

**BLOOMFIELD RIDGE ASSOCIATION, INC.**

**PURCHASE APPLICATION**

**MUST BE SUBMITTED 20 DAYS PRIOR TO OCCUPANCY**

**Return To:**

**Property Management Professionals**

**75 Vineyards Blvd., Third Floor**

**Naples, FL 34119**

**PH# 239-353-1992 FAX# 239-353-1909**

Date: \_\_\_\_\_

Name of Current Owner: \_\_\_\_\_ PH#: \_\_\_\_\_

I/We hereby apply for approval to lease (Prop. Address) \_\_\_\_\_

Rental Agent: \_\_\_\_\_ PH#: \_\_\_\_\_

Dates of Occupancy: \_\_\_\_\_ to \_\_\_\_\_

In accordance with the governing documents of the Association, this application must be submitted along with required enclosures and application fee twenty (20) days prior to occupancy to allow for processing time

**Please submit the following:**

- a. A copy of fully executed lease agreement. Applicants must match lease agreement.
- b. A non-refundable fee of \$100 payable to Bloomfield Ridge Association, Inc.  
Separate applications must be completed for co-applicants (excludes married couples)
- c. Two letters of reference must be attached (does not apply to previously approved tenants).
- d. A completely filled out application form. (Partially completed forms will not be considered)
- e. Please be sure to initial page 2(above signatures) indicating that you agree to abide by the rules & regs

I/We represent that the following information is complete and true. I/We agree that any misrepresentation in this application will justify automatic rejection. I/We consent to additional inquiry concerning this application, including the background, credit check and check of references below. Background checks will not be conducted on previously approved tenants.

**TYPE OR PRINT LEGIBLY THE FOLLOWING INFORMATION**

Full Name of Applicant: \_\_\_\_\_ Date of Birth: \_\_\_\_\_

Driver License # \_\_\_\_\_ State: \_\_\_\_\_ SS#: \_\_\_\_\_

Full Name of Spouse: \_\_\_\_\_ Date of Birth: \_\_\_\_\_

Driver License#: \_\_\_\_\_ State: \_\_\_\_\_ SS#: \_\_\_\_\_

Current Address: \_\_\_\_\_

Email: \_\_\_\_\_ PH#: \_\_\_\_\_

Current Employer: \_\_\_\_\_ Position Held: \_\_\_\_\_

US Citizen? \_\_\_\_\_ If no, submit document copy of residency authorization or passport photo page

Make of Car: \_\_\_\_\_ Year: \_\_\_\_\_ License Plate #: \_\_\_\_\_ State: \_\_\_\_\_

Second Car: \_\_\_\_\_ Year: \_\_\_\_\_ License Plate #: \_\_\_\_\_ State: \_\_\_\_\_

Use of this home is for single family resident only. Please list the names, relationship and age of all persons who will occupy your unit in addition to the applicants above.

NAMES	RELATIONSHIP	AGE
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Have you ever been convicted of a felony: Yes \_\_\_\_\_ No \_\_\_\_\_

If yes, please include details \_\_\_\_\_

In case of emergency notify \_\_\_\_\_ PH#: \_\_\_\_\_ Relationship \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State & Zip: \_\_\_\_\_

Any litigation such as evictions, suits, judgments, bankruptcies, foreclosure, etc? Yes \_\_\_\_\_ No \_\_\_\_\_

If yes, give details and dates \_\_\_\_\_

(Please use the back of this page if more space is needed)

\_\_\_\_\_ Initial \_\_\_\_\_ Initial **I have received, read, understand and agree to abide by the Declaration, ByLaws, Amendments, Articles of Incorporation and the Rules and Regulations of BLOOMFIELD RIDGE ASSOCIATION, INC.**

**Purchaser(s): I/We understand, in the event that the unit is leased/rented that I will be required to submit a completely filled out lease application, with references, lease agreement and a non-refundable fee for \$100 payable to BLOOMFIELD RIDGE ASSOCIATION INC. Twenty (20) days prior to the rental taking place.**

I/We further agree that in the absence of the owners that Association is granted full power to take whatever action necessary, including eviction, to prevent or stop violations by lessees and their guests.

I/We have read, understand and agree to all of the statements above.

Applicant Signature: \_\_\_\_\_ Printed Name: \_\_\_\_\_ Date: \_\_\_\_\_

Applicant Signature: \_\_\_\_\_ Printed Name: \_\_\_\_\_ Date: \_\_\_\_\_

\*\*\*\*\*

Acceptance on behalf of: BLOOMFIELD RIDGE ASSOCIATION, INC.

Approved: \_\_\_\_\_

Disapproved: \_\_\_\_\_

\_\_\_\_\_  
Signature of Authorized Representative or Board of Directors

Date: \_\_\_\_\_

## **FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET**

### **BLOOMFIELD RIDGE ASSOCIATION, INC.**

as of January 2019

**Q: What are my voting rights in the condominium association?**

**A:** The owners of each unit are collectively entitled to one (1) vote in Association matters including, but not limited to, amending the Declaration, Bylaws and Articles of Incorporation; waiving reserves; materially altering or improving the common elements; electing Directors; and terminating the condominium, see Bylaws Para.2.2.

