

# Property Management Professionals

## CLUBSIDE RESERVE CONDOMINIUM ASSOCIATION

### **PURCHASE APPLICATION**

**Mail: \_\_\_\_\_ or \_\_\_\_\_ Drop Off:**

**Clubside Reserve  
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 Clubside Reserve**

## **FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET**

Clubside Reserve at the Vineyards Condominium Association, Inc. As of: January 1, 2020

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

**A:** Members of the association are entitled to one (1) vote for each unit owned. The total number of votes shall equal the total number of units. **See the Association By-Laws for further detail.**

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

**A:** There are detailed restrictions in both the Declaration of Condominium and in the Rules and Regulations concerning occupancy, no business/commercial activity, guests, minors, pets, nuisances/noise, signs, commercial vehicles, requirements when owner is not present, leasing your unit, assessment requirements, insurance requirements, changes to your unit, your impact on and the use of the common and limited common elements of the association, required maintenance, use of the clubhouse and pool area, vehicle types and parking, among others. **Please refer to the Declaration of Condominium and the current Rules and Regulations for details.**

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

**A:** There are detailed restrictions and procedures in the Declaration of Condominium and Rules and Regulations on leasing. In general, owners are free to lease their entire unit only no more than one (1) time in a calendar year with a minimum lease term being 90 days with Board approval. The owner relinquishes his rights to use the common areas, in particular, the clubhouse, parking and the pool, to the lessee. **Detail of these and other restrictions and procedures are in the Declaration of Condominium and the current Rules and Regulations.**

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

**A:** It is paid quarterly, rounded to \$2,051.00 per quarter in advance, due on January 1, April 1, July 1 and October 1.

**Q: Do I have to be a member in 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. The Vineyards Community Association, Inc., is the master association for whole Vineyards property. You have one (1) vote per unit owned. The \$486.00 quarterly assessment is included in your condominium assessment noted above.

**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:** There are no separate fees other than the quarterly assessment noted above.

**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? 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.**

**CLUBSIDE RESERVE AT THE VINEYARDS CONDOMINIUM ASSOCIATION, INC.**  
**APPLICATION FOR APPROVAL TO PURCHASE**  
**OR LEASE A CONDOMINIUM UNIT**

TO: **The Board of Directors of Clubside Reserve at the Vineyards, a Condominium.**  
(Please check appropriate box)

- I hereby apply for approval to purchase \_\_\_\_\_ Reserve Circle Unit# \_\_\_\_\_ at Clubside Reserve at the Vineyards, a Condominium, and for membership in the Condominium Association. A complete copy of the signed purchase agreement is attached.
- I hereby apply for approval to lease \_\_\_\_\_ Reserve Circle Unit# \_\_\_\_\_ at Clubside Reserve at the Vineyards, for the period beginning \_\_\_\_/\_\_\_\_/20\_\_\_\_, and ending \_\_\_\_/\_\_\_\_/20\_\_\_\_. This unit must not be leased for less than ninety days (90) days. 1 time per year. 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: **Clubside Reserve at the Vineyards Condominium Association, Inc**

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

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

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

1. Full name of Applicant \_\_\_\_\_
2. Full name of Spouse (if any) \_\_\_\_\_
3. Home street address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
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 condominium Documents of **Clubside Reserve at the Vineyards Condominium Association, Inc.** require an obligation of unit owners that all units are to be used as single family residences only. Please state the name and relationship of all other persons who will be occupying the unit on a regular basis.
8. Name of current or most recent landlord \_\_\_\_\_  
Address \_\_\_\_\_  
City/State/Zip \_\_\_\_\_ Phone ( ) \_\_\_\_\_
9. Two personal references (local if possible)  
Name \_\_\_\_\_  
Address \_\_\_\_\_  
City/State/Zip \_\_\_\_\_ Phone ( ) \_\_\_\_\_  
Name \_\_\_\_\_  
Address \_\_\_\_\_  
City/State/Zip \_\_\_\_\_ Phone ( ) \_\_\_\_\_
10. Two credit references (local if possible)  
Name \_\_\_\_\_  
Address \_\_\_\_\_  
City/State/Zip \_\_\_\_\_ Phone ( ) \_\_\_\_\_

Name  
Address  
City/State/Zip \_\_\_\_\_ Phone (    )

11. Person to be notified in case of emergency:  
Name  
Address  
City/State/Zip \_\_\_\_\_ Phone (    )

12. Make of car to be kept at the Condominium during lease term:  
Model/Make \_\_\_\_\_ Year  
License No. \_\_\_\_\_ State

13. Mailing address for notices connected with this application:  
Name  
Address  
City/State/Zip \_\_\_\_\_ Phone (    )

