

Property Management Professionals

CHARDONNAY CONDOMINIUM ASSOCIATION, INC.

PURCHASE APPLICATION

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

Chardonnay Condominium
c/o PMP
75 Vineyards Blvd., Third Floor
Naples, FL 34119
Ph# 239-353-1992
dena@pmpofswfl.com

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. \$150 PROCESSING FEE: Non-Refundable**
\$150 check or money order payable to Chardonnay Condominium

Chardonnay at the Vineyards, Inc.
A Condominium Association

c/o Property Management Professionals

75 Vineyards Blvd., Third floor

Naples, Florida 34119

(239) 353-1992

Email: dena@pmpofswfl.com

APPLICATION FOR APPROVAL TO PURCHASE

TO: The Board of Directors of Chardonnay at the Vineyards, Inc.

I hereby apply for approval to purchase Unit _____, in Chardonnay at the Vineyards, a Condominium Association. **A complete copy of the signed lease agreement 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.

PLEASE TYPE OR PRINT LEGIBLY THE FOLLOWING INFORMATION

1. Full name of Applicant _____ SS# _____
2. Driver License # _____ State _____ Date of Birth _____
3. Full name of Co-Applicant _____ SS# _____
4. Driver License # _____ State _____ Date of Birth _____
5. Home address _____
City/State _____ Zip Code _____
Phone: Home (_____) _____ Business (_____) _____
Email Address: _____ Spouse's: _____

6. Nature of business or profession _____
If retired, former business or profession _____
5. Company or firm name _____
6. Business address _____
City/State _____ Zip Code _____

The Documents of Chardonnay at the Vineyards, a Condominium Association, provide an obligation of unit owners/lessees that all units are to be used as single-family residents only. Please state name, relationship and age of all other persons who will be occupying the unit on a regular basis. **Please note: 6 persons per Unit.**

7. Name of current or most recent landlord _____
Address _____ Phone (_____) _____
City/State _____ Zip Code _____
Rented: How long? _____ Ownership: How long? _____

8. Two personal references (**Non-Family Members**)
Please have references complete the attached Character Reference Forms and return with this application. (Not applicable to repeat tenant. Please indicate for which Unit and Date of Occupancy _____)

9. Person to be notified in case of emergency: _____
 Address: _____
 Phone: (____) _____ Relationship: _____
10. Make/Model of car(s) to be kept at Chardonmay
 Make/Model: _____ Year: _____ License Plate #: _____ State: _____
 Make/Model: _____ Year: _____ License Plate #: _____ State: _____
11. Mailing address for notices connected with this application (owner or real estate agent)
 Name: _____
 Address: _____ Phone (____) _____
 City _____ State _____ Zip code _____
13. Circle the number that applies to the following:
 I am buying this unit with the intention to: (1) reside here on a full-time basis
 (2) reside her part-time
 (3) lease the unit

12. I/We have read, and agree to abide by, the Amended and Restated Declaration of Condominium and any and all properly promulgated rules and regulations of Chardonmay at the Vineyards.
13. ➤No overnight or extended parking of trucks and other specific types of vehicles. Please see Section 12.7 of the Amended and Restated Declaration of Condominium for the full text of these restrictions.
 ➤Tenants are not permitted to have or harbor pets. Please see Section 12.6 of the Amended and Restated declaration of Condominium for the full text of this restriction.

14. **A \$150.00 non-refundable application fee must be submitted with this application.**
 Make check payable to: *Chardonmay at the Vineyards, Inc.*

 Owner's Signature Date

 Applicants Signature Date Co-Applicant's Signature

FOR AN APPROVAL TO BE ISSUED, THIS COMPLETED APPLICATION & REFERENCE LETTERS, A COPY OF THE SIGNED PURCHASE CONTRACT AND THE APPLICATION FEE MUST BE RETURNED 20 DAYS PRIOR TO OCCUPANCY TO:

*Property Management Professionals
 75 Vineyards Blvd., Third Floor
 Naples, Florida 34119*

ACTION TAKEN BY THE BOARD OF DIRECTORS

Approved _____ Disapproved _____ Date: _____

By: _____
 (Board Member/Manager) (Office)

**CHARDONNAY AT THE VINEYARDS
CONDOMINIUM ASSOCIATION, INC.**

C/O PROPERTY MANAGEMENT PROFESSIONALS OF SOUTHWEST FLORIDA, INC.

