

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 2022 Adopted Budget
For the Period of January 1, 2022 through December 31, 2022

Units 25

Income	2021 Approved Budget	Actuals 9/30/2021	Estimated 12/31/2021	2022 Approved Budget
Operating Assessments	71,741	53,775	71,741	73,026
Reserve Assessments	5,538	4,200	5,538	4,479
VCA - Master Association	18,075	13,575	18,075	17,756
VCA - Access Control Gate	11,975	9,000	11,975	12,000
VCA - Vintage Colony Blvd.	3,425	2,550	3,425	3,508
Bulk TV/Communication Fees	27,708	20,775	27,708	28,026
Late Charge Fees	0	0	0	0
Interest Income - Operating	0	0	0	0
Interest Income - Reserves	0	66	80	0
Miscellaneous Income			0	0
Prior Year Surplus/ (Deficit)	5,000	0	0	4,500
Total Income	143,462	103,941	138,542	143,295
Administrative Expenses				
Corporate Filing Fee	62	61	61	61
Management/Bookkeeping	12,000	9,000	12,000	12,000
Office Expense	1,500	829	1,100	1,500
Postage	200	71	200	200
Legal / Accounting	350	425	425	425
Legal Contingency	2,000	0	0	2,000
Bad Debt Uncollectible Fees	0	0		
Sub-Total Administrative Expenses	16,112	10,387	13,786	16,186
Utilities				
Electric	5,000	3,473	4,800	5,000
Irrigation Water	3,400	2,109	3,000	3,000
Sub-Total Utilities	8,400	5,582	7,800	8,000
Grounds Maintenance				
Fountain Maintenance Contract	400	0	0	400
Fountain Repair Expenses	500	0	0	500
Lake Maintenance fees (VCA)	1,148	861	1,148	1,148
Lake Plants & lake Plant Maintenance	2,000	600	900	2,000
Irrigation Repairs / Maintenance	1,500	326	1,000	1,000
Landscape Contract	26,711	17,878	26,711	27,622
Sod/ Plantings	1,300	0	1,300	1,000
Mulch common Areas	5,000	0	5,000	5,000
Tree Trimming/Replacement	3,000	0	0	3,000
Site Lighting	500	120	0	500
Holiday	2,000	0	0	2,000
Power washing Entrance/gutter	2,200	0	0	2,200
Repairs/Maintenance	500	0	0	500
Pest Control	270	90	0	270
Contingency *	1,200	0	0	1,400
Sub-Total Grounds & Maintenance	48,229	19,875	36,059	48,540
Miscellaneous Expenses				
VCA - Master Association	18,075	12,067	18,075	17,756
VCA - Access Control Gate	11,975	8,000	11,975	12,000
Bulk Communication Fees	27,708	18,467	27,708	28,026
VCA - Vintage Colony Blvd.	3,425	2,289	3,425	3,508
Insurance - Package	4,000	3,179	4,800	4,800
Sub-Total Miscellenious Expenses	65,183	44,001	65,983	66,090
Total Operating Expenses	137,924	79,845	123,628	138,816
Reserves	5,725	4,356	5,725	4,479
Total Common Expenses	143,649	84,201	129,353	143,295

Glen Lake Estate Homeowner's Association, Inc.

2022 Approved Budget

Reserve for Capital Expenditures and Deferred M

For the Period of January 1, 2022 through December 31, 2022

Item	Estimated Life When New (Years)	Estimated Replacement Cost	2022 Estimated Remaining Life (Years)	Current Reserve 8/31/2021	Add'l Reserve Funding 2021	*Estimated Reserve Balance 12/31/2021	Additional Reserves Required	Annual Funding Required In 2022
Landscaping	15	15,000	2	15,164		15,164	-	-
Entrance Wall / Painting	20	15,000	5	10,786	248	11,034	3,966	793
Street Paving	25	56,650	7	33,579	923	34,502	22,148	3,164
Drain/Irrig/Fountain	10	12,775	2	11,472	261	11,733	1,043	521
Oak Tree Trimming (2023)	3	5,000	3	5,261		5,261	-	-
Unallocated interest	N/A			2,523	30	2,553	-	-
Def Maint & Cap Expenditures	N/A	5,000	0	6,500		6,500	-	-
Totals		109,425		85,285	1,462	86,746	27,157	4,479

Note:

For 2021 increased the replacement cost of street paving and Drain/Irrig/Fountain by 3%. We also added one year to the remaining life for the Drain/Irrig/fountain.

For Landscaping, entrance wall, Drirnage/irrig, these estimated replacement cost are not assumed to be amounts needed for total and immediate one time-action but rather they are amounts considered to be adequate to cover significant, limited replacement or repairs.