14. (If this transaction is a sale, please circle the number that applies)  
I am purchasing this unit with the intention to:  
(1) reside here on a full-time basis;  
(2) reside here part-time; or  
(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 am aware of, and agree to abide by the Declaration of Condominium Clubside Reserve at the Vineyards, a Condominium, 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 lessees and their guests, of provisions of the Declaration of Condominium of Clubside Reserve Association's by-laws, and the rules and regulations of the Association. **Tenants are NOT permitted to have pets.**

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

**AUTHORIZATION: I/We hereby authorize the Rental Agency and/or the Unit Owner 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 list on the application.**

**APPLICATION FEE NON-REFUNDABLE**

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

Applicant \_\_\_\_\_

APPLICATION APPROVED  DISAPPROVED  DATE: \_\_\_\_\_

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

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

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

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

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

A minimum of three Board Member signatures required for approval

## **CLUBSIDE RESERVE – RULES SUMMARY**

### **1. Use of a Unit When Owner is Not in Residence**

Only family members, as defined in Clubside Reserve's Declaration of Condominium, are permitted to occupy a unit when the owner is absent. Friends do not qualify. Owners must give written notice to the Board anytime their unit will be occupied by anyone in their absence.

### **2. Leasing of Units**

No unit may be leased more often than one (1) time in any calendar year. The minimum lease term must be ninety (90) days. The maximum lease term must be nine (9) months.

### **3. Exterior Improvements/Changes/Modifications**

Owners must obtain prior written approval from the Association before making any exterior (and many interior) improvements/changes/modifications to their units. These include paint, wood or tile flooring, hurricane shutters, screen door, and lanai enclosures.

### **4. Landscaping**

Owners are not permitted to alter landscaping material without Association approval. Please do not instruct others to trim or replace any landscaping material. The Association's vendors have been instructed to follow instructions **ONLY** if they are from Board members or their designees.

### **5. Lawn Ornaments**

Owners and tenants cannot place lawn ornaments of any kind in common areas. These include, but are not limited to, statues, gazing balls, baskets, wheelbarrows, windmills, symbols, artificial birds or animals.

### **6. Garage Doors**

Garage doors must be closed except to enter or leave or when someone is working in the garage.

**7. Parking**

All vehicles must first be parked inside the garage to the maximum capacity of that garage as originally constructed, before parking on the driveway. Owners/renters are not permitted to park at the Clubhouse (except for mail pickup or social functions) or in the guest parking areas.

**8. Pets**

All pets must be leashed and cannot become a nuisance whether inside or outside the units. Owners must pick up, and properly dispose of, all solid waste. Owners are permitted to own two dogs or two cats whose combined weight does not exceed 30 lbs. Renters cannot have any pets.

**9. Clubhouse, Pool & Spa**

The Collier County Health Department dictates that children who are not toilet trained and, incontinent persons regardless of age, cannot use the pool or spa. No diapers of any kind are permitted in the pool or spa.

Pool and Spa hours are 8:00 am until dusk. Pets are not permitted at the Clubhouse, pool or spa. Glass containers of any kind are not permitted on the pool deck. Cell phone use is prohibited when Clubhouse, pool or spa is occupied by others.

By signing below, buyers/renters attest that they have read, understand and will abide by all of the above Clubside Reserve Rules & Regulations. They also understand that the above summary is only a brief list and that they are responsible for reading and abiding by all of the provisions contained in the Declaration of Condominium of Clubside Reserve Condominium Association at the Vineyards.

Buyer/Renter Name: \_\_\_\_\_ Unit #: \_\_\_\_\_

Buyer/Renter Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Agent Name: \_\_\_\_\_

Agent Signature: \_\_\_\_\_

Agent's Company: \_\_\_\_\_

**Clubside Reserve Condominium Assoc., Inc.**  
**Board of Director's 2020 Approved Budget**  
**For the Period of January 1, 2020 through December 31, 2020**

