

Property Management Professionals

LALIQUE CONDO ASSOCIATION

PURCHASE APPLICATION

Mail: _____ or _____ Drop Off:

**Lalique
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 payable to Lalique**

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

LALIQUE CONDOMINIUM ASSOCIATION, INC.

as of January 2020

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

A: The owner or owners of a single condominium unit shall collectively be entitled to one vote for that condominium unit.

Q: What restrictions exist on my right to use my unit?

A: There are no restrictions on children residing in the condominium. However, there are a number of use restrictions set forth in Section 9 of the Declaration of Condominium.

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

A: *Effective March 1, 2006*, no condominium unit shall be leased more often than two (2) times in any calendar year, with the minimum lease being (90) days. In addition, no condominium unit shall be sold on a "time-share basis". All leases and lease renewals require prior approval of the Association by Resident Data with a \$100.00 non-refundable deposit with a \$20 fee for each additional applicant. A preset application fee may be required by the Association. Other leasing restrictions are found in Section 9.36 of the Declaration of Condominium.

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

A: The 2020 quarterly assessment for each unit in the Condominium is \$1,500.00 which amount includes reserve payments 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 Lalique 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 \$485.00 per quarter for 2020 and is included in the assessment paid to Lalique.

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.

LALIQUE CONDOMINIUM ASSOCIATION, INC.
APPLICATION FOR APPROVAL TO PURCHASE
OR LEASE A CONDOMINIUM UNIT

TO: **The Board of Directors of Lallique Condominium Association, Inc., a Condominium.**
(Please check appropriate box)

I hereby apply for approval to purchase _____ Lallique Circle Unit# _____ at Lallique Condominium Association, Inc., 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 _____ Lallique Circle Unit# _____ at Lallique Condominium Association, Inc. for the period beginning ____/____/200__, and ending ____/____/200__. This unit must not be leased for less than ninety (90) days or more often than two (2) times in any calendar year. **A complete copy of the signed lease is attached.**

Note: **A non-refundable application fee of \$100.00 for joint and \$20.00 for each additional applicant. Payable in U. S. Funds** must be included with completed form. **Make check payable to: Lallique 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 _____ SS# _____

Driver License# & State Issued: _____ D.O.B: ____/____/____

2. Full name of Spouse (if any) _____ SS# _____
or Other Applicant

Driver License# & State Issued: _____ D.O.B: ____/____/____

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 Lallique 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

15. I (we) will provide the Association with a copy of our recorded deed within ten (10) days after closing. **Please sign and return the attached Rules & Regulations with this application as acknowledgement** that you are aware of, and agree to abide by the Declaration of Condominium Laliqie Condominium Association, Inc., 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 Laliqie Condominium Association's by-laws, and the rules and regulations of the Association.
17. Renters 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

PLEASE RETURN THE COMPLETED APPLICATION, ALONG WITH APPLICATION FEE TO:

PMP OF SW FL
 75 VINEYARDS BOULEVARD, THIRD FLOOR
 NAPLES, FL 34119

DATE: _____

Applicant _____

Applicant _____

APPLICATION APPROVED: _____ DISAPPROVED _____

DATE: _____

BY: _____
 Officer or Director

LALIQUE CONDOMINIUM ASSOCIATION

RULES AND REGULATIONS

April 2018 Revision

The following are the rules and regulations in the Condominium Documents which may be modified from time to time. If you lease your unit, please supply your renters with this reference guide. If you wish an additional copy you can contact Property Management.

1. BUILDING APPEARANCE AND MAINTENANCE:

- A. The sidewalks, walkways, entrances, and stairs must not be obstructed or used for any purpose other than ingress and egress to and from the units, nor shall any carriages, toys, bicycles, wagons, shopping cars, chairs, benches, tables, or any other object of a similar type and nature be left thereon. Personal property of unit owners shall not be stored outside their units. Unit owners may keep normal porch furniture on their lanais.
- B. No garbage cans, supplies, containers, potted plants or other articles shall be placed in or on the walkways or entryways, nor shall any linens, clothes, clothing, curtains, rugs, mops, or laundry of any kind, or other articles be shaken or hung from any of the windows, doors, walkways, balconies or entryways, or exposed on any part of the limited common elements and the common elements shall be kept free and clear of refuse, debris and other unsightly material.
- C. No unit owner shall allow anything to fall from the windows, walkways, balconies, entryways or doors of the premises, nor shall they sweep or throw from their unit any dirt or other substances outside of their unit or on the limited common elements or common elements of the Condominium.
- D. Refuse and garbage shall be deposited only in the area provided therefor. All garbage must be bagged.
- E. No owner shall make or permit any disturbing noises by themselves, their family, servants, and employee's agents, visitors, or licenses, nor do or permit anything by such persons that will interfere with the rights, comforts, convenience, or cause an unreasonable amount of annoyance or nuisance of other unit owners. No unit owner shall operate upon or permit to be operated a phonograph, television, radio or musical instrument in such a manner as to unreasonably disturb or any other occupants of the Condominium.
- F. No exterior radio or television antenna installation or other wiring, shall be installed without the written consent of the Board of Directors.