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.

2022 Approved Budget

Reserve & Assessment Schedule

For the Period of January 1, 2022 through December 31, 2022

	<u>Annually</u>	<u>Quarterly</u>
Operating Assessment	2,921	730
Reserve Assessment	179	45
<i>Glen Lake Estates Assessments</i>	3,100	775
VCA - Master Fee	710	178
VCA - Access Control Fee	480	120
VCA - Vintage Colony Blvd.	140	35
Bulk Communication Fees	1,121	280
<i>Total Assessment Due</i>	5,552	1,388

2022 Quarterly Fees = \$1388

Monthly Communication Cost Breakdown

Basic Cable TV and Digital Plus	\$ 32.24
Internet	\$ 27.38
Phone Line	\$ 7.04
Interenet Network Surcharge	\$ 20.50
Taxes, FCC Fees, 911 fees	\$ 6.26
	<u>\$ 93.42</u>

Yearly Summit cost is \$ 1121.04

GLEN LAKE ESTATES AT THE VINEYARDS

Balance Sheet
As of 12/31/21

ASSETS

CURRENT ASSETS

Cash

1009	Iberia Bank Operating #8866	\$ 79,214.94	
	Sub-Total Cash		\$ 79,214.94

Reserves

1020	Iberia Bank Reserves #8874	\$ 86,727.74	
	Sub-Total Reserves		\$ 86,727.74

Accounts Receivable

	Sub-Total Accounts Receivable		\$.00
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	Total Current Assets		\$ 165,942.68
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Other Assets

1690	Prepaid Insurance	\$ 2,956.98	
	Sub-Total Other Assets		\$ 2,956.98

	TOTAL ASSETS		\$ 168,899.66
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LIABILITIES & EQUITY

CURRENT LIABILITIES:

2110	Accounts Payable	\$ 2,725.09	
2250	Owners Prepaid	23,593.00	
	Subtotal Current Liab.		\$ 26,318.09

EQUITY & RESERVES

RESERVES:

3000	Reserves - Unallocated	\$ 2,533.83	
3010	Reserves - Def Maint & Cap Exp	6,500.00	
3012	Reserves - Street Paving	34,502.70	
3014	Reserves-Drain/Irrig/Fountain	11,732.50	
3016	Reserves - Landscaping	15,164.00	
3018	Reserves - Oak Tree Trimming	5,261.00	
3020	Reserves-EntranceWall/Painting	11,033.71	

GLEN LAKE ESTATES AT THE VINEYARDS

Balance Sheet
As of 12/31/21

	Subtotal Reserves		\$ 86,727.74
EQUITY:			
3300	Retained Earnings	\$ 47,586.63	
	Current Year Net Income/(Loss)	8,267.20	
	Subtotal Equity		\$ 55,853.83
	TOTAL LIABILITIES & EQUITY		\$ 168,899.66
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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: 12/01/21 to 12/31/21

