ON THEM. OTHER MEMBERS MAY REMOVE SUCH ARTICLES AND OCCUPY EMPTY FURNITURE. ADULT MEMBERS HAVE PRIORITY AT ALL TIMES.
15. NO PETS OF ANY KIND ARE PERMITTED IN THE POOL AREA.
16. NO SMOKING OF ANY KIND IS ALLOWED IN THE POOL AREA.
17. THE PARTY ROOM AT POOLSIDE SHALL BE OPEN AND AVAILABLE TO OWNERS ONLY ON A RESERVATION BASIS. RESERVATIONS SHALL BE MADE BY CALLING THE MANAGER.

Bellerive at The Vineyards Condominium Association, Inc.

c/o Property Management Professionals of Southwest Florida, Inc. ("PMP")
75 Vineyards Boulevard, Third Floor
Naples, FL 34119
239-353-1992 800-226-1502 Fax 239-353-1909

RULES and REGULATIONS

- 1. Unit owners are responsible for all interior damages to their units. Unit owners absent for more than 3 weeks are required to provide for a regular inspection of their unit during their absence. If owners, guests, or tenants are absent for more than 48 hours, the main water valve must be turned off. Owners are required to have all water supply hoses made from metal-braided hoses including those for washing machines, refrigerators, dishwashers, toilets, and all sinks. Inspection of these items and all water heaters, pans, and drain lines must be regular and include the reliable shutoff functionality of the main water valve, which should be of the "ball-valve" type. Annual servicing of air conditioning equipment and condensate drain is required. Failure to service these items is *prima facie* evidence of negligence and makes the Unit Owner liable for all resulting damage to the unit, common elements, association property, other units, or other property.**
- 2. No tenant or guest shall bring any pet into a unit or onto the condominium property. Owners may have only one pet and when outside, it must be on a leash and litter must be picked up. The weight of any pet may not exceed 25 lbs.**
- 3. Any exterior changes such as awnings, storm shutters, glass enclosures, permanent wall hangings, landscaping, hanging, potted, or in-ground plants, screen doors, antennae or swings must have the prior written consent of the Board of Directors and the Vineyards Community Association Modification Committee after having been reviewed by the Bellerive Architectural Review Committee.**
- 4. Gas and charcoal barbeque grills are prohibited at Bellerive. Only electric grills are allowed and are restricted to the lanai. (The Board of Directors prohibits grills because of the complexities of Collier County Ordinance 98-74 and the 2005 NFPA Code, Chapter 10, Section 10.11.7 and Chapter 5, Section 5.3.1.2 in combination with the geographic circumstances found in Bellerive.)**
- 5. All trash must be placed in plastic bags and tied before being placed in the dumpster. All recyclables such as paper, cardboard, bottles, cans, plastics, plastic bags, *etc.* should be placed in recycle bins. All boxes and cartons must be broken down flat. Arrange with PMP for disposal of Christmas trees, furniture, or other large items. Horticultural materials (including Christmas trees) must not be placed in dumpsters. If a dumpster is full, please take bags to another dumpster. The dumpster in the cul-de-sac usually has excess capacity. Hazardous items including fluorescent lamps, CFLs, items with mercury, smoke detectors, paint, oil, electronics, *etc.* can be taken to the Collier County Recycling Center at 2640 Enterprise Avenue off Airport Road on north side of Naples Airport.**