# of Units: 84

10/23/2019 10/23/2019

Income	GL. Code	2019 Approved Budget	Actuals 9/30/2019	Estimated 12/31/2019	2020 Proposed Budget
Operating Maintenance Assessments	4145	\$ 322,365	\$ 215,015	\$ 322,365	\$ 344,520
Reserve Assessments	4150	\$ 181,539	\$ 136,080	\$ 181,539	\$ 181,539
VCA Master Association Fees	4151	\$ 76,440	\$ 51,072	\$ 76,440	\$ 72,072
Bulk Communication Fees, NuVu	4155	\$ 90,888	\$ 60,704	\$ 90,888	\$ 90,888
Late Fees/Interest	4200	\$ -	\$ 331	\$ 331	\$ -
Interest Income Operating Accounts	4240	\$ -	\$ 68	\$ 68	\$ -
Interest Income Reserve Accounts	4250	\$ -	\$ 9,307	\$ 9,307	\$ -
Miscellaneous Income	4295	\$ -	\$ 675	\$ 675	\$ -
Prior Years' Surplus/(Deficit)	4499	\$ 23,000	\$ -	\$ 60,000	\$ -
<b>Total Income</b>		<b>\$ 694,232</b>	<b>\$ 473,252</b>	<b>\$ 741,613</b>	<b>\$ 689,019</b>
<b>Administrative Expenses</b>					
Contingency	6020	\$ 4,000	\$ 900	\$ 2,000	\$ 1,500
Reserve Study Updates					\$ 900
Community Activities	6021	\$ 1,000	\$ 261	\$ 1,000	\$ 1,000
Corporate Filing Fee	6025	\$ 62	\$ 61	\$ 61	\$ 61
Fees to Division	6028	\$ 336	\$ 336	\$ 336	\$ 336
Management/Bookkeeping (PMP)	6040	\$ 17,155	\$ 12,407	\$ 17,155	\$ 17,385
CPA/Accounting/Tax Return	6045	\$ 250	\$ 1,275	\$ 1,000	\$ 1,025
Appraisal-Insurance	6046	\$ 315	\$ 310	\$ 310	\$ 310
Office Expense/Postage	6050	\$ 3,000	\$ 2,721	\$ 3,000	\$ 3,000
Legal	6056	\$ 2,500	\$ 2,000	\$ 2,500	\$ 2,500
Income Taxes	6069	\$ -	\$ -	\$ -	\$ -
Permits/Licenses	6070	\$ 900	\$ 875	\$ 875	\$ 900
<b>Sub-Total Administration Fees</b>		<b>\$ 29,518</b>	<b>\$ 21,146</b>	<b>\$ 28,237</b>	<b>\$ 28,917</b>
<b>Utilities</b>					
Electric	6100	\$ 17,500	\$ 12,837	\$ 17,125	\$ 17,500
Irrigation Water	6105	\$ 5,000	\$ 3,822	\$ 5,100	\$ 5,500
Trash removal (Clubhouse)	6110	\$ 225	\$ -	\$ 225	\$ 275
Water/Sewer	6120	\$ 33,500	\$ 27,551	\$ 35,000	\$ 35,500
<b>Sub-Total Utilities</b>		<b>\$ 56,225</b>	<b>\$ 44,210</b>	<b>\$ 57,450</b>	<b>\$ 58,775</b>
<b>Grounds</b>					
Lake Fountain Maintenance	6130	\$ 1,800	\$ 640	\$ 1,800	\$ 1,280
Lake Fountain Equipment & Repairs	6135	\$ 3,000	\$ 2,145	\$ 2,500	\$ 2,500
Lake Plants Maintenance	6137	\$ 600	\$ -	\$ -	\$ 600
Lake Maintenance Fees VCA	6140	\$ 1,934	\$ 1,450	\$ 1,934	\$ 1,934
Irrigation Repairs / Maintenance	6141	\$ 5,000	\$ 1,612	\$ 2,200	\$ 3,000
Landscape Drainage	6145	\$ -	\$ 14,549	\$ 15,000	
Landscape Contract	6160	\$ 63,988	\$ 41,948	\$ 63,988	\$ 65,908
Sod/Plantings/Other	6162	\$ 12,000	\$ 4,673	\$ 7,000	\$ 10,000
Mulch/Stone	6163	\$ 9,147	\$ -	\$ 9,147	\$ 9,500
Trees/Trimming- new installs	6165	\$ 12,000	\$ 1,575	\$ 7,750	\$ 12,000
Gate Maintenance & Repairs	6169	\$ 2,500	\$ 2,969	\$ 3,250	\$ 3,000
<b>Sub-Total Grounds</b>		<b>\$ 111,969</b>	<b>\$ 71,561</b>	<b>\$ 114,569</b>	<b>\$ 109,722</b>
<b>Buildings</b>					
Pool / Spa Maintenance Contract	6170	\$ 7,880	\$ 5,215	\$ 7,880	\$ 8,100
Pool/Spa Repairs	6171	\$ 4,500	\$ 6,192	\$ 6,500	\$ 4,000
Holiday Decorations	6189	\$ 3,026	\$ 3,024	\$ 3,024	\$ 3,125
Building Repair & Maintenance	6190	\$ 24,000	\$ 31,007	\$ 35,000	\$ 24,000
Clubhouse - HVACs - Maintenance & Repa	6191	\$ 250	\$ 109	\$ 250	\$ 250
Supplies	6192	\$ 500	\$ 319	\$ 500	\$ 500
Janitorial Service	6194	\$ 7,797	\$ 5,040	\$ 7,797	\$ 8,031
Vacuuming Out Shared A/C Drains	6195	\$ 3,800	\$ 1,663	\$ 3,800	\$ 3,500
Algaecide Roof Treatment		\$ -	\$ -	\$ -	\$ -
Pressure Washing, Street Gutters, Pavers	6196	\$ 8,100	\$ 2,315	\$ 8,100	\$ 8,100