75 Vineyards Blvd. Third Floor
Naples, FL 34119
(239) 353-1992

Character Reference Form

_____, 20____
(Date)

Applicant's Reference's Name:
Street Address:
City, State & Zip:

RE: Applicant's Name: _____
Association Applying To: _____

To Whom It May Concern:

The applicant(s) named above is applying for membership in a Condominium or Homeowner's Association in Southwest Florida. The Board of Directors would appreciate it if you would furnish us with whatever information you consider pertinent regarding the character and stability of the applicant(s).

Upon completion, please return this form to the applicant. This completed Character Reference Form **MUST** be sent with the application in order for the Board to approve their purchase or lease. Thank you for your assistance in this matter!

Very Truly Yours,

Dena Waltchack, LCAM
Executive Administrative Assistant

How do you know the applicant(s)? _____

For how long have you known the applicant(s)? _____

Would the applicant(s) make a good neighbor, in your opinion? YES NO

Please describe the applicant(s) character and stability, as you know them:

Reference's Signature

**CHARDONNAY AT THE VINEYARDS
CONDOMINIUM ASSOCIATION, INC.**

C/O PROPERTY MANAGEMENT PROFESSIONALS OF SOUTHWEST FLORIDA, INC.

75 Vineyards Blvd. Third Floor
Naples, FL 34119
(239) 353-1992

Character Reference Form

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(Date)

Applicant's Reference's Name:
Street Address:
City, State & Zip:

RE: Applicant's Name: _____
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Upon completion, please return this form to the applicant. This completed Character Reference Form **MUST** be sent with the application in order for the Board to approve their purchase or lease. Thank you for your assistance in this matter!

Very Truly Yours,

Dena Waltchack, LCAM
Executive Administrative Assistant

How do you know the applicant(s)? _____
For how long have you known the applicant(s)? _____
Would the applicant(s) make a good neighbor, in your opinion? YES NO
Please describe the applicant(s) character and stability, as you know them:

Reference's Signature

Chardonnay at The Vineyards Condominium Association, Inc.

Rules & Regulations

In addition to the other provisions of the By-laws, the following Rules and Regulations, together with such additional rules as may hereafter be adopted by the Board of Directors, shall govern the use of the condominium property, the units located on the property, and the conduct of the residents thereof.

1. Each unit shall be used only for residential purposes and may not be used for any business or commercial purposes whatsoever.
2. Unit owners shall not use or permit the use of their premises in any manner, which would be disturbing, or a nuisance to other unit owners.
3. The use of the unit shall be consistent with existing laws and those restrictions. No immoral, improper, offensive, or unlawful use shall be made of the Condominium property or any part of it. All valid laws, deed restrictions, zoning ordinances, and regulations of all governmental bodies or area associations having jurisdiction shall be strictly observed.
4. No unit may be leased for a term of less than one month and no occurring more than three times per year, or a unit may be leased on an annual basis. An owner intending to lease his unit shall give the Board of Directors written notice of such intention at least twenty (20) business days prior to the starting date of the proposed lease, together with the name and address of the proposed lessee, an executed copy of the proposed lease and such other information as the Board may reasonably require. Prospective lessees shall acknowledge receipt of a copy of the Rules and Regulations.
5. The total number of residents and guests permitted overnight in a unit or permitted to reside in a unit during any 24-hour period, shall not exceed six (6) persons.
6. All guests must notify a member of the Board of Directors, or a designee, prior to or immediately upon occupancy, giving the names of all persons occupying the unit and the dates of their arrival and departure. Unit owners will be held responsible for all conduct of their guests or lessees and shall be held responsible for the behavior of their children.
7. If a unit is owned by a corporation or other entity, the owner must designate one (1) person as it's agent to receive notices.
8. No alterations or structural changes shall be made in any common area, lanais, porches, etc., of any unit without the approval of the Board of Directors.
9. Common elements may not be obstructed, littered, misused or defaced in any manner. Reasonable housekeeping standards must be maintained in all areas visible from the common areas. **No repair, maintenance, or washing of vehicles on Chardonnay property is allowed.**