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
04145	Maintenance Fees	5,975.00	5,978.38	(3.38)	71,700.00	71,741.00	(41.00)	71,741.00
04150	Reserve Fees	.00	461.50	(461.50)	5,600.00	5,538.00	62.00	5,538.00
04151	V.C.A. Fees	1,508.34	1,506.25	2.09	18,100.00	18,075.00	25.00	18,075.00
04152	Access Control	1,000.00	997.88	2.12	12,000.00	11,975.00	25.00	11,975.00
04153	Vintage Colony Blvd. Fees	283.34	285.38	(2.04)	3,400.00	3,425.00	(25.00)	3,425.00
04155	Bulk Communications	2,308.34	2,309.00	(.66)	27,700.00	27,708.00	(8.00)	27,708.00
04200	Late Charge Fees / Interest	.00	.00	.00	(2.00)	.00	(2.00)	.00
04250	Interest Income - Reserves	1.47	.00	1.47	73.05	.00	73.05	.00
04499	Prior Year Surplus / (Deficit)	.00	416.63	(416.63)	.00	5,000.00	(5,000.00)	5,000.00
	Subtotal Income	11,076.49	11,955.02	(878.53)	138,571.05	143,462.00	(4,890.95)	143,462.00
EXPENSES								
ADMINISTRATIVE								
06025	Corporate Filing Fee	.00	5.13	5.13	61.25	62.00	.75	62.00
06040	Management / Accounting Fees	1,000.00	1,000.00	.00	12,000.00	12,000.00	.00	12,000.00
06050	Office Expense	85.53	125.00	39.47	1,095.70	1,500.00	404.30	1,500.00
06052	Postage	15.71	16.63	.92	98.67	200.00	101.33	200.00
06056	Legal / Accounting(CPA) /Taxe	.00	29.13	29.13	425.00	350.00	(75.00)	350.00
06058	Legal Contingency	.00	166.63	166.63	.00	2,000.00	2,000.00	2,000.00
	SUB-TOTAL ADMINISTRATIVE	1,101.24	1,342.52	241.28	13,680.62	16,112.00	2,431.38	16,112.00
UTILITIES								
06100	Electric	371.08	416.63	45.55	4,645.39	5,000.00	354.61	5,000.00
06105	Irrigation Water	298.52	283.37	(15.15)	2,953.88	3,400.00	446.12	3,400.00
	SUB-TOTAL UTILITIES	669.60	700.00	30.40	7,599.27	8,400.00	800.73	8,400.00
GROUNDS								
06130	Fountain Maintenance Contract	.00	33.37	33.37	240.00	400.00	160.00	400.00
06132	Fountain Repairs Expenses	.00	41.63	41.63	270.00	500.00	230.00	500.00
06140	Lake Maintenance	.00	95.63	95.63	1,147.52	1,148.00	.48	1,148.00
06141	Irrigation Repairs & Maint.	146.80	125.00	(21.80)	529.00	1,500.00	971.00	1,500.00
06142	Lake Plants & Lake Plant Main	75.00	166.63	91.63	900.00	2,000.00	1,100.00	2,000.00
06160	Landscape Contract	2,234.77	2,225.88	(8.89)	26,817.24	26,711.00	(106.24)	26,711.00
06162	Sod/Plantings	.00	108.37	108.37	.00	1,300.00	1,300.00	1,300.00
06163	Mulch	.00	416.63	416.63	4,981.00	5,000.00	19.00	5,000.00
06165	Tree Trimming/Replacement	.00	250.00	250.00	.00	3,000.00	3,000.00	3,000.00
06185	Site Lighting	.00	41.63	41.63	120.00	500.00	380.00	500.00
06189	Holiday	.00	166.63	166.63	1,980.00	2,000.00	20.00	2,000.00
06190	Repairs/Maintenance	.00	41.63	41.63	169.95	500.00	330.05	500.00
06191	Power Washing Ent/Gutter	.00	183.37	183.37	.00	2,200.00	2,200.00	2,200.00
06230	Pest Control	45.00	22.50	(22.50)	180.00	270.00	90.00	270.00
06250	Contingency	.00	84.38	84.38	.00	1,013.00	1,013.00	1,013.00

GLEN LAKE ESTATES 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
	SUB-TOTAL GROUNDS	2,501.57	4,003.28	1,501.71	37,334.71	48,042.00	10,707.29	48,042.00
MASTER ASSOCIATION								
06300	Master Association Fees	1,508.34	1,506.25	(2.09)	18,100.00	18,075.00	(25.00)	18,075.00
06302	Access Control Fees	1,000.00	997.88	(2.12)	12,000.00	11,975.00	(25.00)	11,975.00
06303	Bulk Communications Fees	2,308.34	2,309.00	.66	27,700.00	27,708.00	8.00	27,708.00
06305	Vintage Colony Blvd. Fees	286.16	285.38	(.78)	3,434.00	3,425.00	(9.00)	3,425.00
	SUB-TOTAL MASTER ASSOCIATI	5,102.84	5,098.51	(4.33)	61,234.00	61,183.00	(51.00)	61,183.00
INSURANCE								
06310	Insurance - Package	369.63	333.37	(36.26)	4,657.20	4,000.00	(657.20)	4,000.00
	SUB-TOTAL INSURANCE	369.63	333.37	(36.26)	4,657.20	4,000.00	(657.20)	4,000.00
RESERVES								
06430	Reserves - Unallocated	1.47	.00	(1.47)	73.05	.00	(73.05)	.00
06444	Reserves - Street Paving	.00	307.50	307.50	3,690.50	3,690.00	(.50)	3,690.00
06458	Reserves-EntranceWall/Paintin	.00	.00	.00	992.00	.00	(992.00)	.00
06464	Reserves-Drain/Irrig/Fountain	.00	86.88	86.88	1,042.50	1,043.00	.50	1,043.00
06466	Reserves - Landscaping	.00	82.63	82.63	.00	992.00	992.00	992.00
	SUB-TOTAL RESERVES	1.47	477.01	475.54	5,798.05	5,725.00	(73.05)	5,725.00
	TOTAL EXPENSES	9,746.35	11,954.69	2,208.34	130,303.85	143,462.00	13,158.15	143,462.00
	Current Year Net Income/(loss)	1,330.14	.33	1,329.81	8,267.20	.00	8,267.20	.00
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These financial statements are for management-
use-only and not intended for third-party use.