3. EMERGENCIES IN OWNERS ABSENCE:

In order that proper steps and procedures may be taken in a minimum amount of time during an emergency, the Association may retain pass-keys to all units.

Any unit owners who plan to be absent from their units for an extended period must prepare their unit for their departure in the following manner:

1. By removing all furniture, potted plants and other loose objects from the areas around the unit and from the lanai if not shuttered.
2. By designating a responsible home watch person to care for their unit should their unit suffer any damage caused by storms, hurricanes, winds or other violent acts of nature. The Manager and the Association shall be provided with the name of each unit owners designated home watch person or entity. The home watch will notify the Association prior to making any entry to the unit, other than a routine inspection, during the owner's absence.

4. USE AND POSSESSION:

A. All leases must be in writing. A unit owner may lease only his or her entire unit, and then only in accordance with this section, after receiving the approval of the Association. **Applications are available with the Property Management Company.**

B. Any one person, who is the parent or child of the unit owner or of the unit owner's spouse, if any, may occupy the unit in the absence of the owner for a period not to exceed sixty (60) days. Longer stays are available with an annual lease and the fees paid to the association.

All occupants, under eighteen (18) years or age shall be closely supervised at all times by an adult to ensure that they do not become a source of unreasonable annoyance to other residents.

5. PURCHASE/LEASE APPLICATIONS:

A. All completed applications will be submitted along with a fee of \$120.00 + an additional \$20 per adult occupant to a reference company for a background check before being submitted for approval.

B. All completed applications must be submitted to the Board for approval.

6. USE OF COMMON AREAS:

A. No unit owner or occupants shall use or permit the use of the Common Areas in any manner which may cause an unreasonable amount of annoyance, nuisance, or interfere with the rights of other unit owners or other persons, having rights to use the condo property, or in such a way as to be injurious to the reputation of the property of which would not be consistent with the highest standards for a first class residential condominium.

- B. The use of Common Areas shall be consistent with existing law, the By-Laws, and the governing documents of the association and shall not constitute a general nuisance.
- C. No camping facilities shall be permitted on any Common Areas.
- D. Common Areas shall not be obstructed, littered, defaced or misused in any manner.
- E. Unit owners may have in total no more than two cats and dogs. Household pets other than those commonly kept—fish, caged birds, and hamsters—require specific approval by the Board. No pets of any kind may be kept by occupants of leased units. Pets may not be left unattended on lanais, or in garages, entries, or Common Elements.
- F. No animals or pets shall be allowed on Common Areas except to the extent permitted by the Declaration of Condominium; Further, cats, dogs and the like shall be allowed only if carried or on a leash while on Common Property. Pet owners must clean up after their pets. No pets are permitted in the pool area.
- G. No unit owners or occupants shall post any advertisements or posters of any kind in or on the Common Areas except as required for notice of Association or Board Meetings and except as authorized, in writing, by the Board of Directors.
- H. All garbage and trash shall be deposited in the disposal installations provided for such purpose.
- I. No unit owners or occupants shall make any alteration or improvement to Common Areas, except as authorized, in writing by the majority of the Board of Directors.
- J. No barbequing or outdoor cooking of any type shall be permitted on Common Areas except where the Association designates a place or provides facilities for such cooking, and then such activity may be undertaken only in conformity with the rules established for the use of such facilities and in compliance with count and fire ordinances.
- K. No parking is allowed in Common Areas, including streets or grass area. Parking is allowed in designated parking spaces only. At no time shall any vehicle be left unattended at curbside.
- L. The clubhouse facility may be reserved by a member in good standing upon sufficient notice to the Property Management Company along with a refundable deposit in an amount to be determined from time to time. Reservation of the clubhouse does not include the use of the pool, spas, or pool deck area.
- M. Proper swimming attire must be worn in the pool and spa areas at all times. The pool, spa and pool deck area shall be closed 30 minutes after sunset daily. No use of these facilities is allowed after that time.
- N. No vehicles except conventional automobiles, SUV's and other vehicles deemed appropriate by the Board of Directors shall be parked on the driveway of a Unit. All other vehicles including, without limitation, trucks, pick-up trucks, commercial vehicles (except service vehicles temporarily on business). Motorcycles, boats, trailers, campers, mobile homes, disabled vehicles, unregistered vehicles, motor homes, or recreational vehicles, shall not be parked anywhere on the condo property except in a garage. No vehicles shall be permitted to be parked in such manner as to encroach into the neighboring Unit Owners driveway. Lot or road or otherwise become a hazard or nuisance. Any questions or interpretations regarding this provision shall be determined by the Board of Directors in its sole and reasonable discretion.