10. No advertising or signs of any type may be posted in or on the condominium units and common areas; or on vehicles parked on the condominium property.
11. Owners and occupants of units shall exercise consideration to minimize noises and shall use musical instruments, radios, televisions and phonographs so as not to disturb other persons occupying neighboring units.
12. The owner of each unit, while in residence, may keep one (1) small pet, of a normal domesticated household type (such as a cat or dog) in the unit. Cats and dogs shall be kept on a leash while outside the condominium unit. **GUESTS AND LESSEES ARE NOT ALLOWED TO HAVE PETS IN THE UNIT.** In the event that any pet kept on the premises shall constitute a nuisance in the opinion of the majority of the Board of Directors, then the owner, when so notified in writing, shall be required to immediately remove said pet from the premises. Residents are required to pick up after their pet. No pets are allowed in the pool or pool area.
13. All garbage and refuse shall be discarded in tied plastic bags and deposited in the disposal installations provided for such purpose.
14. Nothing may be hung from windows or balconies of the condominium unit. Rugs may be cleaned only within the individual unit and not in any other portion of the condominium property.
15. No occupant or owner of a unit shall install wiring for electrical or telephone installations, nor install any type of antenna, machines, air conditioning units, exterior screening or window covers, except as authorized by the Board of Directors.
16. A parking space in the covered parking areas shall be assigned to each unit. A parking space, once assigned, shall thereafter be deemed a limited common element reserved for the exclusive use of the condominium unit to which it was originally assigned. In the absence of the unit owner, a guest or lessee of the owner may use that assigned space. Violator's cars will be towed at the owner's expense. All vehicles must be operational and have a current license tag and registration.
17. One (1) storage compartment in the storage areas of the condominium shall be assigned to each unit. A storage compartment, once assigned to a unit, shall thereafter be deemed a limited common element reserved for the exclusive use of that condominium unit. No flammable or hazardous substance shall ever be kept in the storage lockers or on any other portion of the condominium property.
18. Children are not permitted to play on balconies.
19. In no circumstances shall laundry, bathing suits, or other articles be placed on the railing of walkways or lanais for drying, nor may the walkways or lanais be used for storage.
20. Children shall at all times while on the premises act in an orderly manner without creating disturbing noises or a nuisance to other residents.

21. No commercial vehicle of any kind shall be permitted to be parked on any portion of the condominium property for more than four (4) hours unless such vehicle is necessary in the actual construction or repair of a structure for ground maintenance or belonging to a tradesman making service calls at the condominium. No recreation vehicles, mobile homes, travel trailers, travel campers or other vehicles utilized for dwelling purposes are allowed on condominium property. **TRUCKS MAY NOT BE PARKED ON ANY PORTION OF THE CONDOMINIUM PROPERTY.**
22. A maximum speed of ten (10) miles per hour must be observed on the condominium property.
23. Swimming pool and pool area: The swimming pool may be used between the hours of 9:00 a.m. and 10:00 p.m. No bather shall be in the pool unless a person competent of assuring the bather's safety in an emergency is present. Floats, rafts, aquatic toys or similar objects are not permitted in the pool area. Games involving running, shouting, jumping in the pool or splashing and other disturbing conduct are prohibited. No glass containers or glasses are permitted in the pool area. State law prohibits the preparing or eating of food in the pool.

All bathers shall shower before entering the pool for swimming. In order to maintain a private status, it is suggested that you refrain from inviting visitors, other than houseguests to use the pool. Persons with infections or contagious health conditions are not to use the pool or pool furniture. Children wearing diapers may not use the pool or spa. No pets are allowed in the pool area.
24. Outdoor cooking grills may not be used on porches, balconies or walkways. All outdoor cooking must be done at the designated grilling area.
25. These Rules and Regulations may be amended or added to by the Board of Directors at any meeting of the Board.

**Property Management Professionals
75 Vineyards Blvd., Third Floor
Naples, FL 34119
(239) 353-1992**

FREQUENTLY ASKED QUESTIONS AND ANSWER SHEET

Chardonnay at the Vineyards Condominium Association, Inc.

As of March 1, 2023

Q: What are my voting rights in the Condominium Association?