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

**A:** Several use restrictions apply. For a complete list of restrictions, read the Declaration Para.12, Bylaws, Articles of Incorporation and the Association rules.

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

**A:** All proposed leases must in writing and be submitted to the Board of Directors for approval at least twenty (20) days in advance of the proposed move-in date. See Declaration Para. 13 for complete details.

**Q: How much are my assessments to the condominium association for my unit type and when are they due?**

**A:** The 2019 quarterly assessment for each unit in the Condominium is \$896.00. Assessments are due on the first day of each and every quarter (January 1, April 1, July 1 and October 1). All units are assessed equally.

**Q: Do I have to be a member of 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 Bloomfield Ridge Association, Inc are also members of the Royal Wood Master Association. Your voting rights are determined pursuant to the Master Declaration of Covenants, Conditions and Restrictions. There is a one-time Capital Contribution fee of \$3250.00. The 2019 annual assessment due to Royal Wood Master Association is \$3,750.00. It is billed semi-annually, November and May.

**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?**

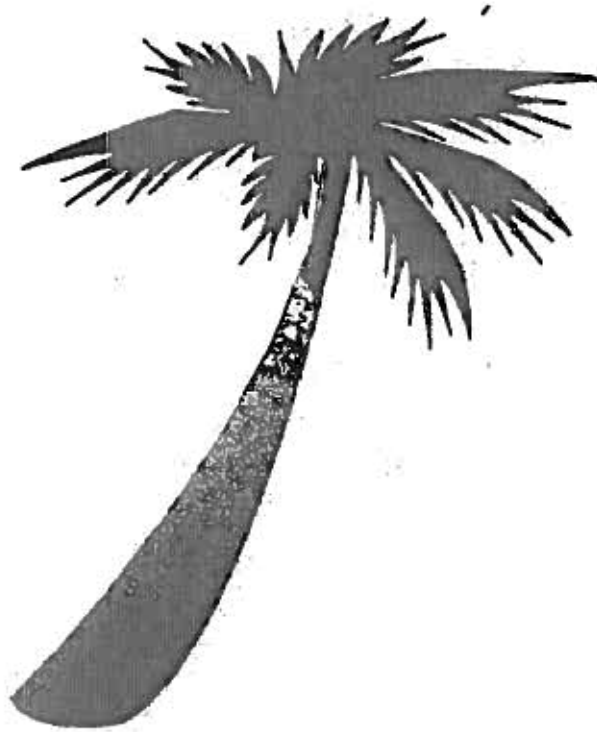
**A:** No.

**Q: Is the condominium association or other mandatory membership association involved in any court cases in which it may face liability in excess of \$100,000.00? 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.**

# BLOOMFIELD RIDGE



## RULES & REGULATIONS

Revised April 10, 2007

**BLOOMFIELD RIDGE ASSOCIATION, INC.**  
**RULES AND REGULATIONS**

**The Rules and Regulations herein enumerated as to the association properties, condominium property, the common elements, the limited common elements, and the units, shall be in effect until amended by the Board of Directors of the Association (reference Bloomfield Ridge By- Laws, paragraph 7), and shall apply to and be binding upon all unit owners, their families, guests and invitees, servants, lessees, and persons over whom the unit owner exercises control and supervision.**

**IT IS INCUMBENT UPON ALL UNIT OWNERS TO MAKE THESE PERSONS, ESPECIALLY LESSEES, AWARE OF THESE RULES, AND IT IS THE OWNER WHO WILL BE HELD ACCOUNTABLE.**