In order to implement fairly and effectively the motor vehicle parking restrictions as specified in the recently adopted amendment to the Declaration, the Board of Directors has approved the following three-step procedural policy:

Step1: In the first instance of violation of the regulations, the owner will be notified by a telephone call from Management. Compliance is expected within a reasonable period, not to exceed 48 hours.

Step 2: Subsequent violation of this regulation by the same owner or vehicle within 60 days will result in the issuance of a formal letter from management specifying the consequences of any further infraction.

Step3: A third violation, within 60 days of the date of the formal letter of Step 2, will result in the vehicles being towed at the owner's expense.

A vehicle of a type which is not explicitly permitted to be parked outside a garage, will be deemed to be in violation of the regulation if it is parked outside a garage for more than a casual period (more than 6 hours) during daylight hours, or overnight. Any vehicle left unattended in an area forbidden to parking (curbside or grassy areas) without a compelling reason will be considered in immediate violation of the parking regulations.

O. Garage doors must remain closed at all times except when in use for ordinary and customary entering and leaving the garage.

P. In addition, to all the Rules and Regulations, those rules that are posted for display upon the common elements, including the pool and clubhouse, shall apply to and be binding as if contained within this document.

Minute

Policy Regarding AC Line Set Replacement

Faced with the possibility of numerous underground AC line sets failing in the Laliq Community as the buildings age, in the Spring of 2007 the Association Board of Directors adopted certain policies concerning the replacement of defective AC lines. Since the only practical method of line set replacement involves routing them through the attic space of the building involved, they must necessarily be attached to the external wall of the building in order to reach the attic through the building eaves. In order to ensure a uniform, mechanically satisfactory, and esthetically pleasing outcome, the Board established the following general specifications:

1. The AC line sets shall be located on the end wall of the building, in the interior corner of the approximately 3' offset in the wall;
2. The vertical ascent of the line set(s) shall be covered by a metal channel attached to the wall and formed from aluminum with white exterior finish. Regardless of the number of line sets involved, the channel shall be sufficiently large to enclose four line sets, to accommodate possible future needs. The upper end of the channel is to be fitted neatly to the soffit;
3. The hole through which the line set(s) enters into the attic space shall be sealed to prevent the entry of insects or other vermin; and
4. Within the attic space, the line set(s) shall be appropriately insulated with sealed joints to avoid condensation drip.

**AMENDMENT TO DECLARATION OF CONDOMINIUM
(OF)
LALIQUE, A CONDOMINIUM**

THIS AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF LALIQUE, CONDOMINIUM is made by the Lalique Condominium Association, Inc., a Florida corporation not-for-profit (hereinafter referred to as the "Association").

WITNESSETH:

WHEREAS, Lalique Condominium Association, Inc., on behalf of Lalique, a Condominium, a residential subdivision, executed a Declaration of condominium, recorded on June 23, 1997 and recorded in Official Record Book 2324, Page 7390, of the Public Records of Collier County, Florida, as was subsequently amended from time to time thereafter ("collectively, Declaration");

WHEREAS, the Association wishes to further amend the Declaration in accordance to the terms and conditions set forth below and pursuant to Article 22 of the Declaration.

NOW, THEREFORE, the Association hereby amends the Bylaws as follows [all deletions to the existing text are ~~overstricken~~ and all additions to the existing text are in *bold and italics*]:

- 1. Subsection 13.2 is hereby amended to read as follows:

13.2 Term of Lease and Frequency of Leasing. No unit may be leased more often than ~~three (3)~~ *two (2)* times in any calendar year, with the minimum lease term being ~~thirty (30)~~ *ninety (90)* days. The first day of occupancy under the lease shall determine in which year the lease occurs. No lease may be for a period of more than one (1) year, and no option for the lessee to extend or renew the lease for any additional period shall be permitted without Board approval. The Board may, in its discretion, approve the same lease from year to year. No subleasing or assignment of lease rights by the lessee is allowed without Board approval.