A: There are sixty (60) units in Chardonnay at the Vineyards, a Condominium, and the owner(s) of each unit has one (1) indivisible vote which may be cast in all matters which require a vote of the owners. Voting rights and procedures are described in Section 9 of the Declaration of Condominium and Sections 2 and 3 of the By-Laws of Chardonnay at the Vineyards (the 'Association').

Q: What restrictions exist in the condominium documents on my right to use my unit?

A: Each unit is restricted to residential single-family use. No more than six (6) people may occupy a unit at any time. Pets are prohibited in units when owners are not in residence. Owners may keep one (1) small pet not to exceed fifteen (15) pounds in weight, of a domesticated household type. Other restrictions on unit use are found in Section 12 of the Declaration of Condominium.

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

A: *An owner may not lease his unit until 24 months have passed since the owner received recorded title to the unit.* All leases and lease renewals require prior approval of the Association. The minimum lease term is thirty (30) days and the maximum lease term is one (1) year. The maximum number of people that may occupy a unit leased for three (3) months or longer is four (4). The Association may require a preset application fee. Other leasing restrictions are found in Section 14 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: \$2,398.00 due Quarterly, on January 1st, April 1st, July 1st and October 1st.

Q: Do I have to be a member in 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 Chardonnay at the Vineyards, a Condominium, also are members of the Vineyards Community Association, (the "Master Association"). There is one (1) vote for each unit. A Neighborhood Representative casts the collective votes for all of the units in the condominium. These assessments are included in the quarterly assessments paid to the Association.

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? 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.

Chardonnay Condominium Association, Inc.

