

Property Management Professionals

Camelot Park Homeowners Association, Inc.

PURCHASE APPLICATION

Mail: _____ or _____ Drop Off:

Camelot Park
c/o PMP of SWFL, Inc.
75 Vineyards Blvd., Third Floor
Naples, FL 34119
Ph# 239-353-1992

Please submit application at least 20 days prior to sale date

APPLICATION ARE NOT COMPLETE WITHOUT THE FOLLOWING

1. Copy of Sales Contract
2. Completed and Signed Application
3. Application fee. Check or Money Order for \$100 payable to Camelot Park HOA, Inc.
Application fee is non-refundable

I (we) hereby apply for approval to purchase:

Address: _____

Realtor: _____

**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 \$100.00 **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 () _____ E-mail _____

Telephone: Home () _____ Office () _____ 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:

BILLING ADDRESS

- Vineyards address
- Alternate address

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

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 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 Care: _____ 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 2020 Approved Budget
For the Period of January 1, 2020 through December 31, 2020

35 Units

	2019 Approved Budget	Actual 7/31/2019	Estimated Balance 12/31/2019	2020 Budget
Income				
Operating Assessments	\$ 137,043	\$ 79,788	\$ 137,043	\$ 142,411
Reserve Assessments	\$ 3,315	\$ 2,520	\$ 3,315	\$ 15,431
VCA - Master Association	\$ 31,850	\$ 18,620	\$ 31,850	\$ 30,030
VCA - Access Control Gate	\$ 17,150	\$ 10,045	\$ 17,150	\$ 14,630
VCA - Vintage Colony Blvd.	\$ 4,270	\$ 2,532	\$ 4,270	\$ 4,620
Bulk Communication Fees	\$ 37,870	\$ 22,132	\$ 27,870	\$ 37,870
VCA Fiber Cable Loan	\$ -	\$ -	\$ -	\$ -
Interest Income - Reserves	\$ -	\$ 250	\$ 250	\$ -
Interest & Late Fees	\$ -	\$ 111	\$ 111	\$ -
Miscellaneous Income	\$ -	\$ 75	\$ 75	\$ -
Interest Income - Operating	\$ -	\$ 12	\$ 12	\$ -
Prior Year Surplus / (Deficit)	\$ -	\$ -	\$ -	\$ -
Total Income	\$ 231,498	\$ 136,084	\$ 221,946	\$ 244,992
Expenses				
Administrative Expenses				
Management / Accounting Fee	\$ 7,578	\$ 4,421	\$ 7,578	\$ 12,000
Office Expense/Postage	\$ 1,500	\$ 1,296	\$ 1,500	\$ 1,500
Corporate Filing Fee	\$ 62	\$ 61	\$ 61	\$ 61
Holiday Decorations	\$ 1,100	\$ 706	\$ 1,100	\$ 1,100
Sub-Total Administrative Expenses	\$ 10,240	\$ 6,484	\$ 10,239	\$ 14,661
Professional Fees				
Accounting (CPA) Tax Return	\$ 350	\$ 350	\$ 350	\$ 350
Legal	\$ 1,500	\$ 309	\$ 359	\$ 1,250
Sub-Total Professional Fees	\$ 1,850	\$ 659	\$ 709	\$ 1,600
Insurance				
Package Insurance	\$ 3,400	\$ 2,720	\$ 2,720	\$ 3,200
Sub-Total Insurance	\$ 3,400	\$ 2,720	\$ 2,720	\$ 3,200
Utilities				
Electricity	\$ 4,300	\$ 2,433	\$ 4,300	\$ 4,400
Irrigation Water	\$ 3,500	\$ 2,353	\$ 4,050	\$ 4,200
Bulk Communication Fees	\$ 37,870	\$ 22,132	\$ 37,870	\$ 37,870
Sub-Total Utilities	\$ 45,670	\$ 26,917	\$ 46,220	\$ 46,470
Ground Maintenance				
Grounds Maintenance/Repairs	\$ 2,000	\$ -	\$ -	\$ 2,000
Landscape Maint.	\$ 69,903	\$ 40,776	\$ 69,903	\$ 72,000
Sod/Plants/Mulch/Other	\$ 19,000	\$ 650	\$ 19,000	\$ 19,000
Irrigation Repairs/Maintenance	\$ 4,000	\$ 1,945	\$ 2,500	\$ 4,000
Pest Control Wall.	\$ 600	\$ -	\$ -	\$ 600
Tree Trimming	\$ 6,000	\$ -	\$ 6,000	\$ 6,000
Oak Tree Trimming due in 2020,	\$ -	\$ -	\$ -	\$ 8,500
Fountain Maintenance	\$ 1,500	\$ 885	\$ 1,500	\$ 1,500
Fountain Repairs	\$ 750	\$ -	\$ -	\$ 750
Hurricane/Special Assessment Expenses	\$ -	\$ 2,511	\$ 2,511	\$ -
Sub-Total Ground Maintenance	\$ 103,753	\$ 46,767	\$ 101,414	\$ 114,350
Miscellaneous				
VCA - Master Association	\$ 31,850	\$ 18,538	\$ 31,850	\$ 30,030
VCA - Access Control Gate	\$ 17,150	\$ 9,963	\$ 17,150	\$ 14,630
VCA - Vintage Colony Blvd.	\$ 4,270	\$ 2,491	\$ 4,270	\$ 4,620
Sub-Total Miscellaneous	\$ 53,270	\$ 30,993	\$ 53,270	\$ 49,280
Total Operating Expenses	\$ 218,183	\$ 114,539	\$ 214,572	\$ 229,561
Reserves	\$ 3,315	\$ 2,736	\$ 3,315	\$ 15,431
Total Common Expenses	\$ 221,498	\$ 117,275	\$ 217,887	\$ 244,992

