

**CAMELOT PARK HOMEOWNERS ASSOCIATION, INC.
APPLICATION FOR APPROVAL
TO PURCHASE or LEASE**

TO: **The Board of Directors of Camelot Park Homeowners Association, Inc.**
(Please check appropriate box)

I hereby apply for approval to **purchase** _____ at Camelot Park HOA, Inc. and for membership in the Homeowners Association.

A complete copy of the signed purchase agreement is attached.

I hereby apply for approval to **lease** _____ at Camelot Park HOA, Inc. for the period beginning ___/___/20___ and ending ___/___/20___.

A complete copy of the signed lease is attached.

Note: A non-refundable application fee of **\$150.00 Payable in U.S. Funds** must be included with completed form, either sale or lease. Make check payable to: **Camelot Park HOA, Inc.**

Current Owner's Name(s) _____

PLEASE TYPE OR PRINT LEGIBLY THE FOLLOWING INFORMATION

Full name of Applicant _____ Soc. Sec.# _____

Driver's License # _____ State: _____ DOB: _____

Full name of Spouse (if any) _____ Soc. Sec. # _____

Driver's License # _____ State: _____ DOB: _____

Home Address _____

City _____ State _____ Zip Code _____

Telephone: Home () _____ Office/Cell () _____ E-mail _____

Telephone: Home () _____ Office/Cell () _____ E-mail _____

Nature of Business or Profession _____

If retired former business or profession _____

Company or Firm Name: _____

Business Address: _____

The Documents of Camelot Park HOA, Inc. provide for the obligation of owners that all homes are to be used as single-family residences only. Please state the name and relationship of all persons who will be occupying the home on a regular basis.

Other Residents (Include children and children's ages)

Name: _____ Age: _____ Relationship: _____

Name: _____ Age: _____ Relationship: _____

Name: _____ Age: _____ Relationship: _____

Name: _____ Age: _____ Relationship: _____

Make of car to be kept on the property:

Model/Make _____ Year _____

License Number _____ State _____

Make of car to be kept on the property:

Model/Make _____ Year _____

License Number _____ State _____

Check one of the following:

If this transaction is a sale, please check the number that applies

BILLING ADDRESS

Vineyards address

Alternate address

I am purchasing this unit with the intention to:

(1) _____ Reside here on a full-time basis

(2) _____ Reside here on a part-time basis

(3) _____ Lease the unit

EMERGENCY CONTACT AND EMERGENCY ACCESS

* It is highly recommended that you leave your key with someone locally for emergency purposes. In an emergency and there is no key available you will be charged with any locksmith fee if access to your unit is necessary. If you have this information, please provide now or you may do so later.

(Please list an individual, other than yourself, who would know your whereabouts should there be an emergency.) *

Name: _____ Telephone: _____

Address: _____

Relationship: _____

Resident key left with: _____ Telephone: _____

Home Watch Person: _____ Telephone: _____

I (we) will provide the Association with a **copy of our recorded deed within ten (10) days after closing.**

I agree to abide by the Declaration of Covenants, the Articles of Incorporation, By-laws and all properly promulgated rules and regulations. I understand and agree that the Association, in the event it approves the lease, is authorized to act as the owner's agent, with full power and authority to take whatever action may be required, including eviction, to prevent violations by lessee's and their guests, of provisions of the Associations Governing Documents, Covenants, By-Laws, and the Rules and Regulations of the Vineyards Camelot Park Homeowners Association.

The prospective purchaser or lessee will be advised by the Association office within a 30-day period (15 days for leases) from the date of application, of whether this application has been approved. Lessee will not move in until application is approved.

AUTHORIZATION: I/We hereby authorize Camelot Park Homeowners Association, Inc. to verify all information contained on the application and conduct a full background check, including but not limited to credit, employment, income, eviction, and criminal and authorize that they contact any persons or companies listed on the application. I represent that the following information is factual and correct and agree that any falsification or misrepresentation in this application will justify it disapproval.