6. For the comfort and convenience of all owners, **objectionable odors** and **unnecessary noise** such as slamming of doors, loud talking, barking dogs, radios, televisions, stereos and musical instruments must be maintained at low levels. Loud or extensive cell phone conversations at the pool are discouraged.
7. Each unit owner has an **assigned parking space** in a carport as well as a parking space for a second car outside the carport. Guests must use the visitor spaces available.
8. No vehicles except conventional automobiles, SUVs, vans, and other vehicles deemed appropriate by the Board of Directors shall be permitted for regular use on the premises. Overnight parking of **boats, trailers, trucks, pickup trucks, panel trucks, campers, RV's, mobile homes, ATVs, motorcycles, and mopeds** is strictly prohibited, and violations will result in the removal of such vehicles at the owner's expense. Owner or guest vehicles of any kind with commercial signs or messages are prohibited. **Bicycles** may be stored in the unit owner's parking space between the curb and the wall. If the owner is away for the summer season, they should be stored in the owner's storage room or condo unit.
9. Lanais, porches, or balconies shall not be used for hanging of clothing, towels, or other potentially unsightly objects. Walkways, stairways, and entry balconies shall not be used for storing bicycles, toys, sports equipment, footwear, cleaning supplies, or other household or personal items.
10. It is imperative that the **15 mph speed limit** be carefully observed. All owners are asked to assist in the enforcement of this essential rule – for the safety of us all.
11. When **house guests** are to occupy a condo unit **during the absence of the owner**, the owner is required to notify the property manager in writing and provide the manager with the names of the guests and planned dates of arrival and departure. This will protect the owner and avoid potential embarrassment of the guest who may be asked to leave if the board has not received advance notice of his or her occupancy. **House Guest** refers to any person who occupies a condo on a temporary basis at the invitation of the owner without consideration of payment. The **number** of house guests in a unit is restricted to 2 persons per bedroom plus 2 additional persons. **The maximum period** for a house guest to occupy a condo in the owner's absence is **30 days**.

NOTE: Specific requests for departure from the above rules may be submitted to the Board of Directors, will be considered, and may be approved at their discretion.

Approved by the Board of Directors
February 6, 2013

Window and Door Protection against Storms
Policy of the Bellerive Condominium Association

Adopted April 19, 2011

Hurricane shutters may be installed at the interior of lanai screens or immediately outside of the sliding glass doors. They may be of the roll-down type, the removable vertical-panel type, or, if approved by the Board of Directors, another configuration. They must be white and provide protection in accordance with building codes effective at the time of installation. Hurricane-rated sliders may also be installed at the interior of lanai screens.

For windows, condo owners should consider replacement of the entire window with hurricane rated sashes, thereby providing year-round storm-protection, thermal insulation, noise reduction, and convenience. If this option is chosen, the replacement window shall reproduce the appearance of the current window insofar as possible. At a minimum, it must be white and have the same sash-split and grid pattern as found in the current window. If the appearance is substantially different from the current window, they must receive approval of the Board of Directors.

Protective shutters for windows shall be installed within the 4-inch recess immediately exterior to the window. They must not be applied to the face of the surrounding casing frame or exterior wall except in those locations where there is no recess. The shutters shall be of the removable vertical-panel type. Any other type must first receive approval of the Board of Directors. All hardware shall be white or clear except that hinges and fasteners may be either white or of natural corrosion resistant material.

As with all exterior installations, a *Modification Request Acknowledgment* form must be submitted in advance for approval.

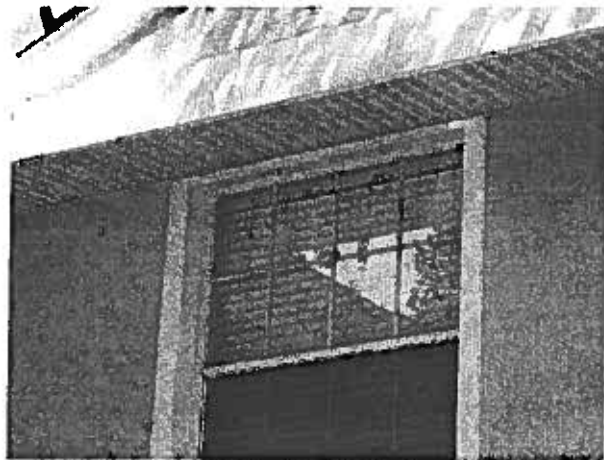
Storm shutters shall be removed as soon as practicable, but not later than two weeks after a storm during the period from January 1, until April 30. Shutters may remain closed for part or all of the period from May 1 to December 31.