**RULES AND REGULATIONS**

**EXHIBIT A- GENERAL, RESIDENTIAL RULES AND REGULATIONS**

**EXHIBIT B- POOL RULES**

**EXHIBIT C- SPA RULES**

**EXHIBIT C- BOCCE COURT AND GRILL RULES**

**EXHIBIT E- INITIAL RULES AND REGULATIONS INCORPORATED**

**EXHIBIT A- GENERAL RESIDENTIAL RULES AND REGULATIONS**

1. COVER UPS, WRAPS, SHIRTS, OR SIMILAR APPAREL MUST BE WORN BY ALL MEN AND WOMEN OVER THE AGE OF 14 WHEN WITHIN THE COMMON AREA, EXCEPT WHEN IN THE POOL AREA.
2. NO COMMERCIAL VEHICLE OF ANY KIND SHALL BE PARKED IN BLOOMFIELD FOR A PERIOD OF MORE THAN FOUR HOURS PER DAY, UNLESS SUCH VEHICLE IS NECESSARY IN THE ACTUAL CONSTRUCTION OR REPAIRS OF A STRUCTURE OR FOR GROUNDS MAINTENANCE OR FOR MAINTENANCE WITHIN A UNIT.
3. THE PARKING OF TRUCKS IS NOT PERMITTED. VANS ARE PERMITTED IF THE FOLLOWING REQUIREMENTS ARE MET:
  - A. THE VEHICLE WILL BE USED FOR PERSONAL, NON- BUSINESS USE ONLY.
  - B. ALL VANS MUST HAVE WINDOWS ON BOTH SIDE PANELS AND SEATING CAPACITY THROUGHOUT.
4. NO BOAT, BOAT TRAILER, OR OTHER TRAILER OF ANY KIND, CAMPER, MOBIL HOME., MOTOR HOME, MOTOR CYCLE, OR DISABLED VEHICLE SHALL BE PERMITTED TO BE PARKED OR STORED IN BLOOMFIELD.
5. NO VEHICLE SHALL BE PARKED ANYWHERE BUT ON PAVED AREAS INTENDED FOR PARKING. OWNERS AND THEIR LEASSEES SHOULD PARK THEIR PRIMARY VEHICLE IN THEIR ASSIGNED SPACE UNDER THE CARPORT FACING THE BUILDING. SECOND VEHICLES, GUEST VEHICLES, COMMERCIAL VEHICLES PERFORMING A SERVICE, ETC. SHOULD USE THE UNASSIGNED PARKING SPACES.
6. NO VEHICLE SHALL BE USED AS A DOMICLE OR RESIDENCE, EITHER PERMANENT OR TEMPORARY.
7. THE OWNER OF EACH UNIT MAY KEEP ONE (1) SMALL PET, OF A NORMAL DOMESTICATED HOUSEHOLD TYPE (SUCH AS A CAT OR DOG) IN THE UNIT. THE PET MUST BE LEASHED OR CARRIED UNDER THE OWNERS ARM AT ALL TIMES WHILE ON THE CONDOMINIUM PROPERTY OUTSIDE OF THE UNIT. PETS ARE LIMITED TO NO MORE THAN 25 LBS. OWNERS WHO WALK THEIR PETS ON COMMON AREAS MUST CLEAN UP AFTER THEIR PETS. THE ABILITY TO KEEP SUCH A PET IS A PREVIDEDGE, NOT A RIGHT, AND THE BOARD OF DIRECTORS IS EMPOWERED TO ORDER AND ENFORCE THE REMOVAL OF ANY PET THAT BECOMES A SOURCE OF UNREASONABLE ANNOYANCE TO OTHER RESIDENTS OF THE CODOMINIUM. NO PETS OF ANY KIND ARE

**PERMITTED IN UNITS WHEN THE OWNER IS NOT IN RESIDENCE.  
(REFERENCE: DECLARATION OF CONDOMINIUM OF BLOOMFIELD  
RIDGE, PARAGRAPH 12.6).**

- 8. NO UNIT OWNER AND OR TENANT SHALL MAKE OR PERMIT ANY DISTURBING OR UNREASONABLE LOUD NOISES, NOR DO OR PERMIT ANYTHING BY SUCH PERSON OR PERSONS THAT WILL INTERFERE WITH THE RIGHTS, COMFORT AND PEACEFUL ENJOYMENT OF OTHER UNIT OWNERS. NO UNIT OWNER AND OR TENANT SHALL PLAY OR PERMIT, A RADIO, STEREO, TELEVISION OR MUSICAL INSTRUMENT IN SUCH A MANNER AS TO UNREASONABLY DISTURB OR ANNOY OTHER UNIT OWNERS.**
  
- 9. ALL REFUSE, GARBAGE, AND RECYCLABLES SHALL BE DEPOSITED IN THE AREAS AS PROVIDED.  
ALL GARBAGE MUST BE BAGGED. BOXES MUST BE BROKEN DOWN PRIOR TO PLACEMENT INTO IDENTIFIED RECEPTACLES. PLASTIC BAGS ARE NOT PERMITTED TO BE STORED OR HUNG IN THE RECYCLABLE AREA.**
  
- 10. THE INITIAL RULES AND REGULATIONS OF BLOOMFIELD RIDGE, (EXHIBIT E), AS APPEARING IN THE PROSPECTUS FOR BLOOMFIELD RIDGE, DATED NOVEMBER 4, 1988, ARE INCORPORATED INTO THESE RULES BY REFERENCE.**
  
- 11. IF A UNIT OWNER WILL NOT BE IN RESIDENCE AND A GUEST/FAMILY MEMBER PLAN TO USE AND OCCUPY THE UNIT, COMPASS MANAGEMENT AND THE BLOOMFIELD BOARD ARE TO BE NOTIFIED IN WRITING, AND OR EMAIL. PROVIDING COMPASS MANAGEMENT AND THE BOARD WITH THE NAMES, LENGTH OF STAY AND CAR MAKE AND MODEL, PRIOR TO THE ARRIVAL.**