Emergency Systems/Fire	6210	\$ 2,200	\$ 1,298	\$ 1,500	\$ 2,100
Pest Control Contract	6230	\$ 2,600	\$ 2,769	\$ 2,800	\$ 2,800
Pest Control For Items Outside of Contract	6231	\$ 2,000	\$ 2,590	\$ 2,600	\$ 2,600
<b>Sub-Total Buildings</b>		<b>\$ 66,653</b>	<b>\$ 61,541</b>	<b>\$ 79,751</b>	<b>\$ 67,106</b>
<b>Storm Damages, Ins Claim Expenses</b>					
Roof Claim and Roof Repair Expenses	6235		\$ 34,366	\$ 40,000	
<b>Sub-Total Roof Claim &amp; Repair Exp.</b>			<b>\$ 34,366</b>	<b>\$ 40,000</b>	
<b>Master Association Fees</b>					
Master Association Fees (VCA)	6300	\$ 76,440	\$ 50,848	\$ 76,440	\$ 72,072
Bulk Communication Fees	6303	\$ 90,888	\$ 60,704	\$ 90,888	\$ 90,888
<b>Sub-Total Master Association Fees.</b>		<b>\$ 167,328</b>	<b>\$ 111,552</b>	<b>\$ 167,328</b>	<b>\$ 162,960</b>
<b>Insurance Expenses</b>					
Commercial Package Insurance	6310	\$ 80,000	\$ 50,184	\$ 74,000	\$ 80,000
<b>Sub-Total Insurance Expenses</b>		<b>\$ 80,000</b>	<b>\$ 50,184</b>	<b>\$ 74,000</b>	<b>\$ 80,000</b>
<b>Total Operating Expenses</b>					
		<b>\$ 511,693</b>	<b>\$ 394,560</b>	<b>\$ 561,335</b>	<b>\$ 507,480</b>
<b>Reserves Assessments</b>					
Reserves-Unallocated Interest	6430	\$ -	\$ -	\$ -	\$ -
General Reserve Fund	6440	\$ 181,539	\$ 145,462	\$ 181,539	\$ 181,539
<b>Total Reserves</b>		<b>\$ 181,539</b>	<b>\$ 145,462</b>	<b>\$ 181,539</b>	<b>\$ 181,539</b>
<b>Total Reserve and Operating Expenses</b>					
		<b>\$ 693,232</b>	<b>\$ 540,022</b>	<b>\$ 742,874</b>	<b>\$ 689,019</b>