Typical window showing flat casing and 4-inch recess



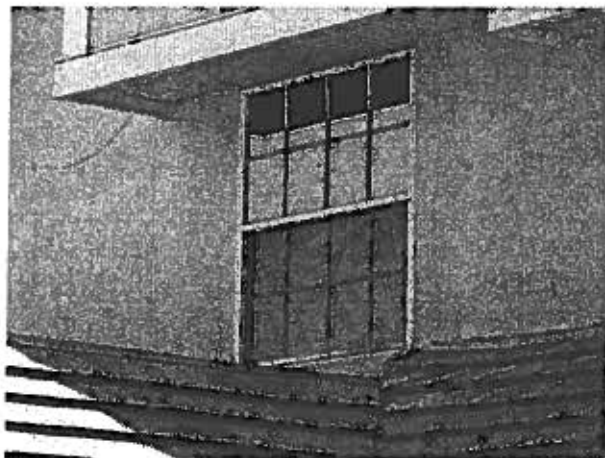
Occasional window with a proud pilaster in place of one side's casing



Upper story window showing only one inch of clearance to the soffit



Villa side window with no white casing



Villa front window with no recess



Roll-down shutter showing the overly-large cassette above (Vintage Reserve)

Bellerive Condominium Assoc., Inc.
Board of Directors' 2020 Approved Budget
For the Period of January 1, 2020 through December 31, 2020

86 units

GL Code	Income	2019 Approved Budget	Actuals 8/31/2019	estimated 12/31/2019	2020 Proposed Budget
4145	Operating Assessments	340,189	226,755	340,189	338,563
4150	Reserve Assessments	94,000	70,501	94,000	100,000
4151	VCA Master Fee	78,260	52,173	78,260	73,788
4155	Bulk communication Fees	93,052	62,035	93,052	93,052
	Special Assessment	-	-	-	-
4200	Late Fees/Interest	-	9	9	-
4240	Interest Income - Operating	-	69	69	-
4250	Interest Income - Reserves	-	4,365	4,365	-
4295	Miscellaneous Income	-	399	399	-
4299	Prior Year Surplus / (Deficit)	33,750	11,250	33,750	39,000
	Total Income	639,251	427,556	644,093	644,403
	Administrative Expenses				
6010	Bad Debt Uncollectible Assessments	2,500	-	-	2,500
6025	Corporate Filing Fee	62	61	61	61
6028	Fees to Division	344	344	344	344
6040	Management/Accounting	16,970	11,313	16,970	17,479
6046	Appraisal-Insurance	310	-	310	310
	Wind Mitigation Reports (next due in 2023)	-	-	-	-
6050	Office Expense/Postage	4,000	2,826	3,300	3,500
6055	Legal/Accounting (CPA)	4,500	-	-	4,500
6070	Taxes Permits & Licenses	1,000	1,225	1,225	1,225
	Sub-Total Administrative	29,686	15,770	22,210	29,919
	Utilities				
6100	Electric	11,500	7,563	11,400	12,000
6105	Irrigation Water	6,000	3,659	5,500	6,000
6110	Trash Removal	12,000	7,200	10,800	12,000
6303	Bulk Communication Fees	93,052	62,149	93,052	93,052
6120	Water/Sewer	71,000	44,120	67,000	71,000
	Sub-Total Utilities	193,552	124,692	187,752	194,052
	Grounds				
6140	Lake Maintenance fees VCA	2,890	2,168	2,890	2,890
6141	Irrigation Repairs / Maintenance	3,500	1,885	2,400	3,500
6145	Contingency - Ground	1,500	723	900	1,500
6160	Landscape Contract	47,762	31,841	47,762	49,195
6162	Sod/Plantings/Mulch/ Other	18,500	11,195	18,500	18,500
6163	Tree Trimming (Palms in 2020; Oaks 2021)	5,000	-	5,000	4,000
	Sub-Total Grounds	79,152	47,811	77,452	79,585
	Buildings				
6170	Pool/Spa Maintenance Contract	7,200	4,932	7,200	7,200
6172	Pool Repair / Supplies	4,000	2,168	2,500	4,000
6185	Site Lighting & Bulbs	700	330	400	500
6186	Electrical Repairs	4,000	4,406	4,406	11,500
6189	Holiday	1,500	1,483	1,500	1,500
	Building Gutter Cleaning	4,000	-	4,000	4,000
6190	Building Maintenance & Repair	20,000	13,155	16,000	20,000
6191	Gate Entry Repair & Maintenance.	2,500	1,106	1,500	2,500
6194	Janitorial Contract	22,800	15,200	22,800	23,484
6193	Power Washing - walkways, gutters, misc.	6,500	1,250	6,500	3,000
	Roof & Carport Roof Soft Wash	6,901	-	-	8,000
6195	Janitorial Supplies	800	110	200	600
6230	Pest Control contract	2,500	1,200	2,500	2,575
6231	Pest Control other	1,200	600	600	1,200
6020	Contingency	2,000	-	-	2,000
	Sub-Total Building	86,601	45,939	70,106	92,059
	Master Association				
6300	Vineyards Community Association (VCA)	78,260	52,059	78,260	73,788
	Sub-Total Master Association	78,260	52,059	78,260	73,788
	Insurance Policies				
6310	Insurance - Package	78,000	46,976	50,000	75,000
6320	Insurance Loan Interest Expense	-	-	-	-
	Sub-Total Insurance	78,000	46,976	50,000	75,000
	Total Operating Expenses	545,251	333,247	485,780	544,403
	Reserves Unallocated Interest				
6440	Reserves	94,000	70,500	94,000	100,000
	Total Reserves	94,000	74,865	98,365	100,000
	Total Operating and Reserve Expenses	639,251	408,112	584,145	644,403