- 2. All other terms and conditions of the Declaration not amended hereby shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned, has hereto set his hand and seal this 16th day of January, 2006.

LALIQUE CONDOMINIUM
ASSOCIATION, INC.,
a Florida not-for-profit corporation

By: [Signature]

Title: President

OR: 3980 PG: 1622

After Recordation, Return to:
Robert W. McClure, P.A.
3511 Bonita Bay Blvd., Suite 3
Bonita Springs, Florida 34134

**AMENDMENT TO DECLARATION OF CONDOMINIUM
OF
LALIQUE, A CONDOMINIUM**

THIS AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF LALIQUE, CONDOMINIUM is made by the Lalique Condominium Association, Inc., a Florida corporation not-for-profit (hereinafter referred to as the "Association").

WITNESSETH:

WHEREAS, Lalique Condominium Association, Inc., on behalf of Lalique, a Condominium, a residential subdivision, executed a Declaration of condominium, recorded on June 23, 1997 and recorded in Official Record Book 2924, Page 2791, of the Public Records of Collier County, Florida, as was subsequently amended from time to time thereafter ("collectively, Declaration");

WHEREAS, the Association wishes to further amend the Declaration in accordance to the terms and conditions set forth below and pursuant to Article 22 of the Declaration.

NOW, THEREFORE, the Association hereby amends the Bylaws as follows [all deletions to the existing text are ~~overstricken~~ and all additions to the existing text are in *bold and italics*]:

1. Subsection 12.6 is hereby amended to read:

12.6 Pets. The owner of each Unit may keep one (1) or two (2) small pets, of a normal-domesticated household type, such as a cat or a dog in the Unit. The pet(s) must be carried under the Owner's arm or be leashed at all times while on the Condominium property outside of the Unit. The ability to keep such pet(s) is a privilege, not a right, and the Board of Directors are empowered to order and enforce the removal of any pet(s) which does not comply with this Paragraph or which becomes a source of annoyance to other residences of the Condominium. *Pets shall be subject to the Rules and Regulations of the Association as adopted by the Board of Directors from time to time.* No pets of any kind are permitted in leased Units. No reptiles, rodents, amphibians, poultry or livestock may be kept in the Condominium. The Association may restrict the walking of pets in certain areas. Owners who walk their pets must clean up after their pets. Pets may not be left unattended or leashed on lanais, entries, Common Elements or in garages.

2. Subsection 12.9 is hereby amended to read:

12.9 Commercial Vehicles. No truck, commercial truck, van, or other commercial-vehicle, except serve vehicles temporarily present on business, and no boat, boat trailer or other trailer of any kind, camper, mobile home, disable vehicle, motor home or

Lalique Condominium Association Inc.
Board of Director's 2020 Approved Budget
For the Period of January 1, 2020 through December 31, 2020