A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40	41	42	43	44	45
46	47	48	49	50	51	52	53	54	55	56	57	58	59	60
61	62	63	64	65	66	67	68	69	70	71	72	73	74	75
76	77	78	79	80	81	82	83	84	85	86	87	88	89	90
91	92	93	94	95	96	97	98	99	100	101	102	103	104	105
106	107	108	109	110	111	112	113	114	115	116	117	118	119	120
121	122	123	124	125	126	127	128	129	130	131	132	133	134	135
136	137	138	139	140	141	142	143	144	145	146	147	148	149	150
151	152	153	154	155	156	157	158	159	160	161	162	163	164	165
166	167	168	169	170	171	172	173	174	175	176	177	178	179	180
181	182	183	184	185	186	187	188	189	190	191	192	193	194	195
196	197	198	199	200	201	202	203	204	205	206	207	208	209	210
211	212	213	214	215	216	217	218	219	220	221	222	223	224	225
226	227	228	229	230	231	232	233	234	235	236	237	238	239	240
241	242	243	244	245	246	247	248	249	250	251	252	253	254	255
256	257	258	259	260	261	262	263	264	265	266	267	268	269	270
271	272	273	274	275	276	277	278	279	280	281	282	283	284	285
286	287	288	289	290	291	292	293	294	295	296	297	298	299	300
301	302	303	304	305	306	307	308	309	310	311	312	313	314	315
316	317	318	319	320	321	322	323	324	325	326	327	328	329	330
331	332	333	334	335	336	337	338	339	340	341	342	343	344	345
346	347	348	349	350	351	352	353	354	355	356	357	358	359	360
361	362	363	364	365	366	367	368	369	370	371	372	373	374	375
376	377	378	379	380	381	382	383	384	385	386	387	388	389	390
391	392	393	394	395	396	397	398	399	400	401	402	403	404	405
406	407	408	409	410	411	412	413	414	415	416	417	418	419	420
421	422	423	424	425	426	427	428	429	430	431	432	433	434	435
436	437	438	439	440	441	442	443	444	445	446	447	448	449	450
451	452	453	454	455	456	457	458	459	460	461	462	463	464	465
466	467	468	469	470	471	472	473	474	475	476	477	478	479	480
481	482	483	484	485	486	487	488	489	490	491	492	493	494	495
496	497	498	499	500	501	502	503	504	505	506	507	508	509	510
511	512	513	514	515	516	517	518	519	520	521	522	523	524	525
526	527	528	529	530	531	532	533	534	535	536	537	538	539	540
541	542	543	544	545	546	547	548	549	550	551	552	553	554	555
556	557	558	559	560	561	562	563	564	565	566	567	568	569	570
571	572	573	574	575	576	577	578	579	580	581	582	583	584	585
586	587	588	589	590	591	592	593	594	595	596	597	598	599	600
601	602	603	604	605	606	607	608	609	610	611	612	613	614	615
616	617	618	619	620	621	622	623	624	625	626	627	628	629	630
631	632	633	634	635	636	637	638	639	640	641	642	643	644	645
646	647	648	649	650	651	652	653	654	655	656	657	658	659	660
661	662	663	664	665	666	667	668	669	670	671	672	673	674	675
676	677	678	679	680	681	682	683	684	685	686	687	688	689	690
691	692	693	694	695	696	697	698	699	700	701	702	703	704	705
706	707	708	709	710	711	712	713	714	715	716	717	718	719	720
721	722	723	724	725	726	727	728	729	730	731	732	733	734	735
736	737	738	739	740	741	742	743	744	745	746	747	748	749	750
751	752	753	754	755	756	757	758	759	760	761	762	763	764	765
766	767	768	769	770	771	772	773	774	775	776	777	778	779	780
781	782	783	784	785	786	787	788	789	790	791	792	793	794	795
796	797	798	799	800	801	802	803	804	805	806	807	808	809	810
811	812	813	814	815	816	817	818	819	820	821	822	823	824	825
826	827	828	829	830	831	832	833	834	835	836	837	838	839	840
841	842	843	844	845	846	847	848	849	850	851	852	853	854	855
856	857	858	859	860	861	862	863	864	865	866	867	868	869	870
871	872	873	874	875	876	877	878	879	880	881	882	883	884	885
886	887	888	889	890	891	892	893	894	895	896	897	898	899	900
901	902	903	904	905	906	907	908	909	910	911	912	913	914	915
916	917	918	919	920	921	922	923	924	925	926	927	928	929	930
931	932	933	934	935	936	937	938	939	940	941	942	943	944	945
946	947	948	949	950	951	952	953	954	955	956	957	958	959	960
961	962	963	964	965	966	967	968	969	970	971	972	973	974	975
976	977	978	979	980	981	982	983	984	985	986	987	988	989	990
991	992	993	994	995	996	997	998	999	1000	1001	1002	1003	1004	1005
1	Site 30/16/2019													
2	Site and Grounds													
3	2119 Pavers - Replace	2042	30	22	\$ 255,000									
4	2123 Street - Seal/Repair	2028	5	4	\$ 7,200									
5	2125 Street - Resurface	2023	20	3	\$ 87,500									
6	2157 Walls - Repair/Paint	2021	10	1	\$ 8,250									
7	2185 Landscape Refurbish	2020	5	0	\$ 3,500	\$ (16,072)								
8														
9	Building Exteriors													
10	2303 Ext. Lights (decorative) - Replace	2035	20	15	\$ 27,500									
11	2326 Lanai Screening - Replace	2023	14	3	\$ 27,500									
12	2343 Building Exteriors - Seal/Paint	2021	10	1	\$ 125,000									
13	2367 Common Windows & Doors - Replace	2036	40	16	\$ 38,850									
14	2383 Roofs (tile) Replace	2020	25	0	\$ 2,100,000	\$ (2,100,000)								
15	2384 Roof Consultant - Professional Fees	2020	25	0	\$ 30,000	\$ (30,000)								
16	2387 Gutters/Downspouts - Replace	2020	25	0	\$ 53,500	\$ (53,500)								
17	2391 Skylights Replace	2020	25	0	\$ 19,950	\$ (17,600)								
18														
19	Mechanical / Electrical / Plumbing													
20	2501 Intercom/Entry System - Replace	2034	15	14	\$ 5,300									
21	2507 Barcode Reader - Replace	2022	15	2	\$ 9,500									
22	2511 Barrier Arm Operators - Replace	2021	15	0	\$ 17,000	\$ (16,480)								
23	2524 HVAC (Clubhouse) - Replace	2022	15	2	\$ 5,500									
24	2579 Master Bldg Valves - Replace	2029	15	9	\$ 9,550									
25	2589 Zone Valves - Replace	2022	20	2	\$ 22,000	\$ (23,340)								
26	2593 Pond Aerator/Fountains - Replace	2022	10	2	\$ 6,550	\$ (6,365)								