40	41	42	43	44	45	46	47	48	49
							200		
				120					
	12								
				6					
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10						10			
			11						
16	12	5	21	166	10	16	205	0	15
290	375	463	558	637	571	660	745	640	740
16	12	5	21	166	10	16	205	0	15
100	100	100	100	100	100	100	100	100	100
375	463	558	637	571	660	745	640	740	825

Bellerive Condominium Association, Inc.
2020 Approved Budget
Reserve & Assessment Schedule

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

	Assessment Per Condo	
	Annually	Quarterly
Bellerive's Total Assessment		
Operating Assessment	3,936.78	984.19
Reserve Assessment	1,162.79	290.70
<i>Bellerive Assessment</i>	5,099.57	1,274.89
<i>V.C.A. Master Fee</i>	858.00	214.50
<i>Bulk Communication Fee</i>	1,082.00	270.50
<i>Total Assessment Due</i>	7,039.57	1,759.89

Quarterly assessment for 2020 = \$ 1,760

Summit-Broadband 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
Monthly Charge per Unit	90.16

Recent History of Quarterly Assessments

2020	1,760.00	0.00%
2019	1,760.00	0.00%
2018	1,760.00	0.69%
2017	1,748.00	2.22%
2016	1,710.00	0.00%
2015	1,710.00	1.48%
2014	1,685.00	2.62%
2013	1,642.00	

BELLERIVE CONDOMINIUM ASSOC. INC.

Page: 1

Balance Sheet
As of 12/31/19**ASSETS****CURRENT ASSETS****Cash**

1010	Operating Acct #2379 - IBERIA	\$ 187,947.35	
1013	MM Operating #2808 - IBERIA	20,852.80	
	Sub-Total Cash	<hr/>	\$ 208,800.15

Reserves

1020	Reserves #2387 - IBERIA	\$ 493,012.77	
	Sub-Total Reserves	<hr/>	\$ 493,012.77

Accounts Receivable

1450	Owners Receivable	\$ 910.85	
	Sub-Total Accounts Receivable	<hr/>	\$ 910.85
	Total Current Assets		<hr/> \$ 702,723.77

Other Assets

1640	Utility Deposits	\$ 237.15	
	Total Other Assets	<hr/>	\$ 237.15
	TOTAL ASSETS		<hr/> \$ 702,960.92 =====

LIABILITIES & EQUITY**CURRENT LIABILITIES:**

2110	Accounts Payable	\$ 7,557.85	
2250	Owners Prepaid	58,056.00	
	Subtotal Current Liab.	<hr/>	\$ 65,613.85

BELLERIVE CONDOMINIUM ASSOC. INC.