2023 Adopted Budget

60 Units

For the Period of January 1, 2023 through December 31, 2023

		2022 Approved Budget	Actuals 9/30/2022	2023 Adopted Budget
Income				
4145	Operating Assessments	\$ 290,800	\$ 223,523	\$ 340,756
4150		5679,270833	\$ 125,000	\$ 125,000
4151	VCA - Master Association	\$ 44,160	\$ 33,661	\$ 39,500
4155	Bulk Rate Communication Fees	\$ 169,160	\$ 51,664	\$ 70,322
	Special Assessment		\$ 78,000	
4200	Interest & Late Fees		\$ 2,222	\$ -
	Key Income		\$ 60	
4240		0	\$ -	\$ -
4250	Reserve Interest	\$ 169,160	\$ 78	\$ -
	Rental Income	\$ 17,000	\$ 3,477	\$ -
	Application Fees	\$ 1,500	\$ 750	\$ -
4295	Miscellaneous Income		\$ -	\$ -
	Prior Year Surplus / (Deficit)	\$ -	\$ -	\$ -
	Total Income	\$ 816,780	\$ 505,891	\$ 575,579
Administrative Expenses				
6025	Corporate Filing Fee	\$ 100	\$ 61	\$ 61
6028	Fees to Division	\$ 400		\$ 400
6040	Management/Accounting Fee	\$ 13,400	\$ 10,709	\$ 14,400
6050	Office Expense	\$ 3,000	\$ 1,373	\$ 2,000
	Application Fees	\$ 1,500	\$ 300	\$ 500
6052	Postage	\$ -	\$ -	\$ -
6056	Legal	\$ 4,000	\$ 1,546	\$ 500
	Accounting	\$ 1,000	\$ 215	\$ 450
6070	Pool Permits/Taxes	\$ 1,200	\$ 1,875	\$ 875
	Bad Debt/Uncollectible Fees	\$ -	\$ -	\$ -
	Sub-Total Administrative Expenses	\$ 24,600	\$ 16,079	\$ 19,186
Insurance				
6310	Package Insurance	\$ 60,000	\$ 40,446	\$ 102,000
	Sub-Total Insurance	\$ 60,000	\$ 40,446	\$ 102,000
Utilities				
6100	Electricity	\$ 9,500	\$ 8,638	\$ 11,500
6105	Irrigation Water	\$ 4,000	\$ 2,577	\$ 4,000
6110	Trash Disposal/Recycling	\$ 10,000	\$ 7,856	\$ 10,500
	Telephone	\$ 5,200	\$ 4,834	\$ 6,500
6120	Water/Sewer	\$ 30,000	\$ 23,379	\$ 31,170
	Sub-Total Utilities	\$ 58,700	\$ 47,284	\$ 63,670
Grounds & Building Maintenance				
6141	Irrigation Repairs/Maintenance	\$ 4,500	\$ 2,339	\$ 3,200
6160	Landscape Contract	\$ 32,000	\$ 23,533	\$ 32,000
6162	Landscape Repairs	\$ 8,000	\$ 2,472	\$ 5,000
6163	Mulch	\$ 9,000	\$ -	\$ 5,000
6165	Tree Trimming	\$ 7,000	\$ 2,950	\$ 7,000
6172	Pool/Spa Contract	\$ 6,500	\$ 5,070	\$ 6,700
	Pool/Spa Repairs	\$ 5,000	\$ 9,023	\$ 12,000
6190	Building Maintenance and Repair	\$ 25,000	\$ 20,879	\$ 28,000
	Roof Repairs	\$ 5,000	\$ 8,299	\$ 11,000
	Elevator Maintenance	\$ 26,000	\$ 5,900	\$ 8,000
	Lake Maintenance	\$ 1,500	\$ 1,006	\$ 1,500
	Fountain Maint/Repair	\$ 500	\$ 2,187	\$ 2,000
6194	Janitorial Service	\$ 19,500	\$ 15,573	\$ 21,000
6196	Dryer Vent Cleaning (Next due in 2022)	\$ -	\$ -	\$ -
	Emergency Systems	\$ 7,000	\$ 1,586	\$ 2,500
	Fire Alarm Inspection		\$ 600	\$ 600
6230	Pest Control Contract	\$ 7,000	\$ 7,805	\$ 10,400
	Rental Expense	\$ 2,500	\$ 1,640	
	Special Assessment Roof	\$ -	\$ 78,000	\$ -
	Sub-Total Grounds & Bldg Maintenance	\$ 166,000	\$ 188,862	\$ 155,900
Miscellaneous				
6300	VCA - Master Association	\$ 44,160	\$ 32,157	\$ 39,500
6303	Bulk Rate Communication Fees	\$ 67,620	\$ 50,251	\$ 70,322
	Contingency	\$ -	\$ -	\$ -
	Sub-Total Miscellaneous Expenses	\$ 111,780	\$ 82,408	\$ 109,823
	Total Operating Expenses	\$ 421,080	\$ 375,078	\$ 450,579
6420	Reserves	\$ 125,000	\$ 112,457	\$ 125,000
6430	Reserve Unallocated interest	\$ -	\$ 78	\$ -
	Sub-Total Reserve Income	\$ 125,000	\$ 112,535	\$ 125,000
	Total Common Expenses	\$ 546,080	\$ 487,613	\$ 575,579

Chardonnay Condominium - 2023 Pooled Reserve Budget

Replacement Item	Estimated Replacement Cost	Estimated Life (Yrs)	Estimated Remaining Life (Yrs)	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
				2023	2024	2025	2026	2027	2028	2029	2030
Air Conditioner	54,167.00	25	3			54,167.00					
Elevators	7,134.00	12	9								
Fire Alarms	17,723.52	20	10								
Painting & Repairs	474,000.00	7	3			474,000.00					
Walkways	10,500.00	30	4					105,000.00			
Pavement	278,000.00	25	2		278,000.00						
Pool/Spa	112,000.00	20	7							112,000.00	
Roofing	1,595,000.00	30	12								
Total Projected Expenditures				0.00	2,780,000.00	528,167.00	0.00	105,000.00	0.00	112,000.00	0.00
Beginning balance				45,332	96,885	39,885	164,885	289,885	289,885	414,885	536,385
Expenses				-	278,000	528,167	-	10,500	-	112,000	-
Funding				125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000
Ending balance				170,332	(56,115)	(363,282)	289,885	404,385	414,885	427,885	661,385

A 2% inflation factor has been added

Notes for 2021: Made a change to the life expectancy of landscaping and hedge material from zero remaining years to 12 as the hedge material is looking good at the increased remaining life of Irrigation replacement from zero to five years and Street light wiring replacement from zero to six as these items do not

60 Units

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.