## Exhibit B-- POOL RULES

1. **POOL HOURS-----DAWN TO DUSK**
2. **BATHING SUITS ONLY--- NO CUT OFFS.**
3. **MEN AND WOMEN OVER THE AGE OF 14 ARE TO WEAR COVER UPS, WRAPS, OR SHIRTS TO AND FROM POOL.**
4. **NO FOOD ALLOWED ON DECK SURROUNDING POOL EXCEPT DURING POOL SOCIALS. FOOD IS ALLOWED ON POOL PATIO WITHIN THE AREA DEFINED BY THE OVERHEAD SHELTER, SUCH AS WHEN USING THE GRILL.**
5. **NO GLASSWARE PERMITTED IN ANY PART OF THE POOL AREA (DECK OR PATIO) AT ANY TIME. PLASTIC CONTAINERS OR CANS ONLY.**
6. **CHILDREN UNDER 12 MUST BE ACCOMPANIED BY AN ADULT.**
7. **INCONTINENT PERSONS MUST WEAR" SWIMMERS" OR OTHER DISPOSABLE SWIM PANTS UNDER THEIR SWIM SUIT, DESIGNED TO BE ABSORBANT AND LEAKPROOF TO PREVENT CONTAMINATION OF POOLWATER.**
8. **ANIMALS ARE NOT ALLOWED IN POOL AREA.**
9. **NO RUNNING, SKATE BOARDING, ROLLER BLADING, BIKING, BALL PLAYING, FRISBEE OR DIVING GEAR ALLOWED IN POOL AREA.**
10. **NO LOUD NOISES ALLOWED IN POOL AREA EXCEPT FOR ENTERTAINMENT DURING POOL SOCIALS. RADIOS WITHOUT HEADSETS NOT PERMITTED EXCEPT FOR LADIES EXERCISE CLASSES.**
11. **NO DIVING OR JUMPING IN POOL.**
12. **NO SUNTAN OIL ON CHAIRS OR IN WATER. USE WATER SOLUBLE PRODUCTS. ONLY.**
13. **SHOWER TO REMOVE SUNTAN LOTION AND BODY OILS BEFORE ENTERING POOL.**



- 14. TOWELS MUST COMPLETELY COVER LOUNGES AND CHAIRS AT ALL TIMES, NOT JUST BACKS OR BOTTOMS OF LOUNGES AND CHAIRS.**
- 15. CHAIRS AND LOUNGES ARE NOT TO BE REMOVED FROM POOL AREA.**
- 16. PERSONS WITH OPEN CUTS, SORES OR COMMUNICABLE DISEASE MAY NOT ENTER POOL.**
- 17. PUT DOWN UMBRELLAS AND SECURE AND PUT CHAIRS AND LOUNGES BACK TO THEIR PROPER PLACES WHEN LEAVING POOL AREA.**
- 18. THERE IS ABSOLUTELY NO SMOKING ALLOWED IN THE POOL AREA.**

**EXHIBIT C -- SPA RULES**

- 1. SHOWER BEFORE ENTERING SPA TO REMOVE SUNTAN LOTIONS AND BODY OILS.**
- 2. BATHING LOAD----6 PERSONS.**
- 3. CHILDREN UNDER 12 YEARS OF AGE ARE NOT PERMITTED IN SPA OR ON SPA DECK.**
- 4. FOOD OR DRINK NOT PERMITTED IN SPA OR ON SPA DECK.**
- 5. DO NOT EXCEED 15 MINUTES IN SPA.**
- 6. PERSONS WITH HIGH BLOOD PRESSURE OR RESPIRATORY AILMENTS SHOULD AVOID USE OF SPA.**
- 7. SPA HOURS----DAWN TO DUSK.**
- 8. INCONTINENT PERSONS MUST WEAR "SWIMMERS" OR OTHER DISPOSABLE SWIM PANTS UNDER THEIR SWIM SUIT, DESIGNED TO BE ABSORBENT AND LEAKPROOF, TO PREVENT CONTAMINATION OF POOL WATER.**
- 9. USE AT YOUR OWN RISK!!!!!!!**

**EXHIBIT D--BOCCE AND GRILL RULES**

- 1. WHEN LEAGUES ARE NOT IN SESSION, THE COURT WILL BE USED ON A FIRST COME FIRST SERVE BASIS. IF THERE ARE PEOPLE WAITING, PLEASE LIMIT YOUR COMPETITION TO 2 GAMES OF 13 POINTS.**
- 2. USE OF THE COURT IS LIMITED TO BLOOMFIELD RESIDENTS, TENANTS, AND GUESTS RESIDING WITH OWNERS OR TENANTS AT THE TIME OF PLAY.**
- 3. HOURS OF PLAY ARE 9:00 AM TO SUNSET.**
- 4. REMEMBER, WE ARE A COMMUNITY OF 96 UNITS. PLEASE KEEP THE NOISE DOWN AND LANGUAGE PRESENTABLE. PROFANE LANGUAGE AND EXCESSIVE NOISE WILL NOT BE TOLLERATED.**
- 5. AFTER PLAY, PLEASE REPLACE THE BOCCE BALLS BACK INTO THE RACKS. DO NOT LEAVE THE COURT LITTERED.**
- 6. KEEP THE AREA CLEAN AND MAINTAINED AT ALL TIMES.**

