

Property Management Professionals

VILLA FLORENZA HOMEOWNERS ASSOCIATION

PURCHASE APPLICATION

Mail: _____ **or** _____ **Drop Off:**

Villa Florenza
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**
 - \$50 payable to Villa Florenza**
 - \$50 payable to Property Management Professionals**

Villa Florenza Homeowners' Association, Inc.
Application for Approval to Purchase

Please read and complete the information below. Please be sure to include all requested information and copies.

This application must be submitted for approval at least 30 days prior to the transaction.

A copy of the signed sales agreement must be included with this application.

To: The Board of Directors of Villa Florenza Homeowners' Association

I hereby apply for the approval to Purchase the following residence in Villa Florenza HOA:

Address: _____

NOTE: A non-refundable \$100.00 transfer fee must be included with the completed form. Make checks payable to Villa Florenza HOA; (\$50.00) and Property Management Professionals (\$50.00).

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.

Current Owner's Name: _____

PLEASE TYPE OR LEGIBLY PRINT THE FOLLOWING INFORMATION:

Full Name of Applicant: _____

Full Name of Spouse: _____

Address: _____

Phone Number: _____ Email Address: _____

Firm or Company Name: _____

Business Address: _____

Type of Business: _____

The documents of Villa Florenza HOA provide for the obligation of owners that all units are used **as single family residences only**. Please state the names and relationships of all other persons who will be occupying the residence on a regular basis:

Name: _____ Relationship: _____

Name: _____ Relationship: _____

Please provide two personal references (local if possible):

Name: _____

Address: _____

Phone Number: _____

Name: _____

Address: _____

Phone Number: _____

Please provide two credit references:

Name/Organization: _____

Address: _____

Phone Number: _____

Name/Organization: _____

Address: _____

Phone Number: _____

Applicant Signature:

Applicant Signature:

Board Approval

Date

GENERAL AREA USE RESTRICTIONS

As stated in Article X of the Villa Florenza Homeowner's Assoc. Documents

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 at 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 Villa Florenza 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 trailer of every other description, recreational vehicles, boats, boat trailers, horse trailers or vans shall be permitted to be parked or stored at 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 used or providing pick-up and delivery and other commercial services. No parking on lawn shall be permitted.

Garage doors must be closed at all times except to enter or leave or when working therein.

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 Villa Florenza at the Vineyards Homeowners' Association at the sole expense of the Owner of 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 Villa Florenza at the Vineyards Homeowner's 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 be provided with approved receptacles for the temporary storage and collection of such refuse. All such receptacles shall be stored in the garage except for collection days.

10.07 Construction Regulations of the Villa Florenza Design Review Criteria: All Owners and their contractors shall comply with the construction regulations of the Villa Florenza Design Review Criteria, and with any regulations adopted, from time to time, by the Board of Directors. Such regulations may affect, without limitation, the following, trash and debris removal, sanitary facilities, parking areas, permissible time of access and construction, outside storage, restoration of damages property, conduct and behavior of builders, subcontractors. Owners and their representatives in Villa Florenza at all times must observe the conservation of landscape materials and provide for fire protection.

10.08 Compliance with Laws: Each Owner shall promptly comply with the provision of all acceptable 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. Generators may be used in the event of power failure only while the owner is in residence.

10.10 Pools: No above ground pools shall be erected, constructed or installed on any Unit.

10.11 Fences: No dog runs, animal pens or fences of any kind will be permitted on any Unit.

10.12 Playground and Basketball Equipment: No lawn ornaments, 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 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 Villa Florenza 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 terms of the Villa Florenza at the Vineyards Documents.

- (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 Villa Florenza Documents and any failure of the tenant to comply with the Villa Florenza Documents shall be in default under the lease.
- (c) The Owner shall be liable for any violation of the Villa Florenza Documents committed by such Owner's tenant without prejudice to such Owner's right to collect any sums paid from the tenant.
- (d) **Unit Owners are permitted to lease their Unit to immediate family members only.** Immediate family members are defined as a parent, grandparent, child, grandchild or sibling of a Unit Owner. However, the board must be provided with a written lease or statement of terms with regard to occupancy of the Unit by an immediate family member, and the Board shall have the right to approve said arrangement to make sure that it complies with the obligations contained herein. The Board shall also have the authority to require proof of familial relationship from the Unit Owner, to include a birth certificate or such other documentation approved by the Board.