Chardonnay Condominium - 2023 Pooled Reserve Budget

Replacement Item	Year 9 2031	Year 10 2032	Year 11 2033	Year 12 2034	Year 13 2035	Year 14 2036	Year 15 2037	Year 16 2038	Year 17 2039	Year 18 2040	Year 19 2041	Year 20 2042
Air Conditioner												
Elevators	7134.00									7134.00		
Fire Alarms			17723.00									
Painting & Repairs		474000.00							474000.00			
Walkways				10500.00							10500.00	
Pavement												
Pool/Spa												
Roofing				1595000.00								
Total Projected Expenditures	7134.00	474000.00	17723.00	1605500.00	0.00	0.00	0.00	0.00	474000.00	7134.00	10500.00	0.00
Beginning balance	661,385	466,928	117,928	225,205	(1,255,295)	(1,130,295)	(1,005,295)	(880,295)	(755,295)	(1,104,295)	(986,429)	(871,929)
Expenses	7,134	474,000	17,723	1,605,500	-	-	-	-	474,000	7,134	10,500	-
Funding	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000
Ending balance	779,251	117,928	225,205	(1,255,295)	(1,130,295)	(1,005,295)	(880,295)	(755,295)	(1,104,295)	(986,429)	(871,929)	(746,929)

A 2% inflation factor has been added
 as time
 it need to be replaced at this time.

Chardonnay Condominium

Replacement Item	Year 21 2043	Year 22 2044	Year 23 2045	Year 24 2046	Year 25 2047	Year 26 2048	Year 27 2049	Year 28 2050
Air Conditioner								54167.00
Elevators							7134.00	
Fire Alarms		17723.00						
Painting & Repairs				474000.00				
Walkways						10500.00		
Pavement								
Pool/Spa							112000.00	
Roofing								
Total Projected Expenditures	0.00	17723.00	0.00	474000.00	0.00	10500.00	119134.00	54167.00
Beginning balance		(746,929)	(621,929)	(389,652)	(738,652)	(613,652)	(499,152)	(493,286)
Expenses	-	17,723	-	474,000	-	10,500	119,134	54,167
Funding	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000
Ending balance	(621,929)	(514,652)	(389,652)	(738,652)	(613,652)	(499,152)	(493,286)	(422,453)

A 2% inflation factor has been added

60 Units

Chardonney Condominium Association, Inc
2023 Adopted Budget
Reserve & Assessment Schedule

For the Period of January 1, 2023 through December 31, 2023

	<u>Annually</u>	<u>Quarterly</u>
Operating Assessment	5,679	1,420
Reserve Assessment	2,083	521
<i>Chardonney Condominium</i>	7,763	1,941
VCA Fee	658	165
Bulk Rate Communication Fee	1,172	293
<i>Total Assessment Due</i>	9,593	2,398

Quarterly Assessments 2023 = 2,398

Summit-Broad-Band Monthly Communication Cost

Basic Cable TV and digital Plus	33.05
Internet	28.08
Phone Lines	7.22
NAC Fee	21.02
Taxes, FCC fees, 911 fees	8.30
	97.67
1172.04	

**CHARDONNAY AT THE VINEYARDS CONDOMINIUM
ASSOC. INC**

Balance Sheet
As of 12/31/22

		ASSETS	
CURRENT ASSETS			
Cash			
1010	First Horizon #1912	\$	157,063.92
	Sub-Total Cash		\$ 157,063.92
Reserves			
1020	First Horizon Reserves #3208	\$	321,341.92
	Sub-Total Reserves		\$ 321,341.92
Accounts Receivable			
1450	Owners Receivable	\$	43,861.65
	Sub-Total Accounts Receivable		\$ 43,861.65
	Total Current Assets		\$ 522,267.49
Other Assets			
1690	Prepaid Insurance	\$	94,787.08
	Total Other Assets		\$ 94,787.08
	TOTAL ASSETS		\$ 617,054.57

LIABILITIES & EQUITY

CURRENT LIABILITIES:			
2110	Accounts Payable	\$	3,238.79
2250	Owners Prepaid		25,264.40
2305	Insurance Financing		57,237.17
	Subtotal Current Liab.		\$ 85,740.36
EQUITY & RESERVES			
RESERVES:			
3040	General Reserves	\$	321,341.92
	Subtotal Reserves		\$ 321,341.92