104 Units

	2019 Approved Budget	Actual 9/30/2019	Estimate 12/31/2019	2020 Budget
Income				
Operating Assessments	304,180	228,072	304,180	371,667
Reserve Assessments	112,554	84,552	112,554	50,298
VCA - Master Association	94,640	71,136	94,960	89,232
Bulk Rate Communication Fees	112,528	84,240	112,528	112,528
VCA Fiber Cable Loan	-	-	-	-
Special Assessment	-	-	-	-
Late Fees/Interest	-	416	416	-
Miscellaneous Income (expense)	-	1,275	1,291	-
Operating Interest	-	632	632	-
Reserve Interest	-	17,166	1,166	-
Special Assessment Rollover form 2018	53,929	5,840	5,840	48,089
Prior Year Surplus/(Deficit)	52,000	-	-	-
Total Income	729,831	487,489	633,567	671,814
Administrative Expenses				
Management / Accounting Fee	20,522	15,392	20,522	21,138
Office / Postage / Back ground checks	3,800	3,495	3,800	3,800
Corporate Filing Fee	62	61	61	61
Permits / Taxes	1,000	1,799	1,800	1,800
Fees to Division	416	416	416	416
Bad Debt/Uncollectible Fees.	4,800	-	-	4,800
Professional Fees				
Legal/Accounting and audit	10,000	1,454	1,600	10,000
Total Admin and Professional fees	40,600	22,617	28,199	42,015
Insurance				
Annual Appraisal To Establish Limits.	290	290	290	290
Property (Insurance Package.)	75,000	45,586	75,000	80,000
Wind Mitigation Inspection (New with Roofs)	-	-	-	-
Total Insurance Related Expenses	75,290	45,876	75,290	80,290
Utilities				
Electric/Pool Heat	10,000	6,380	8,507	9,400
Irrigation Water	7,000	3,190	4,600	6,500
Refuse Removal/Recycling	20,000	14,781	19,700	20,500
Bulk Rate Communication Fees	112,528	84,552	112,528	112,528
Water/Sewer	42,000	33,461	44,600	48,000
Total Utilities	191,528	142,364	189,935	196,928
Building Maintenance				
Building Maintenance & Repairs	21,000	18,613	21,000	21,000
Janitorial Service	16,800	10,100	16,800	16,800
Janitorial Service Workers comp Insurance.	2,700	1,345	2,700	2,700
Building/Janitorial Supplies	900	566	700	900
Pest Control Contract	2,496	1,251	2,496	2,571
Pest Control other	800	-	-	1,200
Emergency Systems/ Fire/Repair/Monitoring Fe	7,500	8,318	9,000	8,000
Fire Extinguisher inspection/repair	1,000	-	1,000	1,000
Dryer Duct Cleaning Due in 2020	3,400	-	-	3,600
Yearly Roof Cleaning Application (2021)	-	-	-	-
Special Assessment	53,929	5,840	5,840	-
A/C Maintenance Clubhouse	400	-	400	400
Total Building Maintenance	110,925	46,034	59,936	58,171
Grounds Maintenance				
Grounds Maintenance/Repairs	2,000	-	2,000	2,000
Landscape Contract	52,854	35,236	52,854	54,440
Irrigation Repairs / Maintenance	3,500	1,605	3,000	3,500
Sod/Plantings/Other	7,500	1,881	7,500	10,000
Mulch	6,800	-	6,800	7,000
Tree Trimming (oaks due next 2023)	8,000	6,733	6,733	4,000
Pressure Clean Driveways and Street Gutters	1,600	-	1,600	2,000
Pressure Washing Building Exteriors.	8,000	-	-	-
Gate Access Maintenance	2,500	1,673	2,000	2,500
Pool/Spa Maint	4,840	4,000	4,840	4,840
Pool/Spa Equipment Repairs	2,000	2,022	2,500	2,500
Total Grounds Maintenance	99,594	53,149	89,827	92,780
Miscellaneous				
Master Association Fee	94,640	70,824	94,640	89,232
Social Events	600	80	600	600
Holiday	1,500	-	1,500	1,500
Contingency	2,600	-	-	60,000
Total Miscellaneous Expenses	99,340	70,904	96,740	151,332
Total Operating Expenses	617,277	380,943	539,927	621,516
Reserves	112,554	101,960	112,554	50,298
Total Common Expenses	729,831	482,904	652,481	671,814

In 2019 we rolled over the 53,929 dollars remaining from special assessments (SA) received in 2018. During 2019 we used \$ 5,480, the remaining balance of \$ 48,089.00 is being given back to the owners by reducing fees in 2020 as a credit towards assessments as this portion of the special assessment was not used. Increased Contingency by 57,408 to maintain a quarterly fee of \$ 1,500.00 as requested at the Budget meeting.

Lalique Condominium Association, Inc.
2020 Approved Budget
Reserves For Capital Expenditure and Deferred Maintenance
For the Period of January 1, 2020 through December 31, 2020

Item	Estimated Life When New (Years)	Estimated Replacement Cost	2020 Estimated Remaining Life (Years)	Current Reserve 8/31/2019	Add'l Reserve Funding this year	*Estimated Reserve Balance 12/31/2019	Additional Reserves Required	Annual Funding Required In 2020
Roofs	50	2,100,000	50	2,857,098	17,281	700,000	1,400,000	28,000
Painting	8	110,000	0	106,580	3,420	110,000	(0)	-
Paving	20	90,000	17	24,142	1,080	25,222	64,778	3,810
Sealcoat	5	9,000	1	7,097	381	7,478	1,522	1,522
Entry Gate System	10	10,000	0	10,205	286	10,491	(491)	-
Lighting Fixtures	20	30,000	6	17,500	500	18,000	12,000	2,000
Clubhouse Fix & Furn	8	20,000	7	15,893	-	15,893	4,107	-
Pool/Spa	15	25,000	0	25,000	-	25,000	(0)	-
Gutters & Downspouts	30	140,000	30	49,278	1,408	50,686	89,314	2,977
Irrigation systems	15	10,000	1	9,500	500	10,000	-	-
Walkways/Driveways	30	156,000	10	68,532	2,167	70,699	85,301	8,530
Uninsured/deductibles		30,000			30,000	30,000	-	-
Unallocated Interest				51,094	64	51,158	(51,158)	-
Def Maint & Cap Exp		40,000	4	24,871	1,299	26,170	13,830	3,458
		2,770,000		3,266,791	58,384	1,150,796	1,619,204	50,298

