

# Property Management Professionals

## GLEN LAKE ESTATES HOMEOWNERS ASSOCIATION

### **PURCHASE APPLICATION**

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

Glen Lake  
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. NO APPLICATION FEE REQUIRED**

**Glen Lake Estates Homeowners Association, Inc.**  
**APPLICATION FOR APPROVAL TO PURCHASE OR LEASE**

- Application to Purchase the property as described below in Glen Lake Estates.  
(A complete copy of the signed purchase agreement is attached.)
- Application to Lease the property as described below in Glen Lake Estates for the period beginning \_\_\_\_\_  
\_\_\_\_\_, and ending \_\_\_\_\_. (A complete copy of the signed lease is attached.)

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

Applicant Name: \_\_\_\_\_  
Current Address: \_\_\_\_\_  
\_\_\_\_\_

Telephone Numbers: Home: \_\_\_\_\_ Cell: \_\_\_\_\_  
Email: \_\_\_\_\_

Additional Residents: \_\_\_\_\_  
\_\_\_\_\_

Business / Profession: \_\_\_\_\_

If this transaction is a purchase, please indicate the following if the home is being purchased with the intent to:  
[ ] reside on a full-time basis; [ ] reside on a part-time basis; or [ ] lease the home.

The Association must be provided with a copy of the recorded deed within ten (10) days after settlement.

**Please sign and return the attached Rules & Regulations with this applications as acknowledgement** that you are aware of, and agree to abide by the all Articles of Incorporation, By-laws and any and all properly promulgated rules and regulations. I acknowledge receipt of a copy of the Association rules.

I understand and agree that the Association, in the event it approves the purchase or 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 Association's 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 the Home Owner or Rental Agency 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.**

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

APPLICATION APPROVED  DISAPPROVED

By: \_\_\_\_\_ Date: \_\_\_\_\_ By: \_\_\_\_\_ Date: \_\_\_\_\_  
Officer or Director Officer or Director

## ***RULES AND REGULATIONS***

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 Glen Lake Estates Documents, including, without limitation, the Design Review Criteria. The Glen Lake Estates at the Vineyards 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 Glen Lake Estates is 2,500 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 interest created by law or by this Declaration, including the Owner's membership in the Glen Lake Estates at the Vineyards 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 Units to form one (1) or more Units 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, at their sole 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 Board of Directors. If such repair and restoration or removal is not commenced within sixty (60) days from the date of such damage or destruction, the Glen Lake Estates at the Vineyards Homeowners' Association may, after notice and hearing as provided in the By-Laws, impose a fine of not more than fifty dollars (\$50.00) per day on the Owner unless the Owner can prove to the satisfaction of the Glen Lake Estates at the Vineyards Homeowners' Association that such failure is due to circumstances beyond the Owner's control. 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; if such vehicle has not been removed within seventy two (72) hours thereafter, the Glen Lake Estates at the Vineyards 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, campers, mobile homes, motor homes, house trailers or trailers of every other description, recreational vehicles, boats, boat trailers, horse trailers or vans shall be permitted to be parked or 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 vehicles parked in violation of these or other restrictions contained herein or in the rules and regulations may be towed by the Glen Lake Estates at the Vineyards 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 Glen Lake Estates at the Vineyards 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 Glen Lake Estates Design Review Criteria. All Owners and their contractors shall comply with the construction regulations of the Glen Lake Estates 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 Glen Lake Estates at any time; the conservation of landscape materials; and fire protection.

10.08 Compliance with Laws. Each Owner shall promptly comply with the provision 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 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 Glen Lake Estates Documents. Illustrations of appropriate fencing material, style and height shall be described in the Design Standards and Guidelines 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 Glen Lake Estates 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 Glen Lake Estates at the Vineyards 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 Glen Lake Estates Documents and any failure of the tenant to comply with the Glen Lake Estates Documents shall be a default under the lease; and,

(c) The Owner shall be liable for any violation of the Glen Lake Estates 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.

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 Glen Lake Estates at the Vineyards 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.