- (e) To meet special situations and to avoid undue hardship or practical difficulties, the board may, but is not required to, grant permission to a Unit Owner to lease his Unit to a specified lessee who is someone other than an immediate family member, for a period not to exceed twelve (12) months, unless the Board consents in writing to the contrary, on such reasonable terms as the Board may establish. Hardships may include, but are not limited to, health related matters, employment transfers and family obligations.
- (f) Such permission may be granted by the Board only to those owners who have owned their Unit for a minimum period of two (2) years, and only upon written application by the Unit owner to the Board.
- (g) The Board shall respond to each application in writing within thirty (30) days of the submission thereof.
- (h) All requests for extension of the original lease must also be submitted to the Board in the same manner as set forth for the original application.
- (i) The Board has sole and complete discretion to approve or disapprove any Unit Owner's application for a lease or extension of a lease. The Board's decision shall be final and binding. All of the provisions of the governing documents and the rules and regulations of the Association shall be applicable and enforceable against any person occupying a Unit as a lessee or guest to the same extent as against the owner. A covenant on the part of each occupant to abide by the Governing Documents of the Association, designating the Association as the owner's agent with the authority to terminate any lease agreement and evict the tenants in the event of breach of such covenant, shall be deemed to be included in every lease agreement, whether oral or written, and whether specifically expressed in such agreement or not.
- (j) If an owner leases his Unit, it shall be leased for twelve (12) months. No Unit Owner shall have the right to lease less than the entire given Unit. Subleasing is not permitted.
- (k) The Board of the Association shall have the right to lease any Association owned Units or any Unit of which the Association has possession, pursuant to any court order, and said Units shall not be subject to Section 10.15.
- (l) If proper notice is not given, the board at its election may approve or disapprove the lease. Any lease entered into without approval may, at the option of the board, be treated as a nullity, and the board shall have the power to evict the lessee with five (5) days notice, without securing consent to such eviction from the Unit Owner.
- (m) No one but the lessee, his family members within the first degree of relationship by blood, adoption or marriage, and their spouse or non-spouse companions and guests may occupy the Unit. The total number of occupants of a Unit is limited to two (2) persons per bedroom. A guest, whether related or unrelated to the lessee, may occupy a Unit together with the lessee for a period of not more than fifteen (15) days.

(n) If a lessee absents himself from the Unit for any period of time during the lease term, his family within the first degree of relationship already in residence may continue to occupy the Unit.

(o) To prevent overtaxing the facilities, a Unit Owner whose Unit is leased may not used the recreation or parking facilities during the lease term, except as the guest of another Unit Owner.

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 tenant, 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 Villa Florenza 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: A maximum of two commonly accepted household pets such as dogs, cats and birds may be kept in the unit. The combined weight shall not exceed 50 pounds. 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.

I have read the general area use restrictions and agree to follow the rules and restrictions:

Name _____ Date _____

Address _____

VF Homeowner's Association

The appearance of our Community is important to everyone. Tasteful and practical landscaping is an essential ingredient in that equation. It makes us proud to live here, enhances the value of the Community and homeowner's individual property. As such, a landscape policy that effectively addresses the ongoing maintenance and replacement of all landscaping in the Community is essential.

Landscape Policy

Effective February 22, 2013

- 1.** The Association is responsible for the maintenance of common areas and individual lawns. This includes mowing, fertilizing, trimming, and garden pest control (plant pest which affect the grass, plants, and trees-not household pests, such as ants, rodents, birds, spiders, bees or flying insects etc). The Association is responsible for the replacement of dead/diseased plantings *in the common areas only*. The Property Manager and Landscape contractor conducts neighborhood site inspections in order to ensure the Villa Florenza standards are maintained and to identify any deficiencies in the landscaping which are then reported to the Landscape Company or Board and or individual home owner as appropriate.
- 2.** As noted in the Villa Florenza "Declaration of covenants". (Section 6.04) you, as a homeowner, are responsible for the exterior maintenance of your home which *includes the replacement of dead/diseased trees and shrubbery*. As further detailed in this section, if the homeowner, upon notification by the Association does not replace dead/diseased plants within a reasonable time period, the Homeowner's Association will remove and replace them with appropriate plant material and assess the homeowner for the cost of such plantings.