Vineyards Camelot Park Homeowners Association Inc.
2020 Approved Budget

Reserve for Capital Expenditures and Deferred Maintenance
For the period of January 1, 2020 through December 31, 2020

Item	Estimated Life When New (Years)	Estimated Maintenance/Replacement Cost	2020 Estimated Remaining Life (Years)	Reserve balance 7/31/2019	Add'l Reserve Funding 2019	*Estimated Reserve Balance 12/31/2019	Additional Reserves Required	Annual Funding Required In 2020
6444 Repaving (new Estimate)	25	62,000	9	20,570	446	21,016	40,984	4,554
Blacktop Seal coat	5	7,500	1	6,597	360	6,956	544	544
Wall Painting/Power Wash	5	1,400	0	1,400	-	1,400	0	-
6468 Fountain Replacement	15	15,000	0	15,001	-	15,001	-	-
Oak Tree Trimming (113)	3	8,500	1	-	-	-	8,500	8,500
6430 Unallocated Interest	0		0	1,149	174	1,323	-	-
Uninsured Loss - Contingency	0	10,000	5	630	200	830	9,170	1,834
6435 Def Maint & Cap Expenditures	0	10,000	5	9,400	5,000	14,400	-	-
Totals		114,400		54,746	6,180	60,926	59,198	15,431

Notes: Increased repaving to new estimates 2019

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.

**2020 Approved Budget
Reserve & Assessment Schedule
For the Period of January 1, 2020 through December 31, 2020**

	Annually	Quarterly	Monthly
Operating Assessment	4,069	1,017	339
Reserve Assessment	441	110	37
Camelot Park Assessments	4,510	1,128	376
VCA - Master Fee	858	215	72
VCA - Access Control Fee	418	105	35
VCA - Vintage Colony Fee	132	33	11
Bulk Communication Fees	1,082	271	90
Total Assessment Due	7,000	1,750	583