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

Units 25

	2019 Approved Budget	Actuals 7/31/2019	Estimated 12/31/2019	2020 Budget
<b>Income</b>				
Operating Assessments	67,993	39,667	67,993	71,562
Reserve Assessments	9,538	7,200	9,538	4,670
VCA - Master Association	22,750	13,300	22,750	21,450
VCA - Access Control Gate	12,250	7,175	12,250	10,350
VCA - Vintage Colony Blvd.	3,050	1,750	3,050	3,100
Bulk TV/Communication Fees	27,050	15,750	27,050	27,050
Late Charge Fees	0	0	0	0
Interest Income - Operating	0		0	0
Interest Income - Reserves	0	320	320	0
Miscellaneous Income		0	0	
Prior Year Surplus/ (Deficit)	5,000	3,750	5,000	5,000
<b>Total Income</b>	<b>147,631</b>	<b>88,912</b>	<b>147,951</b>	<b>143,182</b>
<b>Administrative Expenses</b>				
Corporate Filing Fee	62	61	61	61
Management/Bookkeeping	9,285	5,416	9,285	12,000
Office Expense	1,600	1,236	1,450	1,500
Postage	250	80	120	200
Legal / Accounting	500	350	350	350
Legal Contingency	2,000	0	0	2,000
Bad Debt Uncollectible Fees	0	0	0	0
Utilities	0			0
Electric	5,500	2,815	4,900	5,400
Irrigation Water	3,400	1,697	3,000	3,400
Grounds		0		
Fountain Maintenance Contract	400	160	400	400
Fountain Repair Expenses	500	0	0	500
Lake Maintenance fees (VCA)	1,148	861	1,148	1,148
Irrigation Repairs / Maintenance	2,000	196	500	2,000
Landscape Contract	25,278	14,745	25,278	25,933
Sod/ Plantings	1,500	1,300	1,500	1,500
Mulch common Areas	5,000	0	5,000	5,000
Tree Trimming/Replacement	2,400	425	3,400	3,000
Site Lighting	1,500	638	1,000	1,500
Holiday	1,800	900	1,800	2,000
Power washing Entrance/gutter	2,200	0	2,200	2,200
Repairs/Maintenance	1,200	0	500	1,000
Pest Control	270	180	270	270
Contingency *	1,200	0	0	1,200
VCA - Master Association	22,750	13,242	22,750	21,450
VCA - Access Control Gate	12,250	7,117	12,250	10,350
Bulk Communication Fees	27,050	15,808	27,050	27,050
VCA - Vintage Colony Blvd.	3,050	1,779	3,050	3,100
Insurance - Package	4,000	2,309	4,000	4,000
<b>Total Operating Expenses</b>	<b>138,093</b>	<b>71,315</b>	<b>131,262</b>	<b>138,512</b>
Reserves	9,538	7,474	9,538	4,670
<b>Total Common Expenses</b>	<b>147,631</b>	<b>78,789</b>	<b>140,800</b>	<b>143,182</b>

**Glen Lake Estate Homeowner's Association, Inc.**

**2020 Approved Budget**

**Reserve for Capital Expenditures and Deferred N.**

**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
Landscaping	15	15,000	3	15,154	-	15,154	-	-
Entrance Wall / Painting	20	15,000	6	8,802	248	9,050	5,950	992
Street Paving	25	55,000	8	29,690	761	30,451	24,549	3,069
Drain/Irrig/Fountain	10	12,400	2	11,021	160	11,181	1,219	610
Oak Tree Trimming	3	5,000	0	3,998	1,263	5,261	-	-
Unallocated interest	N/A			2,006	-	2,006	-	-
Def Maint & Cap Exp	N/A	5,000	0	5,000	1,500	6,500	-	-
<b>Totals</b>		<b>107,400</b>		<b>75,670</b>	<b>3,932</b>	<b>79,602</b>	<b>31,719</b>	<b>4,670</b>

Note: For 2020 I removed the line item for Legal/turnover, that was set aside in case Glen Lake needed to hire an attorney to monitor the turnover of the VCA. That turnover is now 3 years old. I am placing the 1,500 into the Def Maint & Cap Exp balance as that line item can be used for any reserve item if needed or for an unknown item that comes along.

Also in 2020 we have increased the road paving reserve to reflect updated estimates.

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.

**Glen Lake Estates 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	2,862	716
Reserve Assessment	187	47
<i>Glen Lake Estates Assessments</i>	3,049	762
VCA - Master Fee	858	215
VCA - Access Control Fee	418	105
VCA - Vintage Colony Blvd.	132	33
Bulk Communication Fees	1,082	271
<b>Total Assessment Due</b>	<b>5,539</b>	<b>1,385</b>

**2020 Quarterly Fees = \$ 1,385.00**

**Monthly Communication Cost Breakdown**

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



**GLEN LAKE ESTATES AT THE VINEYARDS**

Balance Sheet  
As of 12/31/19

**ASSETS**

**CURRENT ASSETS**

**Cash**

1009	Iberia Bank Operating #8866	\$ 70,063.38	
	<b>Sub-Total Cash</b>		\$ 70,063.38

**Reserves**

1020	Iberia Bank Reserves #8874	\$ 79,771.87	
	<b>Sub-Total Reserves</b>		\$ 79,771.87

**Accounts Receivable**

	<b>Sub-Total Accounts Receivable</b>		\$ .00
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	<b>Total Current Assets</b>		\$ 149,835.25
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**Other Assets**