The Board of directors may elect to replace plants and trees on an individual home owner's lots that are destroyed by a natural disaster (e.g. a hurricane). In such a case a uniform assessment to all homeowners may be required.

- 3.** If you wish to make landscape changes to your property, other than replacement in kind, or planting of annuals, contact the Management Company for the application request form. This includes tree removal and the painting of the exterior. Any change

that requires the application form must be submitted for approval prior to the any work commencing. It is the responsibility of the Board to review any request for landscape or architectural changes to the exterior appearance submitted by homeowners. This will ensure that VF standards are met and aggressive plantings that might attract rodents are not installed. Plants that cannot be cared for under the current contract with the landscaper (e.g.) roses, will necessitate that you do your own pruning and feeding or have a qualified landscape company to take care of for you.

4. ***Tree Trimming***, the Association will have palm trees trimmed on a yearly basis from a contractor other than our landscaper. This is not part of the landscape service. All tree trimming and maintenance above 12 feet is not part of the landscape contractor's job scope. Seed pods will be removed on most palm trees when pruning is completed once each year. If your trees need additional pruning you will need to have this completed by a qualified tree trimming company. Ornamental trees such as Hong Kong orchids, Cassia etc. will be trimmed by the trimming service once each year. Some ornamental trees require trimming more often and if needed the individual homeowner will be responsible to have this completed by a qualified service. For the trees health benefit Hardwood trees (Oaks) will be trimmed every two years or more depending on growth.
5. ***The schedule of landscape services is attached. Items not listed are not part of the service. Additional service for trimming of bushes/shrubs or trees can be completed at the individual owners expense. The owner needs to make those arrangements with Juarez landscaping directly or any qualified landscape service company they choose.***

Villa Florenza Homeowner's Assoc., Inc.
Board of Director's 2022 Approved Budget
For the Period of January 1, 2022 through December 31, 2022

38 Units

GL Code	Income	2021 Budget	Actual 9/30/2021	Estimated 12/31/2021	2022 Approved Budget
4145	Operating Assessments	148,157	111,150	148,157	147,407
4150	Reserve Assessments	17,660	13,224	17,660	18,221
4151	Master Association (VCA)	27,474	20,634	27,512	26,989
4152	Access Control Gate	18,202	13,680	18,240	18,240
4153	Vintage Colony Blvd Fee	5,206	3,876	5,168	5,332
4155	Bulk Rate Communication Fees	42,116	31,578	42,104	42,600
4200	Late Charge Fees / Interest		-	-	
4240	Interest Income - Operating		-	-	
4250	Interest Income - Reserves		68	75	
4295	Miscellaneous Income		100	125	
4499	Prior Year Surplus (Deficit)	10,000	-	-	15,000
	Total Income	268,815	194,310	259,041	273,789
	Administrative Expenses				
6020	Contingency	9,000	2,107	2,107	9,000
6021	Holiday Decorations/Social Activities	2,000	2,100	2,100	2,100
6025	Corporate Filing Fee	61	61	61	61
6040	Management Services	12,000	9,000	12,000	12,000
6045	Tax Prep & Legal	1,000	425	1,000	1,000
6050	Office Supplies/Postage	1,800	1,764	2,200	2,200
	Uncollectible/Bad Debt/Bad debt	4,500	-	-	4,500
	Sub-Total Administrative	30,361	15,458	19,468	30,861
	Utilities				
6105	Irrigation Water	10,500	5,727	10,500	10,000
6100	Electricity	1,250	955	1,250	1,300
6303	Bulk Rate Communication Fees	42,116	31,578	42,104	42,600
	Sub-Total Utilities	53,866	38,260	53,854	53,900
	Grounds				
6140	Lake Maintenance	993	745	993	993
	Lake Plant Maintenance	1,140	950	1,140	1,140
6142	Lake Fountain Maintenance & Electric	1,500	-	-	1,500
6141	Irrigation Repairs	6,000	5,721	9,000	8,000
6145	Grounds - Maint & Replacement	4,000	2,038	1,698	4,000
6150	Roof Algaecide Application	-	-	-	-
6160	Landscape Maintenance Contract	74,413	55,810	74,413	76,413
6161	Landscape Capital Improvement	6,500	2,282	6,000	5,000
6163	Mulch	11,000	-	11,178	12,000
6165	Tree Trimming (Oaks on Reserve list)	5,000	2,941	5,000	5,000
	Sub-Total Grounds	110,546	70,486	109,422	114,046
	Master Association				
6300	Vineyards Comm Association (VCA)	27,474	20,634	27,512	26,989
6302	Access Control Fee	18,202	13,680	18,240	18,240
6305	Vintage Colony Blvd Fee	5,206	3,915	5,216	5,332
	Sub-Total Master Association	50,882	38,229	50,968	50,561
	Other				
6310	Insurance	5,500	4,151	5,326	6,200
	Sub-Total Other	5,500	4,151	5,326	6,200
	Total Operating Expenses	251,155	166,584	239,038	255,569
9510	Reserve Fund	17,660	13,313	17,660	18,221
	Total Expenses	268,815	179,896	256,698	273,789