APPLICATION FEE IS NON-REFUNDABLE

DATED: _____
APPLICANT

APPLICANT

APPLICATION APPROVED DISAPPROVED

DATE: _____

BY: _____
Officer or Director

Pet Registration Form

Date: _____

Name of Unit Owner: _____

Contact Information: Phone: _____ Cell #: _____

Email Address: _____

Pet Information

Type: (dog, cat) _____ Name: _____

Breed: _____

Type: (dog, cat) _____ Name: _____

Breed: _____

- **Please attach:**

____ Dog's current vaccination record (available from Veterinarian)

____ Photo of your dog or cat

- **No Aggressive Breeds allowed:** Pit Bull Terriers, Staffordshire Terriers, Rottweilers, Presa Canarios, Chows Chows, Doberman Pinschers, Akitas, Wolf-hybrids, Mastiffs, Cane Corsos, Alaskan Malamutes,

- No exotic pets allowed. Snakes, Monkeys, Reptiles etc. Household pets other than those commonly kept— fish, caged birds, and hamsters—require specific approval by the Board. Pets may not be left unattended on lanais, or in garages, entries, or Common Elements.

- 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.

Neither the Board nor the Association shall be liable for any person injury, death or property damage resulting from a violation of the foregoing and any occupant of a unit committing such a violation shall fully indemnify and hold harmless the Board of Directors, Property Management, each unit owner and Association in such regard.

Signature: _____ Date: _____

Signature: _____ Date: _____

Vineyards Camelot Park Homeowners Association Inc.
Board of Director's 2022 Approved Budget
For the Period of January 1, 2022 through December 31, 2022

35 Units

Income	2021 Approved Budget	Actual 9/30/2021	Estimated Balance 12/31/2021	2022 Approved Budget
Operating Assessments	\$ 139,721	\$ 104,685	\$ 139,721	\$ 141,369
Reserve Assessments	\$ 11,775	\$ 8,820	\$ 11,775	\$ 10,831
VCA - Master Association	\$ 25,305	\$ 19,005	\$ 25,305	\$ 24,858
VCA - Access Control Gate	\$ 16,765	\$ 12,600	\$ 16,765	\$ 16,800
VCA - Vintage Colony Blvd.	\$ 4,795	\$ 3,570	\$ 4,795	\$ 4,911
Bulk Communication Fees	\$ 38,791	\$ 29,085	\$ 38,791	\$ 39,236
Interest Income - Reserves	\$ -	\$ 16	\$ 17	\$ -
Interest & Late Fees	\$ -	\$ 0	\$ -	\$ -
Miscellaneous Income	\$ -	\$ 284	\$ 275	\$ -
Interest Income - Operating	\$ -	\$ 1	\$ 2	\$ -
Prior Year Surplus / (Deficit)		\$ -	\$ -	
Total Income	\$ 237,152	\$ 178,066	\$ 237,446	\$ 238,006
Expenses				
Administrative Expenses				
Management / Accounting Fee	\$ 12,000	\$ 9,000	\$ 12,000	\$ 12,000
Office Expense/Postage	\$ 1,800	\$ 1,491	\$ 1,900	\$ 2,000
Corporate Filing Fee	\$ 61	\$ 61	\$ 61	\$ 61
Holiday Decorations	\$ 1,150	\$ 500	\$ 1,200	\$ 1,200
Sub-Total Administrative Expenses	\$ 15,011	\$ 11,053	\$ 15,161	\$ 15,261
Professional Fees				
Accounting (CPA) Tax Return	\$ 350	\$ 425	\$ 425	\$ 425
Legal	\$ 1,250	\$ -	\$ -	\$ 1,250
Su-Total Professional Fees	\$ 1,600	\$ 425	\$ 425	\$ 1,675
Insurance				
Package Insurance	\$ 3,400	\$ 2,831	\$ 2,831	\$ 3,700
Sub-Total Insurance	\$ 3,400	\$ 2,831	\$ 2,831	\$ 3,700
Utilities				
Electricity	\$ 4,500	\$ 3,374	\$ 4,500	\$ 4,700
Irrigation Water	\$ 4,200	\$ 2,946	\$ 3,500	\$ 4,000
Bulk Communication Fees	\$ 38,791	\$ 29,085	\$ 38,791	\$ 39,236
Sub-Total Utilities	\$ 47,491	\$ 35,405	\$ 46,791	\$ 47,936
Ground Maintenance				
Grounds Maintenance/Repairs	\$ 2,000	\$ -	\$ 1,500	\$ 1,500
Landscape Maint.	\$ 74,160	\$ 55,619	\$ 74,160	\$ 76,383
Sod/Plants/Mulch/Other	\$ 20,000	\$ 3,898	\$ 20,000	\$ 20,000
Irrigation Repairs/Maintenance	\$ 4,000	\$ 3,401	\$ 4,000	\$ 4,000
Pest Control Wall.	\$ 600	\$ -	\$ -	\$ 600
Tree Trimming?common area removal	\$ 7,000	\$ -	\$ -	\$ 6,300
Oak Tree Trimming due 2023	\$ -	\$ -	\$ -	\$ -
Fountain Maintenance	\$ 2,500	\$ 1,806	\$ 2,500	\$ 2,500
Fountain Repairs	\$ 750	\$ 778	\$ 900	\$ 750
Sub-Total Ground Maintenance	\$ 111,010	\$ 65,502	\$ 103,060	\$ 112,033
Miscellaneous				
VCA - Master Association	\$ 25,305	\$ 19,005	\$ 25,305	\$ 24,858
VCA - Access Control Gate	\$ 16,765	\$ 12,600	\$ 16,765	\$ 16,800
VCA - Vintage Colony Blvd.	\$ 4,795	\$ 3,606	\$ 4,795	\$ 4,911
Sub-Total Miscellaneous	\$ 46,865	\$ 35,211	\$ 46,865	\$ 46,570
Total Operating Expenses	\$ 225,377	\$ 150,427	\$ 215,133	\$ 227,175
Reserves	\$ 11,775	\$ 8,847	\$ 11,775	\$ 10,831
Total Common Expenses	\$ 237,152	\$ 159,274	\$ 226,908	\$ 238,006