**GRILL RULES AND STEPS FOR OPERATION**

- 1. TURN ON PROPANE GAS CANISTER.**
- 2. TURN ON ONLY THE PILOT LIGHT THAT YOU NEED. YOU DO NOT NEED TO TURN ON ALL THE PILOTS TO USE GRILL.**
- 3. WHEN FINISHED COOKING, TURN OFF PILOT LIGHT AND THEN PROPANE CANISTER IN THAT ORDER.**
- 4. CLEAN GRILL WITH BRUSH STORED IN CABINET UNDER GRILL WHILE STILL HOT.**
- 5. WAIT UNTIL GRILL COOLS BEFORE COVERING. IF IT MEANS YOU NEED TO COME BACK, PLEASE DO SO.**
- 6. KEEP THE AREA CLEAN AT ALL TIMES.**

**BLOOMFIELD RIDGE ASSOCIATION, INC.  
INITIAL RULES AND REGULATIONS**

The Rules and Regulations hereinafter enumerated as to the Association properties, condominium property, the common elements, the limited common elements, and the units, shall be deemed in effect until amended by the Board of Directors of the Association, and shall apply to and be binding upon all unit owners. The unit owners shall at all times obey said Rules and Regulations and shall use their best efforts to see that these rules are faithfully observed by their families, guests, ad invitees, servants, lessees, and persons over whom they exercise control and supervision. The initial Rules and Regulations are as follows:

**1. BUILDING APPEARANCE AND MAINTENANCE:**

- a) The streets, sidewalks, walkways, entrances, and stairs must not be obstructed or encumbered or used for any purpose other than ingress and egress to and from the units, nor shall any carriages, toys, bicycles, wagons, shopping carts, chairs, benches, tables, or any other object of a similar type and nature be left therein or thereon.
- b) Personal property of unit owners shall not be stored outside their units. Unit owners may keep normal porch furniture on their porches.
- c) No garbage cans, supplies, containers, or other articles shall be placed in or on the walkways, hallways, balconies and entry ways, nor shall any-linens, cloths, clothing, curtain, rugs, mops, or laundry of any kind, or other articles be shaken or hung from any of the windows, doors, walkways, balconies or entry ways, or exposed on any part of the limited common elements or common elements; and the limited common elements and the common elements shall be kept free and clear of refuse, debris and other unsightly material.
- d) No unit owner shall allow anything whatsoever to fall from the windows, walkways, balconies, entry ways or doors of the premises, nor shall he sweep or throw from his unit any dirt or other substances outside of his unit or on the limited common elements or common elements of the Condominium.
- e) Refuse and garbage shall be deposited only in the area provided therefor. All garbage must be bagged.
- f) No unit owner shall make or permit any disturbing noises by himself, his family, servants, employees, agents, visitors, or licensees, nor do or permit anything by such persons that will interfere with the rights, comforts or convenience of other unit owners. No unit owner shall play upon or permit to be operated a phonograph, television, radio or musical instrument in such a manner as to unreasonably disturb or annoy other occupants of the Condominium.
- g) No barbecuing or outdoor cooking is permitted on porches, walkways, patios or any portion of the buildings. The Board of Directors may establish one or more areas of the common elements for outdoor cooking.

- h) No exterior radio or television antenna installation, or other wiring, shall be made without the written consent of the Board of Directors.**
  - i) No sign, advertisement, notice or other similar material shall be exhibited. Displayed, inscribed, painted or affixed, in or upon any part of the units, limited common elements or common elements by any unit owner or occupant without written permission of the Association.**
  - j) No inflammable, combustible, or explosive fluid, chemical or substance, shall be kept in any unit or limited common element, except those necessary and suited for normal household use.**
  - k) Unit owners, residents, their families, guests, servants, employees, agents, or visitors shall not at any time or for any reason whatsoever enter upon or attempt to enter upon the roofs of the buildings.**
  - l) Prohibit smoking (cigar, cigarette or pipe) in front of all Bloomfield Ridge condo units, the common walk or stairwells and or on the lanai areas. The purpose for the Bloomfield Ridge "no smoking rule" in limited common areas is to; eliminate and stop second hand smoke moving down or up or into living quarters and lanai area of other unit owners.**
- 2. ALTERATION OF CONDOMINIUM:** Unit owners are specifically cautioned that their right to make any addition, change, alteration, or decoration to the exterior appearance of any portion of the Condominium is subject to the provisions of the Declaration of Condominium. For example, no unit owner may install screen doors, or apply any type of film or covering to the inside or outside of window door glass without the prior approval of the Association. All such additions, changes or alterations must be presented in writing to the Board of Directors for approval, accompanied by written plans or drawings and specifications. The Board of Directors shall approve such requests only if the Association is protected against, or indemnified as to, mechanic's liens and/or claims arising from such work.
- 3. EMERGENCIES IN OWNER'S ABSENCE:** In order that proper steps and procedures may be taken in a minimum amount of time during an emergency situation, the Association may retain pass-keys to all units. The locks of each unit are not to be changed or altered without the written consent of the Board of Directors of the Association. Where such consent is given, the unit owner shall provide the Association with a duplicate key.