Villa Florenza Homeowner's Association

2022 Approved Budget

38 Units

Reserve for Capital Expenditures and Deferred Maintenance. For the Period of January 1, 2022 through December 31, 2022

Item	Estimated Life When New (Years)	Estimated Replacement Cost	2022		Additional 2021		Estimated Balance 12/31/2021	Additional funding needed	Annual Funding Required In 2022
			Estimated Remaining Life (Years)	Reserve Balance 9/30/2021	Reserve Contribution	Reserve			
Street Paving (adjusted rplcmnt)	25	40,000	10	11,811	688	12,499	27,501	2,750	
Pavement Seal Coating	5	6,700	1	6,239	93	6,331	369	369	
Irrigation System	10	20,000	1	20,000	-	20,000	(0)	(0)	
Lights	15	15,000	2	9,334	630	9,964	5,036	2,518	
Entrance Monument	15	15,000	5	8,178	191	8,369	6,631	1,326	
Lake Fountain 1/3rd	10	4,000	5	2,281	82	2,363	1,637	327	
Roof Algaecide Application	2	15,000	1	5,625	1,875	7,500	15,000	7,500	
Dak & Hardwood tree trimming	3	8,000	2	2,000	667	2,667	8,000	2,667	
Uninsured Loss	10	10,000	1	9,334	133	9,467	533	533	
Deferred Maint & Cap Exp.	15	9,000	2	8,481	58	8,539	461	231	
Unallocated Interest				4,445	4	4,448	-	-	
Totals		142,700		87,729	-4,419	92,148	65,168	18,221	

Villa Florenza Homeowner's 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>	<u>9/30/2021</u>
Operating Assessment	3,879	970	323
Reserve Assessment	479	120	40
<i>Villa Florenza Assessment</i>	4,359	1,090	363
Access Control Gate	480	120	40
Vintage Colony Blvd Fee	140	35	12
V.C.A. Fee	710	178	59
Bulk Rate Communication Fees	1,121	280	93
Total Assessment Due	6,810	1,703	568

Maintenance fees for 2022: \$1,703

Summit-Broad-Band Monthly Communication Cost

Basis Cable TV and digital Plus	32.24
Internet	27.38
Phone Lines	7.04
NAC	0.00
Internet Network Surcharge	20.50
Taxes, FCC fees, 911 fees	6.26
	<u>93.42</u>

Yearly Summit Cost is \$ 1,121.04

VILLA FLORENZA HOMEOWNERS ASSOCIATION,
INC.