A		B		C		D	E	F	AH	AI	AI
1 dated 10/16/2019				Est. Replace YR	Useful Life	Remaining Life	Cost		27	28	29
2	Comp #	Site and Grounds									
3	2119	Pavers - Replace		2042	30	22	\$ 255,000				
4	2123	Street - Seal/Repair		2028	5	4	\$ 7,200				
5	2125	Street - Resurface		2023	20	3	\$ 87,500				
6	2157	Walls - Repair/Paint		2021	10	1	\$ 8,250				
7	2185	Landscape Refurbish		2020	5	0	\$ 3,500		2047	2048	2049
8											
9		Building Extentors									
10	2303	Ext. Lights (decorative) - Replace		2035	20	15	\$ 27,500				
11	2326	Lanai Screening - Replace		2023	14	3	\$ 27,500				
12	2343	Building Extentors - Seal/Paint		2021	10	1	\$ 125,000				
13	2367	Common Windows & Doors - Replace		2036	40	16	\$ 38,850				
14	2383	Roofs (tile) Replace		2020	25	0	\$ 2,100,000				
15	2384	Roof Consultant - Professional Fees		2020	25	0	\$ 30,000				
16	2387	Gutters/Downspouts - Replace		2020	25	0	\$ 53,500				
17	2391	Skylights - Replace		2020	25	0	\$ 19,950				
18											
19		Mechanical / Electrical / Plumbing									
20	2501	Intercom/Entry System - Replace		2034	15	14	\$ 5,300				\$ (12,490)
21	2507	Barcode Reader - Replace		2022	15	2	\$ 9,500				
22	2511	Barrier Arm Operators - Replace		2021	15	0	\$ 17,000				
23	2524	HVAC (Clubhouse) - Replace		2022	15	2	\$ 5,500				
24	2579	Master Bldg Valves - Replace		2029	15	9	\$ 9,550				
25	2589	Zone Valves - Replace		2022	20	2	\$ 22,000				
26	2593	Pond Aerators/Fountains - Replace		2022	10	2	\$ 6,550				
27											
28		Interiors and Amenities									
29	2741	Clubhouse - Partial Remodel		2023	10	3	\$ 20,000				
30	2746	Kitchen - Remodel		2028	15	8	\$ 8,350				
31	2749	Bathrooms - Remodel		2025	20	5	\$ 8,000				
32	2763	Pool Furniture - Refurbish/Replace		2024	7	4	\$ 6,200				
33	2769	Pool Deck - Resurface		2042	30	22	\$ 21,000				
34	2771	Pool Fence - Replace		2021	25	1	\$ 10,200				
35	2773	Pool - Resurface		2020	12	0	\$ 16,000				
36	2775	Spa - Resurface		2022	6	2	\$ 3,500				
37	2781	Pool/Spa Heaters - Replace		2021	10	0	\$ 17,500				
38											
39		Anticipated Expenditures, By Year					\$ 2,969,900		\$	\$ (16,473)	\$ (12,490)
40											
41		Beginning Balance (as of 12/31/2019)					\$	\$ 338,402	\$	\$ 613,136	\$ 874,062
42		Anticipated Expenditures, By Year					\$	\$	\$	\$ (16,473)	\$ (12,490)
43		Reserve Contribution					\$	\$ 5270,000	\$	\$ 5270,000	\$ 5270,000
44		Spec Assessment/Borrowing/Insurance									
45		Estimated Interest					\$	\$ 4,794	\$	\$ 7,399	\$ 10,028
46		Year End Balance					\$	\$ 613,136	\$	\$ 874,062	\$ 1,141,601

**CLUBSIDE RESERVE CONDOMINIUM ASSOCIATION  
INC.**

Balance Sheet  
As of 12/31/19

ASSETS

CURRENT ASSETS

Cash

1010	Iberia Operating Acct #8766	\$ 87,571.09	
1015	Mutual Of Omaha Oper MM #4192	17,072.83	
	<b>Sub-Total Cash</b>	<hr/>	<b>\$ 104,643.92</b>

Reserves

1020	Iberia Bank Reserves #8057	\$ 1.52	
1022	Iberia Bank Reserve ICS #8057	1,508,426.85	
	<b>Sub-Total Reserves</b>	<hr/>	<b>\$ 1,508,428.37</b>

Accounts Receivable

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

	<b>Total Current Assets</b>	<hr/>	<b>\$ 1,613,072.29</b>
--	-----------------------------	-------	------------------------

Other Assets

1640	Utility Deposits	\$ 608.35	
	<b>Total Other Assets</b>	<hr/>	<b>\$ 608.35</b>

	<b>TOTAL ASSETS</b>	<hr/>	<b>\$ 1,613,680.64</b>
		=====	

LIABILITIES & EQUITY

CURRENT LIABILITIES:

2110	Accounts Payable	\$ 9,310.15	
2250	Owners Prepaid	92,139.50	
	<b>Subtotal Current Liab.</b>	<hr/>	<b>\$ 101,449.65</b>