**Any unit owner who plans to be absent from his unit for an extended period of time must prepare his unit prior to his departure in the following manner:**

- a) By removing all furniture, plants and other objects from around the outside of the unit; and**
- b) By designating a responsible caretaker to care for his unit should his unit suffer any damage caused by storms, hurricanes, winds or other violent acts of nature? The Manager and the Association shall be provided with the name of each unit owner's aforesaid designated caretaker. Such caretaker will notify the Association prior to making any entry to the unit during the owner's absence.**

<b>Bloomfield Ridge Association Inc.</b>		
<b>Adopted Budget</b>	# of Units:	<b>96</b>
<b>For the Period of January 1, 2019 through December</b>	Date:	<b>11/9/2018</b>
	<b>2019</b>	<b>Proposed</b>
	<b>Proposed</b>	<b>Quarterly</b>
	<b>Budget</b>	<b>Budget</b>
<b>Income</b>		
Operating Assessment	304,065	76,016
Reserve Assessment	40,000	10,000
Spc Assmt-Hurricane Irma		
Late Fees & Interest	167	42
Interst - Operating	156	39
Interest - Reserve	626	157
Legal Fees Charged to Owners	471	118
Insurance Claim-Fire Bldg D	-	
Miscellaneous Income	1,514	
Application Fees	1,500	375
<b>Total Income</b>	<b>\$ 348,499</b>	<b>\$ 86,746</b>
<b>Expenses</b>		
<b>Administrative Expenses</b>		
Corporate Filling Fee	61	15
Division Fees	384	96
Management / Accounting Fees	16,330	4,082
Office Expense / Postage	3,500	875
Interest Expense - LOC	-	
Application Processing	878	220
Pool / Spa / Elevator Permits	1,175	294
<b>Professional Fees</b>		
Legal	1,000	250
Review Preparation -CPA	3,000	750
CPA Services / Tax Preparation	250	63
<b>Insurance</b>		
Insurance - Property	40,600	10,150
Insurance - General Liability	9,250	2,313
Insurance - Flood	17,400	4,350
Insurance - D & O	1,150	288
Insurance - Crime	550	138
Insurance - Umbrella	1,575	394
Insurance - Equipment	550	138
Insurance - Workers Comp	725	181
<b>Utilities</b>		
Electric	8,630	2,158
Trash Removal/ Recycling	7,600	1,900
Cable TV	70,600	17,650
Telephone - Elevator	2,021	505
Water & Sewer	36,504	9,126
<b>Grounds</b>		
Irrigation Maintenance	3,500	875
Grounds Repairs & Maintenance	500	125
Landscape Contract	18,522	4,631

	<b>2019 Proposed Budget</b>	<b>Proposed Quarterly Budget</b>
<b>Income</b>		
Mulch	-	-
Tree Trimming / Removal	2,000	500
<b>Pool</b>	-	-
Pool / Spa Service Contract	3,900	975
Pool Repairs	2,500	625
GeTherm System-Contract/Repairs	1,000	250
<b>Building Maintenance</b>		-
Building Maintenance	5,000	1,250
Building Supplies	300	75
Building Projects	5,000	1,250
Janitorial Service	13,411	3,353
Elevator Service	10,000	2,500
Emergency Systems/ Fire Safety	2,000	500
Pest Control - Exterior	3,600	900
<b>Miscellaneous</b>		-
Bocce Court	500	125
BBQ Grill Maintenance	200	50
Tennis Court	100	25
Pickleball	100	25
Contingency	10,649	2,662
Hurricane Expense	-	-
<b>Total Operating Expenses</b>	<b>\$ 306,514</b>	<b>\$ 76,629</b>
Transfer Interest To Reserves	-	-
Reserves	40,000	10,000
<b>Total Common Expenses</b>	<b>\$ 346,514</b>	<b>\$ 86,629</b>

**BLOOMFIELD RIDGE ASSOCIATION INC**  
**Balance Sheet**  
**As of 12/31/18**

	<b>ASSETS</b>	
<b>CURRENT ASSETS</b>		
<b>Cash</b>		
Premier Bank	\$	40,000.00
Operating Account - IberiaBk		23,277.32
Insurance Fund - IberiaBank		89,886.52
IberiaBk-Special Projects		86,304.43
		239,478.27
<b>Sub-Total Cash</b>	\$	239,478.27
<b>Reserves</b>		
Reserve Account - IberiaBank	\$	134,106.56
		134,106.56
<b>Sub-Total Reserves</b>	\$	134,106.56
<b>Accounts Receivable</b>		
Owners Receivable	\$	490.90
		490.90
<b>Sub-Total Accounts Receivable</b>	\$	490.90
<b>Other Assets</b>		
Utility Deposits	\$	73.39
Prepaid Insurance		8,293.53
		8,366.92
<b>Sub-Total Other Assets</b>	\$	8,366.92
<b>TOTAL ASSETS</b>	\$	382,442.65

**LIABILITIES & EQUITY**

<b>CURRENT LIABILITIES:</b>		
Accounts Payable	\$	384.00
Accrued Expenses		5,843.67
Prepaid Owner Assessments		14,602.76
		20,830.43
<b>Sub-Total Current Liabilities</b>	\$	20,830.43
<b>EQUITY &amp; RESERVES</b>		
<b>RESERVES:</b>		
Reserves - Pooled	\$	134,106.56
		134,106.56
<b>Sub-total Reserves</b>	\$	134,106.56
<b>EQUITY:</b>		
Fund Balance	\$	246,006.04
Current Year Net Income/(Loss)		(18,500.90)
		227,505.66
<b>Subtotal Equity</b>	\$	227,505.66
<b>TOTAL LIABILITIES &amp; EQUITY</b>	\$	382,442.65