Balance Sheet
As of 12/31/21

ASSETS

CURRENT ASSETS

Cash

1010	Iberia Bank Operating #9684	\$ 68,605.56	
	Sub-Total Cash		\$ 68,605.56

Reserves

1020	Iberia Bank Reserves #9692	\$ 92,154.87	
	Sub-Total Reserves		\$ 92,154.87

Accounts Receivable

1450	Owners Receivable	\$ 103.00	
	Sub-Total Accounts Receivable		\$ 103.00

Total Current Assets \$ 160,863.43

Other Assets

1690	Prepaid Insurance	\$ 6,250.61	
	Total Other Assets		\$ 6,250.61

TOTAL ASSETS \$ 167,114.04
=====

LIABILITIES & EQUITY

CURRENT LIABILITIES:

2110	Accounts Payable	\$ 8,016.28	
2250	Owners Prepaid	33,304.10	
	Subtotal Current Liab.		\$ 41,320.38

VILLA FLORENZA HOMEOWNERS ASSOCIATION,
INC.

Balance Sheet
As of 12/31/21

EQUITY & RESERVES

RESERVES:

3000	Reserves -Unallocated Interest	\$	4,455.64
3010	Reserves - Lights		9,963.84
3011	Reserves - Lake Fountain 1/3rd		2,363.00
3012	Reserves - Street Paving		12,498.98
3013	Reserves - Roof Algaecide Appl		7,500.00
3014	Reserves - Street Sealing		6,331.00
3015	Reserves - Oak & Hardwood Trim		2,667.00
3016	Reserves - Irrigation System		20,000.22
3018	Reserves - Entrance Monument		8,369.34
3020	Reserves - Uninsured Loss		9,466.96
3022	Reserves-Deferred Maint & Cap		8,538.89
	Subtotal Reserves		<u>\$ 92,154.87</u>

EQUITY:

3300	Retained Earnings	\$	30,111.80
	Current Year Net Income/(Loss)		3,526.99
	Subtotal Equity		<u>\$ 33,638.79</u>
	TOTAL LIABILITIES & EQUITY		<u>\$ 167,114.04</u> =====

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

**VILLA FLORENZA HOMEOWNERS ASSOCIATION,
INC.**

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	12,350.00	12,346.38	3.62	148,200.00	148,157.00	43.00	148,157.00
04150	Reserve Fees	.00	1,471.63	(1,471.63)	17,632.00	17,660.00	(28.00)	17,660.00
04151	V.C.A. Fees	2,292.66	2,289.50	3.16	27,512.00	27,474.00	38.00	27,474.00
04152	Access Control Fees	1,520.00	1,516.87	3.13	18,240.00	18,202.00	38.00	18,202.00
04153	Vintage Colony Blvd. Fee	430.66	433.87	(3.21)	5,168.00	5,206.00	(38.00)	5,206.00
04155	Bulk Communications Fees	3,508.66	3,509.63	(.97)	42,104.00	42,116.00	(12.00)	42,116.00
04250	Interest Income - Reserves	1.57	.00	1.57	74.83	.00	74.83	.00
04295	Miscellaneous Income	.00	.00	.00	100.00	.00	100.00	.00
04499	Prior Year Surplus / (Deficit)	.00	833.37	(833.37)	.00	10,000.00	(10,000.00)	10,000.00
	TOTAL INCOME	20,103.55	22,401.25	(2,297.70)	259,030.83	268,815.00	(9,784.17)	268,815.00
EXPENSES								
ADMINISTRATIVE								
06010	Bad Debt/Uncollectible Fees	.00	375.00	375.00	.00	4,500.00	4,500.00	4,500.00
06020	Contingency	497.42	750.00	252.58	5,037.38	9,000.00	3,962.62	9,000.00
06021	Holiday Decor/Social Activity	.00	166.63	166.63	2,900.00	2,000.00	(900.00)	2,000.00
06025	Corporate Filing Fee	.00	5.12	5.12	61.25	61.00	(.25)	61.00
06040	Management Services	1,000.00	1,000.00	.00	12,000.00	12,000.00	.00	12,000.00
06045	Tax Prep & Legal	.00	83.37	83.37	425.00	1,000.00	575.00	1,000.00
06050	Office Supplies/Postage	323.71	150.00	(173.71)	2,774.65	1,800.00	(974.65)	1,800.00
	SUB-TOTAL ADMINISTRATIVE	1,821.13	2,530.12	708.99	23,198.28	30,361.00	7,162.72	30,361.00
UTILITIES								
06100	Electricity	(105.94)	104.13	210.07	(105.94)	1,250.00	1,355.94	1,250.00
06105	Irrigation Water	893.76	875.00	(18.76)	8,538.28	10,500.00	1,961.72	10,500.00
	SUB-TOTAL UTILITIES	787.82	979.13	191.31	8,432.34	11,750.00	3,317.66	11,750.00
GROUNDS								
06139	Lake Plant Maintenance	95.00	95.00	.00	1,235.00	1,140.00	(95.00)	1,140.00
06140	Lake Maintenance	.00	82.75	82.75	992.80	993.00	.20	993.00
06141	Irrigation Repairs	424.00	500.00	76.00	7,879.78	6,000.00	(1,879.78)	6,000.00
06142	Lake Fountain Maint & Electri	105.94	125.00	19.06	1,271.98	1,500.00	228.02	1,500.00
06145	Grounds Maint & Replacement	.00	333.37	333.37	5,364.55	4,000.00	(1,364.55)	4,000.00
06160	Landscape Maintenance Contrac	6,201.10	6,201.12	.02	74,413.20	74,413.00	(.20)	74,413.00
06161	Landscape-Capital Improvement	.00	541.63	541.63	2,282.00	6,500.00	4,218.00	6,500.00
06163	Mulch	.00	916.63	916.63	11,177.50	11,000.00	(177.50)	11,000.00
06165	Tree Trimming	.00	416.63	416.63	2,941.00	5,000.00	2,059.00	5,000.00
	SUB-TOTAL GROUNDS	6,826.04	9,212.13	2,386.09	107,557.81	110,546.00	2,988.19	110,546.00
MASTER ASSOCIATION								
06300	Master Association Fees	2,292.66	2,289.50	(3.16)	27,512.00	27,474.00	(38.00)	27,474.00
06302	Access Control Fee	1,520.00	1,516.87	(3.13)	18,240.00	18,202.00	(38.00)	18,202.00
06303	Bulk Communications Fees	3,508.66	3,509.63	.97	42,104.00	42,116.00	12.00	42,116.00