Notes:

For Irrigation systems the amount is not meant to replace the entire system but be adequate to cover a severe problem or equipment failure to the system such as a lighting surge to the system.

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.

Lalique Condominium 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>	<u>Monthly</u>
Operating Assessment	3,574	894	298
Reserve Assessment	484	121	40
<i>Lalique Assessment</i>	4,058	1,015	338
VCA Master Fee	858	215	72
Bulk Rate communications Fee	1,082	271	90
<i>Total Assessment Due</i>	5,998	1,500	500

Fees for 2020 \$1,500.00

Summit-Broad-Band Monthly Communication Cost

Basis Cable TV and digital Plus	51.00
Internet	23.99
Phone Lines	8.00
NAC Fee	0.00
Taxes, FCC fees, 911 fees	7.17
	<u>90.16</u>

Yearly Summit Cost is \$ 1,082.00

LALIQUE CONDOMINIUM ASSOCIATION, INC.

Balance Sheet
As of 12/31/19

ASSETS

CURRENT ASSETS:

Cash

1011	Iberia Bank Operating #2352	\$	276,292.05
1013	Iberia Bank Operating MM #2794		50,949.64
	Sub-Total Cash		\$ 327,241.69

Reserves

1015	Iberia Bank Reserves #2360	\$	334,634.94
1026	TD Bank Acct # 6889		646.37
1027	Liberty Mutual 1/23 2.3%		102,300.00
1028	Iberia Bank ICS # 2360 1.00%		1,074,821.24
1023	TIAA Bank CD#3742 3/11/21 2.4%		141,909.95
1031	Eagle Life Insurance 2.75%		102,351.31
	Sub-Total Reserves		\$ 1,756,663.81

Accounts Receivable

1450	Owners Receivable	\$	98.75
	Sub-Total Accounts Receivable		\$ 98.75

Total Current Assets **\$ 2,084,004.25**

FIXED ASSETS:

OTHER ASSETS:

1640	Utility Deposits	\$	25.00
1690	Prepaid Insurance		34,524.04
	Total Other Assets		\$ 34,549.04

TOTAL ASSETS **\$ 2,118,553.29**

LIABILITIES & EQUITY

CURRENT LIABILITIES:

2110	Accounts Payable	\$	13,536.41
2250	Owners Prepaid		72,230.00
	Subtotal Current Liab.		\$ 85,766.41

LALIQUE CONDOMINIUM ASSOCIATION, INC.

Balance Sheet
As of 12/31/19

EQUITY & RESERVES:

RESERVES:

3000	Reserves - Unallocated	\$ 65,541.33	
3004	Reserves-Entry Gate System	10,273.74	
3006	Reserves-Lighting Fixtures	18,000.00	
3008	Reserves - Roof	1,320,666.71	
3010	Reserves - Painting	110,000.44	
3012	Reserves - Paving	25,221.79	
3014	Reserves - Sealcoating	7,478.00	
3015	Reserves - Def Maint & Cap Exp	26,001.55	
3016	Reserves - Pool / Spa	25,000.05	
3018	Reserves-Clubhse Fix & Furn	15,892.94	
3020	Reserves-Gutters & Downspouts	50,685.95	
3021	Reserves-Irrigation Systems	10,000.00	
3022	Reserve-Walkways/Driveways	70,901.31	
	Subtotal Reserves		\$ 1,755,663.81

EQUITY:

3300	Retained Earnings	\$ 294,235.72	
	Current Year Net Income/(Loss)	(17,112.65)	
	Subtotal Equity		\$ 277,123.07
	TOTAL LIABILITIES & EQUITY		\$ 2,118,553.29