**BLOOMFIELD RIDGE ASSOCIATION INC**  
**Income/Expense Statement**  
**Period: 12/01/18 to 12/31/18**

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
<b>INCOME:</b>							
04145 Maintenance Fees	25,306.83	25,306.87	(.04)	303,679.72	303,682.00	(3.28)	303,682.00
04150 Reserve Fees	3,333.33	3,333.37	(.04)	40,001.28	40,000.00	1.28	40,000.00
04190 Spc.Asmnt-Hurricane Irma	.00	.00	.00	85,810.56	.00	85,810.56	.00
04200 Late Charge Fees / Interest	.00	15.87	(15.87)	321.24	190.00	131.24	190.00
04240 Interest Income - Operating	30.17	10.13	20.04	178.39	122.00	56.39	122.00
04250 Interest Income - Reserves	109.22	15.39	93.84	784.48	185.00	599.48	185.00
04255 Legal Fees Charged to Owners	.00	39.25	(39.25)	.00	471.00	(471.00)	471.00
04282 Insurance Claim-Fire-Bldg D	.00	.00	.00	73,739.39	.00	73,739.39	.00
04298 Miscellaneous Income	.00	.00	.00	1,009.68	.00	1,009.68	.00
04295 Application Fees	400.00	.00	400.00	2,300.00	.00	2,300.00	.00
<b>Subtotal Income</b>	<b>29,179.55</b>	<b>26,720.87</b>	<b>458.68</b>	<b>507,822.94</b>	<b>344,650.00</b>	<b>163,172.94</b>	<b>344,650.00</b>
<b>EXPENSES</b>							
<b>Administrative</b>							
06025 Corporate Filing Fee	.00	.00	.00	.00	61.00	61.00	61.00
06028 Fees to Division	384.00	.00	(384.00)	829.25	384.00	(445.25)	384.00
06048 Mngement/Accounting Fees	1,236.00	1,236.00	.00	18,746.00	15,332.00	(3,194.00)	15,332.00
06050 Office Expense / Postage	499.47	166.63	(332.84)	4,866.09	2,000.00	(2,866.09)	2,000.00
06053 Interest Expense - LOC	.00	.00	.00	3,109.46	.00	(3,109.46)	.00
06056 Legal	.00	166.63	166.63	.00	2,000.00	2,000.00	2,000.00
06057 Professional Fees	.00	250.00	250.00	.00	3,000.00	3,000.00	3,000.00
06058 CPA Services / Tax Prep	.00	20.87	20.87	200.00	250.00	50.00	250.00
06059 Application Processing	225.00	125.00	(100.00)	1,340.00	1,300.00	40.00	1,300.00
06070 Pool / Spa / Elevator Permits	.00	97.88	97.88	1,175.00	1,175.00	.00	1,175.00
<b>Administrative</b>	<b>2,404.47</b>	<b>2,123.01</b>	<b>(281.46)</b>	<b>29,985.79</b>	<b>29,922.00</b>	<b>(4,043.79)</b>	<b>29,922.00</b>
<b>Utilities</b>							
06100 Electric	844.52	691.63	(152.89)	8,486.63	8,300.00	(186.63)	8,300.00
06110 Trash Removal/Recycling	857.06	700.00	(157.06)	8,023.25	8,400.00	376.75	8,400.00
06115 Cable TV	6,026.88	5,526.75	(500.13)	68,378.88	66,321.00	(2,057.88)	66,321.00
06118 Telephone - Elevators	168.00	175.00	7.00	2,018.19	2,100.00	81.81	2,100.00
06120 Water / Sewer	2,332.68	3,072.25	539.57	34,943.50	36,867.00	1,903.50	36,867.00
<b>Utilities</b>	<b>10,429.14</b>	<b>10,165.63</b>	<b>(263.51)</b>	<b>121,870.45</b>	<b>121,988.00</b>	<b>117.55</b>	<b>121,988.00</b>
<b>Grounds Maintenance</b>							
06141 Irrigation Maintenance	326.10	166.63	(159.47)	3,435.00	2,000.00	(1,435.00)	2,000.00
06145 Grounds Repairs & Maint.	.00	41.63	41.63	500.00	500.00	.00	500.00
06160 Landscape Contract	1,470.00	1,470.00	.00	17,640.00	17,640.00	.00	17,640.00
06164 Mulch	.00	41.63	41.63	.00	500.00	500.00	500.00
06165 Tree Trimming/Removal	.00	41.63	41.63	4,492.00	500.00	(3,992.00)	500.00
<b>Grounds</b>	<b>1,796.10</b>	<b>1,761.52</b>	<b>(34.58)</b>	<b>26,267.00</b>	<b>21,140.00</b>	<b>(5,127.00)</b>	<b>21,140.00</b>