Balance Sheet
As of 12/31/19

EQUITY & RESERVES

RESERVES:

3000	Reserves - Unallocated	\$ 12,681.54	
3040	General Reserves	480,331.23	
	Subtotal Reserves	<hr/>	\$ 493,012.77

EQUITY:

3300	Retained Earnings	\$ 138,370.57	
	Current Year Net Income/(Loss)	5,963.73	
	Subtotal Equity	<hr/>	\$ 144,334.30

	TOTAL LIABILITIES & EQUITY		\$ 702,960.92
			<hr/> <hr/>

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

BELLERIVE CONDOMINIUM ASSOC. INC.

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

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
04145	Maintenance Fees	28,343.88	28,349.12	(5.24)	340,126.56	340,189.00	(62.44)	340,189.00
04150	Reserve Fees	.00	7,833.37	(7,833.37)	94,001.44	94,000.00	1.44	94,000.00
04151	V.C.A. Fees	6,521.67	6,521.63	.04	78,260.00	78,260.00	.00	78,260.00
04155	Bulk Communication Fees	7,754.34	7,754.37	(.03)	93,052.00	93,052.00	.00	93,052.00
04200	Late Charge Fees / Interest	(78.12)	.00	(78.12)	(113.21)	.00	(113.21)	.00
04240	Interest Income - Operating	4.43	.00	4.43	96.17	.00	96.17	.00
04250	Interest Income - Reserves	522.85	.00	522.85	6,614.35	.00	6,614.35	.00
04295	Miscellaneous Income	(10.00)	.00	(10.00)	446.00	.00	446.00	.00
04499	Prior Year Surplus / (Deficit)	.00	2,812.50	(2,812.50)	.00	33,750.00	(33,750.00)	33,750.00
	Subtotal Income	43,059.05	53,270.99	(10,211.94)	612,483.31	639,251.00	(26,767.69)	639,251.00
EXPENSES								
ADMINISTRATIVE								
06010	Bad Debt/Uncollectible Assess	.00	208.37	208.37	.00	2,500.00	2,500.00	2,500.00
06020	Contingency	81.08	166.63	85.55	715.27	2,000.00	1,284.73	2,000.00
06025	Corporate Filing Fee	.00	5.13	5.13	61.25	62.00	.75	62.00
06028	Fees to Division	.00	28.63	28.63	344.00	344.00	.00	344.00
06040	Management / Accounting	1,414.13	1,414.13	.00	16,970.00	16,970.00	.00	16,970.00
06046	Appraisal-Insurance	.00	25.87	25.87	310.00	310.00	.00	310.00
06050	Office Expense / Postage	666.49	333.37	(333.12)	4,298.60	4,000.00	(298.60)	4,000.00
06055	Legal/Accounting (CPA)	.00	375.00	375.00	.00	4,500.00	4,500.00	4,500.00
06070	Taxes/Permits	.00	83.37	83.37	1,225.00	1,000.00	(225.00)	1,000.00
	SUB-TOTAL ADMINISTRATIVE	2,161.70	2,640.50	478.80	23,924.12	31,686.00	7,761.88	31,686.00
UTILITIES								
06100	Electric	965.11	958.37	(6.74)	10,900.08	11,500.00	599.92	11,500.00
06105	Irrigation Water	353.72	500.00	146.28	5,279.24	6,000.00	720.76	6,000.00
06110	Trash Removal	101.48	1,000.00	898.52	10,780.12	12,000.00	1,219.88	12,000.00
06120	Water/Sewer	5,729.32	5,916.63	187.31	64,699.86	71,000.00	6,300.14	71,000.00
	SUB-TOTAL UTILITIES	7,149.63	8,375.00	1,225.37	91,659.30	100,500.00	8,840.70	100,500.00
GROUNDS								
06140	Lake Maintenance Fee VCA	.00	240.87	240.87	2,890.00	2,890.00	.00	2,890.00
06141	Irrigation Repairs/Maint	617.95	291.63	(326.32)	3,861.38	3,500.00	(361.38)	3,500.00
06145	Contingency - Ground	.00	125.00	125.00	842.50	1,500.00	657.50	1,500.00
06160	Landscape Contract	3,980.10	3,980.13	.03	47,761.20	47,762.00	.80	47,762.00
06162	Sod/Plantings/Mulch/Trim/Other	167.39	1,541.63	1,374.24	19,644.64	18,500.00	(1,144.64)	18,500.00
06163	Tree Trimming	.00	416.63	416.63	10,615.00	5,000.00	(5,615.00)	5,000.00
	SUB-TOTAL GROUNDS	4,765.44	6,595.89	1,830.45	85,614.72	79,152.00	(6,462.72)	79,152.00
BUILDING								
06170	Pool/Spa Maintenance Contract	800.00	600.00	.00	7,332.36	7,200.00	(132.36)	7,200.00
06172	Pool Repairs/Supplies	101.68	333.37	231.69	2,627.53	4,000.00	1,372.47	4,000.00