Vineyards Camelot Park Homeowners Association Inc.
Board of Director's 2022 Approved Budget
Reserve for Capital Expenditures and Deferred Maintenance
For the period of January 1, 2022 through December 31, 2022

Item	19005	Estimated Maintenance/Replacement Cost	2021 Estimated Remaining Life (Years)	Reserve balance 9/30/2021	Add'l Reserve Funding 2021	*Estimated Reserve Balance 12/31/2021	Additional Reserves Required	Annual Funding Required In 2022
6444 Repaving (new Estimate 2020)	16.46	63,860	8	26,500	1,139	27,638	36,222	4,528
Blacktop Seal coat	0.08	7,725	1	7,523	136	7,659	66	66
Wall Painting/Power Wash	283.5	1,442	1	1,421	-	1,400	42	42
6468 Fountain Replacement	0.97	15,450	15	515	-	-	15,450	1,030
Oak Tree Trimming (113) 2024	3	10,000	3	1,667	2,125	-	10,000	3,333
6430 Unallocated Interest	0		1	29	2	31	-	-
Uninsured Loss - Contingency	0	10,000	4	3,580	458	4,038	5,962	1,491
6435 Def Maint & Cap Expenditures	0	10,000	4	8,632	-	8,632	1,368	342
Totals	9000	118,477		49,866	3,860	49,398	69,110	10,831

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Notes: For 2021 we increased paving, sealcoating, wall painting, and fountain replacement by 3%. We also increased oak tree trimming from \$ 8,500 to \$ 10,000 for trimming in three years. We spent 10,200 to trimm all Oaks, hardwoods and 9 Fichus trees.

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.

**Board of Director's 2022 Approved Budget
Reserve & Assessment Schedule
For the Period of January 1, 2022 through December 31, 2022**

	Annually	Quarterly	Monthly	Approved
Operating Assessment	4,039	1,010	337	
Reserve Assessment	309	77	26	
Camelot Park Assessments	4,349	1,087	362	
VCA - Master Fee	710	178	59	
VCA - Access Control Fee	480	120	40	
VCA - Vintage Colony Fee	140	35	12	
Bulk Communication Fees	1,121	280	93	
Total Assessment Due	6,800	1,700	567	

2022 quarterly assessments: **\$1,700**

Summit-Broad-Band Monthly Communication Cost

Basis Cable TV and digital Plus	32.24
Internet	27.38
Phone Lines	7.04
Internet Network Surcharge	20.50
Taxes, FCC fees, 911 fees	6.26
	<u>93.42</u>