**CLUBSIDE RESERVE CONDOMINIUM 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	
<b>INCOME:</b>								
04145	Maintenance Fees	26,880.00	26,863.75	16.25	322,535.25	322,365.00	170.25	322,365.00
04150	Reserve Fees	.00	.00	.00	181,440.00	181,539.00	(99.00)	181,539.00
04151	V.C.A. Fees	6,384.00	6,370.00	14.00	76,608.00	76,440.00	168.00	76,440.00
04155	Bulk Communications Fees	7,588.00	7,574.00	14.00	91,056.00	90,888.00	168.00	90,888.00
04200	Late Charge Fees / Interest	.00	.00	.00	371.43	.00	371.43	.00
04240	Interest - Operating	3.62	.00	3.62	83.88	.00	83.88	.00
04250	Interest - Reserves	1,284.87	.00	1,284.87	14,332.09	.00	14,332.09	.00
04295	Miscellaneous Income	75.00	.00	75.00	825.00	.00	825.00	.00
04499	Prior Year Surplus / (Defecit)	.00	1,916.63	(1,916.63)	.00	23,000.00	(23,000.00)	23,000.00
	<b>Subtotal Income</b>	<b>42,215.49</b>	<b>42,724.38</b>	<b>(508.89)</b>	<b>687,251.65</b>	<b>694,232.00</b>	<b>(6,980.35)</b>	<b>694,232.00</b>
<b>EXPENSES</b>								
<b>ADMINISTRATIVE</b>								
06020	Contingency	.00	333.37	333.37	957.78	4,000.00	3,042.22	4,000.00
06021	Community Activities	207.98	83.37	(124.61)	568.63	1,000.00	431.37	1,000.00
06025	Corporate Filing Fee	.00	5.13	5.13	61.25	62.00	.75	62.00
06028	Fees to Division	.00	28.00	28.00	336.00	336.00	.00	336.00
06040	Management/Bookkeeping	1,406.58	1,429.62	23.04	16,626.96	17,155.00	528.04	17,155.00
06045	CPA/Accounting/Tax Return	.00	20.87	20.87	1,275.00	250.00	(1,025.00)	250.00
06046	Appraisal-Insurance	.00	26.25	26.25	310.00	315.00	5.00	315.00
06050	Office Expense/Postage	297.26	250.00	(47.26)	3,587.99	3,000.00	(587.99)	3,000.00
06056	Legal	.00	208.37	208.37	2,000.00	2,500.00	500.00	2,500.00
06070	Permits/Licenses	.00	75.00	75.00	875.00	900.00	25.00	900.00
	<b>SUB-TOTAL ADMINISTRATIVE</b>	<b>1,911.82</b>	<b>2,459.98</b>	<b>548.16</b>	<b>26,598.61</b>	<b>29,518.00</b>	<b>2,919.39</b>	<b>29,518.00</b>
<b>UTILITIES</b>								
06100	Electric	1,598.10	1,458.37	(139.73)	17,165.54	17,500.00	334.46	17,500.00
06105	Irigation Water	413.52	416.63	3.11	5,784.85	5,000.00	(784.85)	5,000.00
06110	Trash Removal-Clubhouse	.00	18.75	18.75	217.56	225.00	7.44	225.00
06120	Water/Sewer	3,157.08	2,791.63	(365.45)	36,143.21	33,500.00	(2,643.21)	33,500.00
	<b>SUB-TOTAL UTILITIES</b>	<b>5,168.70</b>	<b>4,685.38</b>	<b>(483.32)</b>	<b>59,311.16</b>	<b>56,225.00</b>	<b>(3,086.16)</b>	<b>56,225.00</b>
<b>GROUNDS</b>								
06130	Lake Fountain Maintenance	.00	150.00	150.00	960.00	1,800.00	840.00	1,800.00
06135	Lake Fountain Equipt. & Repai	.00	250.00	250.00	2,723.00	3,000.00	277.00	3,000.00
06136	Lake Plants	.00	83.37	83.37	.00	1,000.00	1,000.00	1,000.00
06137	Lake Plants Maintenance	.00	50.00	50.00	.00	600.00	600.00	600.00
06140	VCA Lake Maintenance	.00	161.13	161.13	1,933.76	1,934.00	.24	1,934.00
06141	Irrigation Repairs/Maint	736.55	416.63	(319.92)	2,840.15	5,000.00	2,159.85	5,000.00
06160	Landscape Contract	5,232.24	5,332.37	100.13	62,876.58	63,988.00	1,111.42	63,988.00
06162	Sod/Plantings/Other	.00	1,000.00	1,000.00	9,544.60	12,000.00	2,455.40	12,000.00
06163	Mulch/Stone	8,900.00	762.25	(8,137.75)	8,900.00	9,147.00	247.00	9,147.00
06165	Trees/Trimming-New Installs	5,100.00	1,000.00	(4,100.00)	12,925.00	12,000.00	(925.00)	12,000.00