**VILLA FLORENZA HOMEOWNERS ASSOCIATION,
INC.**

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	
06305	Vintage Colony Blvd. Fee	434.98	433.87	(1.11)	5,219.68	5,206.00	(13.68)	5,206.00
	SUB-TOTAL MASTER ASSOCIATIO	7,756.30	7,749.87	(6.43)	93,075.68	92,998.00	(77.68)	92,998.00
INSURANCE								
06310	Insurance	568.24	458.37	(109.87)	5,504.90	5,500.00	(4.90)	5,500.00
	SUB-TOTAL INSURANCE	568.24	458.37	(109.87)	5,504.90	5,500.00	(4.90)	5,500.00
RESERVES								
06430	Reserves - Unallocated Interes	1.57	.00	(1.57)	74.83	.00	(74.83)	.00
06440	Reserves - Lights	.00	209.75	209.75	2,518.00	2,517.00	(1.00)	2,517.00
06441	Reserves - Lake Fountain 1/3r	.00	27.25	27.25	327.00	327.00	.00	327.00
06442	Reserves - Uninsured Loss	.00	44.38	44.38	533.00	533.00	.00	533.00
06443	Reserves - Roof Algaeicide App	.00	625.00	625.00	7,500.00	7,500.00	.00	7,500.00
06444	Reserves - Street Paving	.00	229.13	229.13	2,750.00	2,750.00	.00	2,750.00
06445	Reseves - Oak & Hardwood Trim	.00	222.25	222.25	2,667.00	2,667.00	.00	2,667.00
06446	Reserves - Def. Maint& Cap Ex	.00	19.25	19.25	231.00	231.00	.00	231.00
06448	Reserves - Entrance Monument	.00	63.75	63.75	764.00	765.00	1.00	765.00
06464	Reserves - Street Sealing	.00	30.87	30.87	370.00	370.00	.00	370.00
	SUB-TOTAL RESERVES	1.57	1,471.63	1,470.06	17,734.83	17,660.00	(74.83)	17,660.00
	TOTAL EXPENSES	17,761.10	22,401.25	4,640.15	255,503.84	268,815.00	13,311.16	268,815.00
	Current Year Net Income/(loss)	2,342.45	.00	2,342.45	3,526.99	.00	3,526.99	.00

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