2020 Quarterly fees \$ 1,750.00

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
	90.16

Summit = \$ 1,082.00 per year

CAMELOT PARK AT THE VINEYARDS

Balance Sheet
As of 12/31/19

ASSETS

CURRENT ASSETS

Cash

1012	OPERATING #8912 - IBERIA	\$	58,032.07	
1013	OPER MM #8939 IBERIA		4,064.18	
	Sub-Total Cash			\$ 62,096.25

Reserves

1022	RESERVE #8920 - IBERIA	\$	51,169.03	
	Sub-Total Reserves			\$ 51,169.03

Accounts Receivable

	Sub-Total Accounts Receivable			\$.00
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	Total Current Assets			\$ 113,265.28
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Other Assets

1640	Utility Deposits	\$	655.76	
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	Total Other Assets			\$ 655.76
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	TOTAL ASSETS			\$ 113,921.04
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LIABILITIES & EQUITY

CURRENT LIABILITIES:

2110	Accounts Payable	\$	6,978.56	
2250	Owners Prepaid		30,061.06	
	Subtotal Current Liab.			\$ 37,039.62

CAMELOT PARK AT THE VINEYARDS

Balance Sheet
As of 12/31/19

EQUITY & RESERVES

RESERVES:

3000	Reserves -Unallocated Interest	\$	1,299.23	
3012	Reserves - Street Repaving		21,018.11	
3014	Reserves - Street Sealing		6,777.40	
3020	Reserve-WallPainting&PowerWash		1,399.92	
3022	Reserves-Uninsured Loss/Contin		830.00	
3025	Reserves- Fountain Replacement		10,444.37	
3035	Reserve-Def Maint & Cap Expend		9,400.00	
	Subtotal Reserves			\$ 51,169.03

EQUITY:

3300	Retained Earnings	\$	15,883.44	
	Current Year Net Income/(Loss)		9,828.95	
	Subtotal Equity			\$ 25,712.39
	TOTAL LIABILITIES & EQUITY			\$ 113,921.04

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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: 12/01/19 to 12/31/19