**BLOOMFIELD RIDGE ASSOCIATION INC**  
**Income/Expense Statement**  
**Period: 12/01/18 to 12/31/18**

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
<b>Pool</b>							
06170 Pool / Spa Service Contract	300.00	300.00	.00	3,308.00	3,600.00	300.00	3,600.00
06172 Pool Maintenance & Repairs	187.00	208.37	21.37	13,415.00	2,500.00	(10,915.00)	2,500.00
06175 Pool & Spa Seats	.00	83.37	83.37	1,195.33	1,000.00	(195.33)	1,000.00
<b>Pool</b>	<b>487.00</b>	<b>591.74</b>	<b>104.74</b>	<b>17,920.33</b>	<b>7,100.00</b>	<b>(10,819.33)</b>	<b>7,100.00</b>
<b>Building Maintenance</b>							
06190 Building Maintenance	3,817.70	833.37	(2,984.33)	27,408.22	10,000.00	(17,408.22)	10,000.00
06191 Building Supplies	180.00	25.00	(155.00)	835.57	300.00	(535.57)	300.00
06192 Building Projects	.00	833.37	833.37	.00	10,000.00	10,000.00	10,000.00
06194 Janitorial Service	1,085.00	912.50	(172.50)	13,299.00	10,950.00	(2,349.00)	10,950.00
06200 Elevator Service	300.00	833.37	533.37	14,640.97	10,800.00	(4,640.97)	10,800.00
06210 Emergency Systems/Fire Safety	.00	162.50	162.50	2,316.81	1,950.00	(366.81)	1,950.00
06232 Pest Control - Exterior	405.00	300.00	(105.00)	6,144.00	3,600.00	(2,544.00)	3,600.00
<b>Building Maintenance</b>	<b>5,787.70</b>	<b>3,908.11</b>	<b>(1,887.59)</b>	<b>64,644.57</b>	<b>46,600.00</b>	<b>(17,844.57)</b>	<b>46,600.00</b>
<b>Miscellaneous</b>							
06302 Bocce Courts	.00	41.63	41.63	1,908.68	500.00	(1,008.68)	500.00
06303 BBQ Grill Maintenance	.00	33.37	33.37	132.00	400.00	268.00	400.00
06304 Tennis Court	.00	16.63	16.63	650.00	200.00	(450.00)	200.00
06305 Contingency	.00	130.38	130.38	1,556.25	1,545.00	8.75	1,545.00
06307 Hurricane expense	.00	.00	.00	128,425.82	.00	(128,425.82)	.00
06309 Fire Damage Repair 2305	.00	.00	.00	24,996.87	.00	(24,996.87)	.00
<b>Miscellaneous</b>	<b>.00</b>	<b>222.01</b>	<b>222.01</b>	<b>157,249.62</b>	<b>2,645.00</b>	<b>(154,604.62)</b>	<b>2,645.00</b>
<b>Insurance</b>							
06310 Insurance - Property	4,703.17	3,875.00	(828.17)	39,707.54	46,500.00	6,792.46	46,500.00
06315 Insurance - General Liability	685.85	970.87	285.02	7,436.87	11,650.00	4,213.93	11,650.00
06320 Insurance - Flood	1,349.68	1,358.37	8.69	16,468.78	16,300.00	(168.78)	16,300.00
06325 Insurance - D & O	91.38	94.62	3.04	1,098.96	1,138.00	36.04	1,138.00
06328 Insurance - Crime	41.25	43.75	2.50	495.00	525.00	30.00	525.00
06330 Insurance - Umbrella	62.50	131.25	68.75	1,437.50	1,575.00	137.50	1,575.00
06332 Insurance - Equipment	.00	43.75	43.75	227.88	525.00	297.12	525.00
06334 Insurance - Workers Comp.	48.85	68.75	20.20	776.00	825.00	49.00	825.00
<b>Insurance</b>	<b>6,982.58</b>	<b>6,586.36</b>	<b>(396.22)</b>	<b>67,645.73</b>	<b>79,035.00</b>	<b>11,389.27</b>	<b>79,035.00</b>
<b>Reserves</b>							
06420 Reserves - POOLED	.00	.00	.00	40,000.00	40,000.00	.00	40,000.00
06430 Reserves - Interest	109.22	.00	(109.22)	769.23	.00	(769.23)	.00
<b>Reserves</b>	<b>109.22</b>	<b>.00</b>	<b>(109.22)</b>	<b>40,769.23</b>	<b>40,000.00</b>	<b>(769.23)</b>	<b>40,000.00</b>
<b>TOTAL EXPENSES</b>	<b>27,996.21</b>	<b>25,398.38</b>	<b>(2,645.83)</b>	<b>526,323.32</b>	<b>344,650.00</b>	<b>(181,673.32)</b>	<b>344,650.00</b>
<b>CURRENT YEAR NET INCOME/(LOSS)</b>	<b>1,183.34</b>	<b>3,378.49</b>	<b>(2,187.15)</b>	<b>(18,500.38)</b>	<b>.00</b>	<b>(18,500.38)</b>	<b>.00</b>