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

LALIQUE CONDOMINIUM ASSOCIATION, 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	25,341.34	25,348.37	(7.03)	304,096.00	304,180.00	(84.00)	304,180.00
04150	Reserve Fees	.00	9,379.50	(9,379.50)	112,736.00	112,554.00	182.00	112,554.00
04151	V.C.A. Fees	7,904.00	7,886.63	17.37	94,848.00	94,640.00	208.00	94,640.00
04155	Bulk Communications	9,360.00	9,377.37	(17.37)	112,320.00	112,528.00	(208.00)	112,528.00
04191	Spec/Assmt Rollover 2018	.00	4,494.12	(4,494.12)	.00	53,929.00	(53,929.00)	53,929.00
04200	Late Charge Fees / Interest	.00	.00	.00	701.64	.00	701.64	.00
04240	Interest Income - Operating	21.63	.00	21.63	740.17	.00	740.17	.00
04250	Interest Income - Reserves	7,623.25	.00	7,623.25	31,613.56	.00	31,613.56	.00
04295	Miscellaneous Income(Expense)	425.50	.00	425.50	1,764.00	.00	1,764.00	.00
04499	Prior Year Surplus/(Deficit)	.00	4,333.37	(4,333.37)	.00	52,000.00	(52,000.00)	52,000.00
	TOTAL INCOME	50,675.72	60,819.36	(10,143.64)	658,819.37	729,831.00	(71,011.63)	729,831.00
EXPENSES								
ADMINISTRATIVE								
06010	Bad Debt/Uncollectible Fees	.00	400.00	400.00	.00	4,800.00	4,800.00	4,800.00
06020	Contingency	.00	216.63	216.63	.00	2,600.00	2,600.00	2,600.00
06021	Holiday	.00	125.00	125.00	.00	1,500.00	1,500.00	1,500.00
06022	Social Events	.00	50.00	50.00	79.72	600.00	520.28	600.00
06025	Corporate Filing Fee	.00	5.13	5.13	61.25	62.00	.75	62.00
06028	Fees to Division	.00	34.63	34.63	416.00	416.00	.00	416.00
06040	Management / Accounting Fees	1,710.13	1,710.13	.00	20,522.00	20,522.00	.00	20,522.00
06050	Office/Postage/Background cks	646.59	316.63	(329.96)	4,945.41	3,800.00	(1,145.41)	3,800.00
06056	Legal / Accounting	10.00	833.37	823.37	6,714.00	10,000.00	3,286.00	10,000.00
06070	Taxes/Permits	.00	83.37	83.37	1,799.00	1,000.00	(799.00)	1,000.00
	SUB-TOTAL ADMINISTRATIVE	2,366.72	3,774.89	1,408.17	34,537.38	45,300.00	10,762.62	45,300.00
UTILITIES								
06100	Electric / Pool Heat	825.06	833.37	8.31	8,570.48	10,000.00	1,429.52	10,000.00
06105	Irrigation Water	552.44	583.37	30.93	5,241.52	7,000.00	1,758.48	7,000.00
06110	Refuse Removal / Recycling	1,644.38	1,666.63	22.25	19,713.76	20,000.00	286.24	20,000.00
06120	Water / Sewer	3,585.20	3,500.00	(85.20)	44,031.32	42,000.00	(2,031.32)	42,000.00
	SUB-TOTAL UTILITIES	6,607.08	6,583.37	(23.71)	77,557.08	79,000.00	1,442.92	79,000.00
GROUNDS								
06141	Irrigation Repairs & Maintena	413.05	291.63	(121.42)	2,563.85	3,500.00	936.15	3,500.00
06145	Grounds Maintenance & Repairs	189.00	166.63	(22.37)	189.00	2,000.00	1,811.00	2,000.00
06160	Landscape Contract	4,404.51	4,404.50	(.01)	52,854.12	52,854.00	(.12)	52,854.00
06162	Sod/Plantings/Other	3,900.50	625.00	(3,275.50)	5,781.25	7,500.00	1,718.75	7,500.00
06163	Mulch	7,462.00	566.63	(6,895.37)	7,462.00	6,800.00	(662.00)	6,800.00
06165	Tree Trimming	.00	666.63	666.63	6,733.00	8,000.00	1,267.00	8,000.00
06170	Pool / Spa Maintenance	500.00	403.37	(96.63)	6,000.00	4,840.00	(1,160.00)	4,840.00

LALIQUE 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	
06171	Pool/Spa Equipment Repairs	501.54	166.63	(334.91)	5,439.68	2,000.00	(3,439.68)	2,000.00
06172	Gate Access Maintenance	.00	208.37	208.37	1,672.53	2,500.00	827.47	2,500.00
06174	Pressure Clean Driveways/Gutt	.00	133.37	133.37	.00	1,600.00	1,600.00	1,600.00
06175	Power Washing Bldg. Exteriors	.00	666.63	666.63	.00	8,000.00	8,000.00	8,000.00
SUB-TOTAL GROUNDS		17,370.60	8,299.39	(9,071.21)	88,695.43	99,594.00	10,898.57	99,594.00