1640	Utility Deposits	\$ 25.00	
1690	Prepaid Insurance	2,708.83	
	<b>Sub-Total Other Assets</b>		\$ 2,731.83

	<b>TOTAL ASSETS</b>		\$ 152,567.08
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**LIABILITIES & EQUITY**

**CURRENT LIABILITIES:**

2110	Accounts Payable	\$ 2,422.74	
2250	Owners Prepaid	25,136.51	
	<b>Subtotal Current Liab.</b>		\$ 27,559.25

**EQUITY & RESERVES**

**RESERVES:**

3000	Reserves - Unallocated	\$ 2,222.96	
3010	Reserves - Def Maint & Cap Exp	5,000.00	
3011	Reserves-Legal/Turnover	1,500.00	
3012	Reserves - Street Paving	30,393.20	
3014	Reserves-Drain/Irrig/Fountain	11,181.00	
3016	Reserves - Landscaping	15,164.00	

**GLEN LAKE ESTATES AT THE VINEYARDS**

Balance Sheet  
As of 12/31/19

3018	Reserves - Oak Tree Trimming	5,261.00	
3020	Reserves-EntranceWall/Painting	9,049.71	
		<hr/>	
	Subtotal Reserves		\$ 79,771.87
EQUITY:			
3300	Retained Earnings	\$ 40,605.15	
	Current Year Net Income/(Loss)	4,630.81	
		<hr/>	
	Subtotal Equity		\$ 45,235.96
			<hr/>
	TOTAL LIABILITIES & EQUITY		\$ 152,567.08
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These financial statements are for management-  
use-only and not intended for third-party use.

# GLEN LAKE ESTATES AT THE VINEYARDS

## 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	
<b>INCOME:</b>								
04145	Maintenance Fees	5,666.66	5,666.12	.54	68,000.00	67,993.00	7.00	67,993.00
04150	Reserve Fees	.00	794.87	(794.87)	9,600.00	9,538.00	62.00	9,538.00
04151	V.C.A. Fees	1,900.00	1,895.87	4.13	22,800.00	22,750.00	50.00	22,750.00
04152	Access Control	1,025.00	1,020.87	4.13	12,300.00	12,250.00	50.00	12,250.00
04153	Vintage Colony Blvd. Fees	250.00	254.13	(4.13)	3,000.00	3,050.00	(50.00)	3,050.00
04155	Bulk Communications	2,250.00	2,254.13	(4.13)	27,000.00	27,050.00	(50.00)	27,050.00
04250	Interest Income - Reserves	33.86	.00	33.86	537.41	.00	537.41	.00
04499	Prior Year Surplus / (Deficit)	.00	416.83	(416.63)	.00	5,000.00	(5,000.00)	5,000.00
	<b>Subtotal Income</b>	<b>11,125.52</b>	<b>12,302.62</b>	<b>(1,177.10)</b>	<b>143,237.41</b>	<b>147,631.00</b>	<b>(4,393.59)</b>	<b>147,631.00</b>
<b>EXPENSES</b>								
<b>ADMINISTRATIVE</b>								
06025	Corporate Filing Fee	.00	5.13	5.13	61.25	62.00	.75	62.00
06040	Management / Accounting Fees	773.75	773.75	.00	9,285.00	9,285.00	.00	9,285.00
06050	Office Expense	256.09	133.37	(122.72)	2,144.75	1,600.00	(544.75)	1,600.00
06052	Postage	49.70	20.87	(28.83)	178.13	250.00	71.87	250.00
06056	Legal / Accounting(CPA) /Taxe	.00	41.63	41.63	350.00	500.00	150.00	500.00
06058	Legal Contingency	.00	166.63	166.63	.00	2,000.00	2,000.00	2,000.00
	<b>SUB-TOTAL ADMINISTRATIVE</b>	<b>1,079.54</b>	<b>1,141.38</b>	<b>61.84</b>	<b>12,019.13</b>	<b>13,697.00</b>	<b>1,677.87</b>	<b>13,697.00</b>
<b>UTILITIES</b>								
06100	Electric	454.58	458.37	3.79	4,887.55	5,500.00	612.45	5,500.00
06105	Irrigation Water	227.68	283.37	55.69	2,780.94	3,400.00	619.06	3,400.00
	<b>SUB-TOTAL UTILITIES</b>	<b>682.26</b>	<b>741.74</b>	<b>59.48</b>	<b>7,668.49</b>	<b>8,900.00</b>	<b>1,231.51</b>	<b>8,900.00</b>
<b>GROUNDS</b>								
06130	Fountain Maintenance	.00	33.37	33.37	160.00	400.00	240.00	400.00
06132	Fountain Repairs Expenses	.00	41.63	41.63	.00	500.00	500.00	500.00
06140	Lake Maintenance	.00	95.63	95.63	1,147.53	1,148.00	.47	1,148.00
06141	Irrigation Repairs & Maint.	.00	166.63	166.63	486.80	2,000.00	1,513.20	2,000.00
06160	Landscape Contract	2,106.49	2,106.50	.01	25,277.88	25,278.00	.12	25,278.00
06162	Sod/Plantings	.00	125.00	125.00	1,300.00	1,500.00	200.00	1,500.00
06163	Mulch	.00	416.63	416.63	4,805.20	5,000.00	194.80	5,000.00
06165	Tree Trimming/Replacement	.00	200.00	200.00	3,400.00	2,400.00	(1,000.00)	2,400.00
06185	Site Lighting	.00	125.00	125.00	789.25	1,500.00	710.75	1,500.00
06189	Holiday	.00	150.00	150.00	1,800.00	1,800.00	.00	1,800.00
06190	Repairs/Maintenance	.00	100.00	100.00	334.75	1,200.00	865.25	1,200.00
06191	Power Washing Ent/Gutter	.00	183.37	183.37	.00	2,200.00	2,200.00	2,200.00
06230	Pest Control	.00	22.50	22.50	270.00	270.00	.00	270.00
06250	Contingency	.00	100.00	100.00	.00	1,200.00	1,200.00	1,200.00
	<b>SUB-TOTAL GROUNDS</b>	<b>2,106.49</b>	<b>3,866.26</b>	<b>1,759.77</b>	<b>39,771.41</b>	<b>46,396.00</b>	<b>6,624.59</b>	<b>46,396.00</b>