**CHARDONNAY AT THE VINEYARDS CONDOMINIUM
ASSOC. INC**

Balance Sheet
As of 12/31/22

EQUITY:

3299	Prior Year Adjustment	\$	1,687.65	
3300	Retained Earnings		95,873.46	
	Current Year Net Income/(Loss)		112,411.18	
	Subtotal Equity		<hr/>	\$ 209,972.29
	TOTAL LIABILITIES & EQUITY			<hr/> \$ 617,054.57 =====

**CHARDONNAY AT THE VINEYARDS CONDOMINIUM
ASSOC. INC**

Income/Expense Statement
Period: 12/01/22 to 12/31/22

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
04145	Maintenance Assmt.	24,843.34	24,233.37	609.97	298,052.82	290,800.00	7,252.82	290,800.00
04150	Reserve Revenue	.00	10,416.63	(10,416.63)	112,456.96	125,000.00	(12,543.04)	125,000.00
04151	V.C.A. Fees	3,742.40	3,680.00	62.40	44,887.87	44,160.00	727.87	44,160.00
04155	Cable Fees	5,730.60	5,635.00	95.60	68,855.31	67,620.00	1,235.31	67,620.00
04189	CHARD - Spec Assmt	.00	.00	.00	78,000.00	.00	78,000.00	.00
04190	Special Assmnt Roofs	.00	.00	.00	78,000.00	.00	78,000.00	.00
04200	Late Fees & Interest	(124.99)	.00	(124.99)	2,246.99	.00	2,246.99	.00
04250	Reserve Interest	81.84	.00	81.84	316.16	.00	316.16	.00
04295	Application Fees	.00	125.00	(125.00)	1,075.00	1,500.00	(425.00)	1,500.00
04296	Key Income	.00	.00	.00	60.00	.00	60.00	.00
04298	Rental Income	.00	1,416.63	(1,416.63)	3,476.69	17,000.00	(13,523.31)	17,000.00
	TOTAL INCOME	34,273.19	45,506.63	(11,233.44)	687,427.80	546,080.00	141,347.80	546,080.00
EXPENSES								
ADMINISTRATIVE								
06020	Application Fees	.00	125.00	125.00	450.00	1,500.00	1,050.00	1,500.00
06025	Corporate Annual Fees	.00	8.37	8.37	61.25	100.00	38.75	100.00
06028	Fees to Division	.00	33.37	33.37	.00	400.00	400.00	400.00
06040	Management Fees	1,190.00	1,116.63	(73.37)	14,278.50	13,400.00	(878.50)	13,400.00
06045	Accounting/CPA	.00	83.37	83.37	215.00	1,000.00	785.00	1,000.00
06050	Office Expense	1,271.71	250.00	(1,021.71)	3,359.18	3,000.00	(359.18)	3,000.00
06056	Legal	.00	333.37	333.37	1,620.75	4,000.00	2,379.25	4,000.00
06070	Pool Permits/Taxes	.00	100.00	100.00	1,875.00	1,200.00	(675.00)	1,200.00
	SUB-TOTAL ADMINISTRATIVE	2,461.71	2,050.11	(411.60)	21,859.68	24,600.00	2,740.32	24,600.00
UTILITIES								
06100	Electricity	1,160.96	791.63	(369.33)	11,814.45	9,500.00	(2,314.45)	9,500.00
06105	Irrigation Water	313.87	333.37	19.50	3,774.21	4,000.00	225.79	4,000.00
06110	Trash Disposal/Recycling	814.70	833.37	18.67	10,458.40	10,000.00	(458.40)	10,000.00
06115	Cable	.00	5,635.00	5,635.00	55,855.92	67,620.00	11,764.08	67,620.00
06118	Telephone	442.02	433.37	(8.65)	5,751.90	5,200.00	(551.90)	5,200.00
06120	Water/Sewer	.00	2,500.00	2,500.00	27,913.00	30,000.00	2,087.00	30,000.00
	SUB-TOTAL UTILITIES	2,731.55	10,526.74	7,795.19	115,567.88	126,320.00	10,752.12	126,320.00
GROUNDS								
06130	Fountain Maint. & Repairs	.00	41.63	41.63	2,187.00	500.00	(1,687.00)	500.00
06140	Lake Maintenance	126.69	125.00	(1.69)	1,512.90	1,500.00	(12.90)	1,500.00
06141	Irrigation Maint. & Repairs	355.68	375.00	19.32	3,754.06	4,500.00	745.94	4,500.00