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LALIQUE CONDOMINIUM ASSOCIATION, 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	
BUILDING								
06190	Building - Repairs/Maintenanc	632.85	1,750.00	1,117.15	25,172.03	21,000.00	(4,172.03)	21,000.00
06192	Dryer Duct Cleaning	.00	283.37	283.37	.00	3,400.00	3,400.00	3,400.00
06193	Janitorial Service WC Ins.	.00	225.00	225.00	1,762.00	2,700.00	938.00	2,700.00
06194	Janitorial Service	900.00	1,400.00	500.00	14,300.00	16,800.00	2,500.00	16,800.00
06195	Building/Janitorial Supplies	.00	75.00	75.00	679.78	900.00	220.22	900.00
06198	A/C Maint Clubhouse	.00	33.37	33.37	.00	400.00	400.00	400.00
06210	Emergency Systems/Fire/Repair	710.99	625.00	(85.99)	10,451.26	7,500.00	(2,951.26)	7,500.00
06212	Fire Extinguisher Insp/Repair	.00	83.37	83.37	.00	1,000.00	1,000.00	1,000.00
06230	Pest Control Contract	.00	208.00	208.00	2,085.00	2,496.00	411.00	2,496.00
06232	Pest Control Other	.00	66.63	66.63	.00	800.00	800.00	800.00
06235	Special Assessment	.00	4,494.12	4,494.12	5,840.00	53,929.00	48,089.00	53,929.00
	SUB-TOTAL BUILDING	2,243.84	9,243.86	7,000.02	60,290.07	110,925.00	50,634.93	110,925.00
MASTER ASSOCIATION								
06300	Master Association Fees	7,869.34	7,886.63	17.29	94,432.00	94,640.00	208.00	94,640.00
06303	Bulk Communications	9,394.66	9,377.37	(17.29)	112,736.00	112,528.00	(208.00)	112,528.00
06305	Annual Insurance Appraisal	.00	24.13	24.13	290.00	290.00	.00	290.00
	SUB-TOTAL MASTER ASSOCIATIO	17,264.00	17,288.13	24.13	207,458.00	207,458.00	.00	207,458.00
INSURANCE								
06310	Insurance - Package	5,754.01	6,250.00	495.99	62,847.86	75,000.00	12,152.14	75,000.00
	SUB-TOTAL INSURANCE	5,754.01	6,250.00	495.99	62,847.86	75,000.00	12,152.14	75,000.00
RESERVES								
06420	Reserves-Gutters & Downspouts	.00	469.25	469.25	5,632.00	5,631.00	(1.00)	5,631.00
06421	Reserves-Irrigation Systems	.00	166.63	166.63	2,000.00	2,000.00	.00	2,000.00
06422	Reserves - Roof	.00	5,760.62	5,760.62	69,127.00	69,127.00	.00	69,127.00
06424	Reserves-Entry Gate System	.00	22.87	22.87	274.00	274.00	.00	274.00
06426	Reserves-Lighting Fixtures	.00	166.63	166.63	2,000.00	2,000.00	.00	2,000.00
06428	Reserves - Painting	.00	1,140.00	1,140.00	13,680.00	13,680.00	.00	13,680.00
06430	Reserves - Unallocated	7,623.25	.00	(7,623.25)	31,992.20	.00	(31,992.20)	.00
06434	Reserves - Def Maint & Cap Ex	.00	376.88	376.88	4,522.00	4,523.00	1.00	4,523.00
06436	Reserves-Walkways/Driveways	.00	789.87	789.87	9,478.00	9,478.00	.00	9,478.00
06444	Reserves - Paving	.00	359.87	359.87	4,318.00	4,318.00	.00	4,318.00
06464	Reserves - Sealcoating	.00	126.88	126.88	1,523.00	1,523.00	.00	1,523.00
	SUB-TOTAL RESERVES	7,623.25	9,379.50	1,756.25	144,546.20	112,554.00	(31,992.20)	112,554.00
	TOTAL EXPENSES	59,229.50	60,819.14	1,589.64	675,932.02	729,831.00	53,898.98	729,831.00

LALIQUE 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)	(8,553.78)	.22	(8,554.00)	(17,112.65)	.00	(17,112.65)	.00

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