Summit = \$ 1,121.04 per year

CAMELOT PARK AT THE VINEYARDS

Balance Sheet
As of 12/31/21

ASSETS

CURRENT ASSETS

Cash

1012	OPERATING #8912 - IBERIA	\$ 82,817.62	
1013	OPER MM #8939 IBERIA	4,068.37	
	Sub-Total Cash		\$ 86,885.99

Reserves

1022	RESERVE #8920 - IBERIA	\$ 55,764.69	
	Sub-Total Reserves		\$ 55,764.69

Accounts Receivable

	Sub-Total Accounts Receivable		\$.00
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	Total Current Assets		\$ 142,650.68
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Other Assets

	Total Other Assets		\$.00
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	TOTAL ASSETS		\$ 142,650.68
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LIABILITIES & EQUITY

CURRENT LIABILITIES:

2110	Accounts Payable	\$ 18,399.93	
2250	Owners Prepaid	39,374.98	
	Subtotal Current Liab.		\$ 57,774.91

CAMELOT PARK AT THE VINEYARDS

Balance Sheet
As of 12/31/21

EQUITY & RESERVES

RESERVES:

3000	Reserves -Unallocated Interest	\$	39.25	
3012	Reserves - Street Repaving		28,990.11	
3014	Reserves - Street Sealing		7,726.40	
3020	Reserve-WallPainting&PowerWash		1,441.92	
3022	Reserves-Uninsured Loss/Contin		4,496.00	
3025	Reserves- Fountain Replacement		1,030.00	
3030	Reserves - Oak Tree Trimming		(8,106.00)	
3035	Reserve-Def Maint & Cap Expend		8,707.01	
	Subtotal Reserves			\$ 44,324.69

EQUITY:

3300	Retained Earnings	\$	36,447.83	
	Current Year Net Income/(Loss)		4,103.25	
	Subtotal Equity			\$ 40,551.08
	TOTAL LIABILITIES & EQUITY			\$ 142,650.68

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

CAMELOT PARK AT THE VINEYARDS

Income/Expense Statement
Period: 12/01/21 to 12/31/21

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
04145	Maintenance Fees	11,631.66	11,643.38	(11.72)	139,580.00	139,721.00	(141.00)	139,721.00
04150	Reserve Fees	.00	981.25	(981.25)	11,760.00	11,775.00	(15.00)	11,775.00
04151	V.C.A. Fees	2,111.66	2,108.75	2.91	25,340.00	25,305.00	35.00	25,305.00
04152	Access Control Fees	1,400.00	1,397.12	2.88	16,800.00	16,765.00	35.00	16,765.00
04153	Vintage Colony Blvd. Fee	396.66	399.62	(2.96)	4,760.00	4,795.00	(35.00)	4,795.00
04155	Cable TV Fees	3,231.66	3,232.62	(.96)	38,780.00	38,791.00	(11.00)	38,791.00
04200	Late Charge Fees / Interest	.00	.00	.00	.08	.00	.08	.00
04240	Interest Income - Operating	.04	.00	.04	1.08	.00	1.08	.00
04250	Interest Income - Reserves	.95	.00	.95	20.85	.00	20.85	.00
04295	Miscellaneous Income	.00	.00	.00	283.50	.00	283.50	.00
	Subtotal Income	18,772.63	19,762.74	(990.11)	237,325.51	237,152.00	173.51	237,152.00
EXPENSES								
ADMINISTRATIVE								
06021	Holiday Decorations	.00	95.87	95.87	1,050.00	1,150.00	100.00	1,150.00
06025	Corporate Filing Fee	.00	5.12	5.12	61.25	61.00	(.25)	61.00
06040	Management / Accounting Fees	1,000.00	1,000.00	.00	12,000.00	12,000.00	.00	12,000.00
06050	Office Expense / Postage	343.82	150.00	(193.82)	2,532.29	1,800.00	(732.29)	1,800.00
06055	Accounting (CPA)/Taxes	.00	29.13	29.13	425.00	350.00	(75.00)	350.00
06056	Legal	.00	104.13	104.13	.00	1,250.00	1,250.00	1,250.00
	SUB-TOTAL ADMINISTRATIVE	1,343.82	1,384.25	40.43	16,068.54	16,611.00	542.46	16,611.00
UTILITIES								
06100	Electric	1,031.99	375.00	(656.99)	5,151.83	4,500.00	(651.83)	4,500.00
06105	Irrigation Water	323.36	350.00	26.64	3,950.24	4,200.00	249.76	4,200.00
06115	Cable TV	.00	3,232.62	3,232.62	.00	38,791.00	38,791.00	38,791.00
	SUB-TOTAL UTILITIES	1,355.35	3,957.62	2,602.27	9,102.07	47,491.00	38,388.93	47,491.00
GROUNDS								
06130	Fountain Maintenance	164.79	208.37	43.58	2,302.98	2,500.00	197.02	2,500.00
06132	Fountain Repairs	.00	62.50	62.50	777.63	750.00	(27.63)	750.00
06141	Irrigation Repairs/Maint	456.66	333.37	(123.29)	3,857.89	4,000.00	142.11	4,000.00
06145	Grounds Repairs/Maintenance	700.00	166.63	(533.37)	787.20	2,000.00	1,212.80	2,000.00
06160	Landscape Maintenance	6,179.91	6,180.00	.09	74,158.92	74,160.00	1.08	74,160.00
06162	Sod/Plantings/Mulch/Other	.00	1,666.63	1,666.63	22,496.75	20,000.00	(2,496.75)	20,000.00
06165	Tree Trimming	.00	583.37	583.37	2,700.00	7,000.00	4,300.00	7,000.00
06230	Pest Control Wall	.00	50.00	50.00	.00	600.00	600.00	600.00
	SUB-TOTAL GROUNDS	7,501.36	9,250.87	1,749.51	107,081.37	111,010.00	3,928.63	111,010.00
MASTER ASSOCIATION								
06300	Master Association Fees	2,111.66	2,108.75	(2.91)	25,340.00	25,305.00	(35.00)	25,305.00
06302	Access Control Fee	1,400.00	1,397.12	(2.88)	16,800.00	16,765.00	(35.00)	16,765.00
06303	Communication Fees	3,231.66	.00	(3,231.66)	38,780.00	.00	(38,780.00)	.00