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
04145	Maintenance Fees	11,398.32	10,586.88	811.44	136,780.00	127,043.00	9,737.00	127,043.00
04150	Reserve Fees	.00	276.25	(276.25)	3,360.00	3,315.00	45.00	3,315.00
04151	V.C.A. Fees	2,660.00	2,654.13	5.87	31,920.00	31,850.00	70.00	31,850.00
04152	Access Control Fees	1,435.00	1,429.13	5.87	17,220.00	17,150.00	70.00	17,150.00
04153	Vintage Colony Blvd. Fee	361.68	355.87	5.81	4,340.00	4,270.00	70.00	4,270.00
04155	Cable TV Fees	3,161.68	3,155.87	5.81	37,940.00	37,870.00	70.00	37,870.00
04200	Late Charge Fees / Interest	.00	.00	.00	111.25	.00	111.25	.00
04240	Interest Income - Operating	.87	.00	.87	18.75	.00	18.75	.00
04250	Interest Income - Reserves	21.72	.00	21.72	400.24	.00	400.24	.00
04295	Miscellaneous Income	.00	.00	.00	75.00	.00	75.00	.00
	Subtotal Income	19,039.27	18,458.13	581.14	232,165.24	221,498.00	10,667.24	221,498.00
EXPENSES								
ADMINISTRATIVE								
06020	Contingency	700.00	.00	(700.00)	700.00	.00	(700.00)	.00
06021	Holiday Decorations	.00	91.63	91.63	1,058.00	1,100.00	42.00	1,100.00
06025	Corporate Filing Fee	.00	5.13	5.13	61.25	62.00	.75	62.00
06040	Management / Accounting Fees	631.50	631.50	.00	7,578.00	7,578.00	.00	7,578.00
06050	Office Expense / Postage	265.54	125.00	(140.54)	2,298.39	1,500.00	(798.39)	1,500.00
06055	Accounting (CPA)/Taxes	.00	29.13	29.13	350.00	350.00	.00	350.00
06056	Legal	.00	125.00	125.00	359.00	1,500.00	1,141.00	1,500.00
	SUB-TOTAL ADMINISTRATIVE	1,597.04	1,007.39	(589.65)	12,404.64	12,090.00	(314.64)	12,090.00
UTILITIES								
06100	Electric	363.26	358.37	(4.89)	4,137.96	4,300.00	162.04	4,300.00
06105	Irrigation Water	271.84	291.63	19.79	3,714.51	3,500.00	(214.51)	3,500.00
	SUB-TOTAL UTILITIES	635.10	650.00	14.90	7,852.47	7,800.00	(52.47)	7,800.00
GROUNDS								
06130	Fountain Maintenance	143.75	125.00	(18.75)	1,537.96	1,500.00	(37.96)	1,500.00
06132	Fountain Repairs	88.51	62.50	(26.01)	1,026.26	750.00	(276.26)	750.00
06141	Irrigation Repairs/Maint	260.60	333.37	72.77	3,346.17	4,000.00	653.83	4,000.00
06145	Grounds Repairs/Maintenance	.00	166.63	166.63	1,048.82	2,000.00	951.18	2,000.00
06160	Landscape Maintenance	5,825.16	5,825.25	.09	69,901.92	69,903.00	1.08	69,903.00
06162	Sod/Plantings/Mulch/Other	585.00	1,583.37	998.37	23,039.50	19,000.00	(4,039.50)	19,000.00
06165	Tree Trimming	.00	500.00	500.00	.00	6,000.00	6,000.00	6,000.00
06230	Pest Control Wall	.00	50.00	50.00	.00	600.00	600.00	600.00
06235	Special Assessment	.00	.00	.00	4,029.81	.00	(4,029.81)	.00
	SUB-TOTAL GROUNDS	6,903.02	8,646.12	1,743.10	103,930.44	103,753.00	(177.44)	103,753.00
MASTER ASSOCIATION								
06300	Master Association Fees	2,648.32	2,654.13	5.81	31,780.00	31,850.00	70.00	31,850.00
06302	Access Control Fee	1,423.32	1,429.13	5.81	17,080.00	17,150.00	70.00	17,150.00

CAMELOT PARK AT THE VINEYARDS

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	
06303	Communication Fees	3,161.68	3,155.87	(5.81)	37,940.00	37,870.00	(70.00)	37,870.00
06305	Vintage Colony Blvd Fee	355.82	355.87	.05	4,270.00	4,270.00	.00	4,270.00
	SUB-TOTAL MASTER ASSOCIATIO	7,589.14	7,595.00	5.86	91,070.00	91,140.00	70.00	91,140.00

CAMELOT PARK AT THE VINEYARDS

Income/Expense Statement Period: 12/01/19 to 12/31/19

Account	Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INSURANCE								
06310	Insurance - Package	.00	283.37	283.37	3,363.50	3,400.00	36.50	3,400.00
	SUB-TOTAL INSURANCE	.00	283.37	283.37	3,363.50	3,400.00	36.50	3,400.00
RESERVES								
06430	Reserves - Unallocated	21.72	.00	(21.72)	400.24	.00	(400.24)	.00
06442	Reserves-Uninsured Loss/Conti	.00	66.63	66.63	800.00	800.00	.00	800.00
06444	Reserves - Repaving	.00	149.38	149.38	1,793.00	1,793.00	.00	1,793.00
06464	Reserves - Blacktop Sealcoat	.00	60.13	60.13	722.00	722.00	.00	722.00
	SUB-TOTAL RESERVES	21.72	276.14	254.42	3,715.24	3,315.00	(400.24)	3,315.00
	TOTAL EXPENSES	16,746.02	18,458.02	1,712.00	222,336.29	221,498.00	(838.29)	221,498.00
	Current Year Net Income/(loss)	2,293.25	.11	2,293.14	9,828.95	.00	9,828.95	.00
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