**CHARDONNAY AT THE VINEYARDS CONDOMINIUM
ASSOC. INC**

Income/Expense Statement
Period: 12/01/22 to 12/31/22

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
06160	Landscape Contract	2,622.00	2,666.63	44.63	31,399.44	32,000.00	600.56	32,000.00
06161	Landscape Repairs	.00	666.63	666.63	4,551.81	8,000.00	3,448.19	8,000.00
06162	Mulch	2,547.07	750.00	(1,797.07)	2,547.07	9,000.00	6,452.93	9,000.00
06164	Tree Trimming	1,795.00	583.37	(1,211.63)	4,745.00	7,000.00	2,255.00	7,000.00
06170	Pool/Spa Contract	1,291.92	541.63	(750.29)	7,621.76	6,500.00	(1,121.76)	6,500.00
06172	Pool/Spa Repairs	509.70	416.63	(93.07)	10,928.38	5,000.00	(5,928.38)	5,000.00
06175	Rental Expense	.00	208.37	208.37	1,640.00	2,500.00	860.00	2,500.00
	SUB-TOTAL GROUNDS	9,248.06	6,374.89	(2,873.17)	70,887.42	76,500.00	5,612.58	76,500.00
BUILDING								
06190	Building Maint. & Repairs	2,155.43	2,083.37	(72.06)	25,985.51	25,000.00	(985.51)	25,000.00
06192	Roof Repairs	.00	416.63	416.63	8,299.00	5,000.00	(3,299.00)	5,000.00
06194	Janitorial Contract	3,374.70	1,625.00	(1,749.70)	20,852.31	19,500.00	(1,352.31)	19,500.00
06200	Elevator Maint.	236.90	2,166.63	1,929.73	6,137.23	26,000.00	19,862.77	26,000.00
06210	Fire Alarm Inspection	.00	.00	.00	600.00	.00	(600.00)	.00
06211	Emergency System	610.53	583.37	(27.16)	2,901.29	7,000.00	4,098.71	7,000.00
06230	Pest Control - Buildings	720.00	583.37	(136.63)	8,525.00	7,000.00	(1,525.00)	7,000.00
06240	Hurricane/Storm	.00	.00	.00	691.95	.00	(691.95)	.00
	SUB-TOTAL BUILDING	7,097.56	7,458.37	360.81	73,992.29	89,500.00	15,507.71	89,500.00
MASTER ASSOCIATION								
06300	Master Association	7,102.40	3,680.00	(3,422.40)	42,810.48	44,160.00	1,349.52	44,160.00
06303	Bulk Cable TV	11,210.40	.00	(11,210.40)	11,210.40	.00	(11,210.40)	.00
	SUB-TOTAL MASTER ASSOCIATIO	18,312.80	3,680.00	(14,632.80)	54,020.88	44,160.00	(9,860.88)	44,160.00
INSURANCE								
06310	Insurance	(3,441.94)	5,000.00	8,441.94	47,915.35	60,000.00	12,084.65	60,000.00
	SUB-TOTAL INSURANCE	(3,441.94)	5,000.00	8,441.94	47,915.35	60,000.00	12,084.65	60,000.00
RESERVES								
06419	CHARD Spec Assmt	.00	.00	.00	78,000.00	.00	(78,000.00)	.00
06430	Reserves - Unallocated	.00	.00	.00	79.19	.00	(79.19)	.00
06440	General Reserves	81.84	10,416.74	10,334.90	112,693.93	125,000.00	12,306.07	125,000.00
	SUB-TOTAL RESERVES	81.84	10,416.74	10,334.90	190,773.12	125,000.00	(65,773.12)	125,000.00
	TOTAL EXPENSES	36,491.58	45,506.85	9,015.27	575,016.62	546,080.00	(28,936.62)	546,080.00
	Current Year Net Income/(loss)	(2,218.39)	(.22)	(2,218.17)	112,411.18	.00	112,411.18	.00