CAMELOT PARK AT THE VINEYARDS

Income/Expense Statement
Period: 12/01/21 to 12/31/21

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
06305	Vintage Colony Blvd Fee	400.64	399.62	(1.02)	4,807.60	4,795.00	(12.60)	4,795.00
	SUB-TOTAL MASTER ASSOCIATIO	7,143.96	3,905.49	(3,238.47)	85,727.60	46,865.00	(38,862.60)	46,865.00

CAMELOT PARK AT THE VINEYARDS

Income/Expense Statement
Period: 12/01/21 to 12/31/21

Account	Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INSURANCE								
06310	Insurance - Package	.00	283.37	283.37	3,446.83	3,400.00	(46.83)	3,400.00
	SUB-TOTAL INSURANCE	.00	283.37	283.37	3,446.83	3,400.00	(46.83)	3,400.00
RESERVES								
06430	Reserves - Unallocated	.95	.00	(.95)	20.85	.00	(20.85)	.00
06435	Reserve-Def Maint & Cap Expen	.00	12.50	12.50	150.00	150.00	.00	150.00
06440	Reserves - Oak Tree Trimming	.00	277.75	277.75	3,334.00	3,333.00	(1.00)	3,333.00
06442	Reserves-Uninsured Loss/Conti	.00	152.87	152.87	1,833.00	1,834.00	1.00	1,834.00
06444	Reserves - Repaving	.00	415.12	415.12	4,981.00	4,981.00	.00	4,981.00
06458	Reserves-Wall Pntng/Power Was	.00	3.62	3.62	42.00	43.00	1.00	43.00
06464	Reserves - Blacktop Sealcoat	.00	33.63	33.63	405.00	404.00	(1.00)	404.00
06468	Reserves -Fountain Replacemen	.00	85.87	85.87	1,030.00	1,030.00	.00	1,030.00
	SUB-TOTAL RESERVES	.95	981.36	980.41	11,795.85	11,775.00	(20.85)	11,775.00
	TOTAL EXPENSES	17,345.44	19,762.96	2,417.52	233,222.26	237,152.00	3,929.74	237,152.00
	Current Year Net Income/(loss)	1,427.19	(22)	1,427.41	4,103.25	.00	4,103.25	.00
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