**CLUBSIDE RESERVE CONDOMINIUM 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	
06169	Gate Maintenance & Repairs	.00	208.37	208.37	3,033.10	2,500.00	(533.10)	2,500.00
	<b>SUB-TOTAL GROUNDS</b>	<b>19,968.79</b>	<b>9,414.12</b>	<b>(10,554.67)</b>	<b>105,736.19</b>	<b>112,969.00</b>	<b>7,232.81</b>	<b>112,969.00</b>
<b>BUILDING</b>								
06170	Pool/Spa Maintenance Contract	.00	656.63	656.63	6,515.00	7,880.00	1,365.00	7,880.00
06171	Pool/Spa Repairs	1,850.00	375.00	(1,475.00)	10,232.96	4,500.00	(5,732.96)	4,500.00
06189	Holiday Decorations	.00	252.13	252.13	3,024.00	3,026.00	2.00	3,026.00
06190	Building Maintenance/Repairs	2,489.75	2,000.00	(489.75)	35,539.88	24,000.00	(11,539.88)	24,000.00
06191	Clubhouse-HVAC's Maint.Repair	.00	20.87	20.87	372.00	250.00	(122.00)	250.00
06192	Supplies	376.59	41.63	(334.96)	865.15	500.00	(365.15)	500.00
06194	Janitorial Service	630.00	649.75	19.75	7,510.00	7,797.00	287.00	7,797.00
06195	VacuumingOut Shared A/C Drain	.00	316.63	316.63	3,326.00	3,800.00	474.00	3,800.00
06196	PressureWash St Gutters,Paver	.00	675.00	675.00	4,945.00	8,100.00	3,155.00	8,100.00
06210	Emergency Systems/Fire	.00	183.37	183.37	1,298.05	2,200.00	901.95	2,200.00
06230	Pest Control	.00	216.63	216.63	3,709.00	2,600.00	(1,109.00)	2,600.00
06231	Pest Control Not Contracted	.00	166.63	166.63	2,865.00	2,000.00	(865.00)	2,000.00
	<b>SUB-TOTAL BUILDING</b>	<b>5,346.34</b>	<b>5,554.27</b>	<b>207.93</b>	<b>80,202.04</b>	<b>66,653.00</b>	<b>(13,549.04)</b>	<b>66,653.00</b>
<b>REPAIRS</b>								
06235	Roof Repairs	350.00	.00	(350.00)	55,416.69	.00	(55,416.69)	.00
	<b>SUB-TOTAL STORM DAMAGE</b>	<b>350.00</b>	<b>.00</b>	<b>(350.00)</b>	<b>55,416.69</b>	<b>.00</b>	<b>(55,416.69)</b>	<b>.00</b>
<b>MASTER ASSOCIATION</b>								
06300	Master Association Fees	6,356.00	6,370.00	14.00	76,272.00	76,440.00	168.00	76,440.00
06303	Bulk Communications Fees	7,588.00	7,574.00	(14.00)	91,056.00	90,888.00	(168.00)	90,888.00
	<b>SUB-TOTAL MASTER ASSOCIATIO</b>	<b>13,944.00</b>	<b>13,944.00</b>	<b>.00</b>	<b>167,328.00</b>	<b>167,328.00</b>	<b>.00</b>	<b>167,328.00</b>
<b>INSURANCE</b>								
06310	Commercial Package	6,261.86	6,666.63	404.77	75,231.62	80,000.00	4,768.38	80,000.00
	<b>SUB-TOTAL INSURANCE</b>	<b>6,261.86</b>	<b>6,666.63</b>	<b>404.77</b>	<b>75,231.62</b>	<b>80,000.00</b>	<b>4,768.38</b>	<b>80,000.00</b>
<b>RESERVES</b>								
06440	General Reserve Transfers	1,284.87	.00	(1,284.87)	195,871.09	181,539.00	(14,332.09)	181,539.00
	<b>SUB-TOTAL RESERVES</b>	<b>1,284.87</b>	<b>.00</b>	<b>(1,284.87)</b>	<b>195,871.09</b>	<b>181,539.00</b>	<b>(14,332.09)</b>	<b>181,539.00</b>
	<b>TOTAL EXPENSES</b>	<b>54,236.38</b>	<b>42,724.38</b>	<b>(11,512.00)</b>	<b>765,695.40</b>	<b>694,232.00</b>	<b>(71,463.40)</b>	<b>694,232.00</b>

**CLUBSIDE RESERVE CONDOMINIUM 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	
	Current Year Net Income/(loss)	(12,020.89)	.00	(12,020.89)	(78,443.75)	.00	(78,443.75)	.00
=====								

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