**GLEN LAKE ESTATES AT THE VINEYARDS**

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	
<b>MASTER ASSOCIATION</b>								
06300	Master Association Fees	1,891.66	1,895.87	4.21	22,700.00	22,750.00	50.00	22,750.00
06302	Access Control Fees	1,016.66	1,020.87	4.21	12,200.00	12,250.00	50.00	12,250.00
06303	Bulk Communications Fees	2,258.34	2,254.13	(4.21)	27,100.00	27,050.00	(50.00)	27,050.00
06305	Vintage Colony Blvd. Fees	254.16	254.13	(.03)	3,050.00	3,050.00	.00	3,050.00
	<b>SUB-TOTAL MASTER ASSOCIATI</b>	<b>5,420.82</b>	<b>5,425.00</b>	<b>4.18</b>	<b>65,050.00</b>	<b>65,100.00</b>	<b>50.00</b>	<b>65,100.00</b>
<b>INSURANCE</b>								
06310	Insurance - Package	338.36	333.37	(4.99)	4,022.16	4,000.00	(22.16)	4,000.00
	<b>SUB-TOTAL INSURANCE</b>	<b>338.36</b>	<b>333.37</b>	<b>(4.99)</b>	<b>4,022.16</b>	<b>4,000.00</b>	<b>(22.16)</b>	<b>4,000.00</b>
<b>RESERVES</b>								
06430	Reserves - Unallocated	33.86	.00	(33.86)	537.41	.00	(537.41)	.00
06444	Reserves - Street Paving	.00	234.50	234.50	2,814.00	2,814.00	.00	2,814.00
06458	Reserves-EntranceWall/Paintin	.00	82.63	82.63	992.00	992.00	.00	992.00
06484	Reserves-Drain/Irrig/Fountain	.00	53.38	53.38	641.00	641.00	.00	641.00
06466	Reserves - Landscaping	.00	3.25	3.25	39.00	39.00	.00	39.00
06468	Reserves - Oak Tree Trimming	.00	421.00	421.00	5,052.00	5,052.00	.00	5,052.00
	<b>SUB-TOTAL RESERVES</b>	<b>33.86</b>	<b>794.76</b>	<b>760.90</b>	<b>10,075.41</b>	<b>9,538.00</b>	<b>(537.41)</b>	<b>9,538.00</b>
	<b>TOTAL EXPENSES</b>	<b>9,661.33</b>	<b>12,302.51</b>	<b>2,641.18</b>	<b>138,606.60</b>	<b>147,631.00</b>	<b>9,024.40</b>	<b>147,631.00</b>
	<b>Current Year Net Income/(loss)</b>	<b>1,464.19</b>	<b>.11</b>	<b>1,464.08</b>	<b>4,630.81</b>	<b>.00</b>	<b>4,630.81</b>	<b>.00</b>
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These financial statements are for management-  
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