BELLERIVE CONDOMINIUM ASSOC. INC.

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

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
06185	Site Lighting	.00	58.37	58.37	772.64	700.00	(72.64)	700.00
06186	Electrical Repairs	.00	333.37	333.37	4,405.50	4,000.00	(405.50)	4,000.00
06187	Building Gutter Cleaning	.00	333.37	333.37	.00	4,000.00	4,000.00	4,000.00
06189	Holiday	.00	125.00	125.00	1,482.79	1,500.00	17.21	1,500.00
06190	Building Maintenance/Repairs	3,035.48	1,666.63	(1,368.85)	18,412.94	20,000.00	1,587.06	20,000.00
06191	Gate Entry Repair & Maintenan	.00	208.37	208.37	1,106.15	2,500.00	1,393.85	2,500.00
06193	Power Washing Walkways,Gutter	.00	541.63	541.63	1,250.00	6,500.00	5,250.00	6,500.00
06194	Janitorial Contract	1,900.00	1,900.00	.00	22,800.00	22,800.00	.00	22,800.00
06195	Janitorial Supplies	.00	66.63	66.63	109.50	800.00	690.50	800.00
06196	Roof & Car port Soft Wash	.00	575.12	575.12	.00	6,901.00	6,901.00	6,901.00
06230	Pest Control	.00	208.37	208.37	2,000.00	2,500.00	500.00	2,500.00
06231	Pest Control Other	.00	100.00	100.00	600.00	1,200.00	600.00	1,200.00
SUB-TOTAL BUILDING		5,637.16	7,050.23	1,413.07	62,899.41	84,601.00	21,701.59	84,601.00
STORM DAMAGE								
SUB-TOTAL STORM DAMAGE		.00	.00	.00	.00	.00	.00	.00
MASTER ASSOCIATION								
06300	Master Association Fees	6,507.34	6,521.63	14.29	78,088.00	78,260.00	172.00	78,260.00
06303	Bulk Communication Fees	7,768.66	7,754.37	(14.29)	93,224.00	93,052.00	(172.00)	93,052.00
SUB-TOTAL MASTER ASSOCIATIO		14,276.00	14,276.00	.00	171,312.00	171,312.00	.00	171,312.00
INSURANCE								
06310	Insurance - Package	5,879.77	6,500.00	620.23	70,495.68	78,000.00	7,504.32	78,000.00
SUB-TOTAL INSURANCE		5,879.77	6,500.00	620.23	70,495.68	78,000.00	7,504.32	78,000.00
RESERVES								
06430	Reserve-Unallocated	522.85	.00	(522.85)	6,614.35	.00	(6,614.35)	.00
06440	General Reserves	.00	7,833.37	7,833.37	94,000.00	94,000.00	.00	94,000.00
SUB-TOTAL RESERVES		522.85	7,833.37	7,310.52	100,614.35	94,000.00	(6,614.35)	94,000.00
TOTAL EXPENSES		40,392.55	53,270.99	12,878.44	606,519.58	639,251.00	32,731.42	639,251.00
Current Year Net Income/(loss		2,666.50	.00	2,666.50	5,963.73	.00	5,963.73	.00

These financial statements are for management-

BELLERIVE 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	

use-only and not intended for third-party use.