ABACO POINTE HOMEOWNERS ASSOCIATION INC.
Application for Approval

Application Check List

Check the box that pertains to your Application

☐ **Application to Purchase** ☐ **Application to Lease**

Please submit the following for approval to Purchase/Lease in Abaco Pointe HOA:

❒ Completed Application

❒ $150.00 Non-Refundable Application Fee – Made payable to **Abaco Pointe HOA**

❒ $50.00 Non-Refundable Background check fee **per occupant** over the age of 18 years – Made payable to **Cambridge Management**

❒ Clear and legible copy of driver's license for each person over age 18

❒ Signed Pet Registration Form (if applicable) **Please include** Photos and vet records of ea. pet

❒ Copy executed Lease Agreement / Sales Contract

❒ Vehicle Registration Form

Application / Background Check Fees
$150.00 Application Fee – This non-refundable fee should be made payable to **Abaco Pointe HOA** for the processing of the application.

$50.00 Background Check Fee (per Applicant over the age of 18) – This non-refundable fee should be made payable to **Cambridge Management** for the required background check that is conducted on all occupants over the age of eighteen (18) years.

Application Submission
The application is not processed until all required documents and fees are submitted. The approval process requires twenty (20) days for completion from the date of complete submission of the application.

Mail Completed Application to: Cambridge Management
2335 Tamiami Trail N. Ste. 402
Naples, Florida 34103

NOTE: Lease term minimum of ninety (90) days, maximum of three (3) times in a calendar year.
In accordance with Section 12 of the governing documents of the Association this application must be submitted along with the required enclosures and $150.00 application fee and $50.00 background check fee for every occupant over the age of 18 twenty (20) days prior to occupancy to allow for processing time.

APPROVAL MUST BE RECEIVED PRIOR TO OCCUPANCY

ABACO POINTE HOMEOWNERS ASSOCIATION INC.

Phone 239-249-7000
2335 Tamiami Trail N. Ste. 402, Naples, FL 34103

Closing Date: _____

Current Owner _____ Address _____

Term of Lease (if applicable) From _____ To _____

THE UNDERSIGNED HEREBY MAKES APPLICATION FOR APPROVAL TO LEASE IN ABACO POINTE HOA, IN ACCORDANCE WITH THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS. THE APPLICANT(S) represent that the following information is true and correct and consent to further investigation concerning this information or any information which comes from that inquiry which is necessary for approval of this request.

Persons who will occupy the above Residence (living unit) are as follows:

Name _____Relationship _____

Date of Birth:_____Phone#_____ Email_____

Social Security Number _____-_____-_____ DL#_____

Applicants Present Address_____

City _____ STATE_____ ZIP CODE_____

Name _____Relationship _____

Date of Birth:_____Phone#_____ Email_____

Social Security Number _____-_____-_____ DL#_____

Applicants Present Address_____

City _____ STATE_____ ZIP CODE_____

Name _____Relationship _____

Date of Birth:_____Phone#_____ Email_____

Social Security Number _____-_____-_____ DL#_____

Applicants Present Address_____

City _____ STATE_____ ZIP CODE_____

Abaco Pointe Homeowners Association has the right to perform background and credit checks on all applicants. By completing this authorization form, I give Abaco Pointe Homeowners Association the right to administer a background and credit check as a part of the application approval process. Include with this form a non-refundable check made out to Cambridge Management. Each background check is a non-refundable fee of $50.00. Include copy of photo ID.

Current Place of Employment

Name _____ Address _____

City/State _____ Telephone_____

Length of Employment _____ Supervisor _____

Monthly Income $_____ if asked can you provide proof of Income Yes____ No ____

Applicant has received and reviewed the rules and regulations prior to their Pending Lease or Purchase within Abaco Pointe Homeowners Association

It is the desire of the present owners of the Association to welcome you to an environment in which pride in ownership and adherence to all Rules and Regulations will ensure a private and ideal community life.

Signature _____ Date: _____

Signature _____ Date: _____

The Following items must be read and signed by applicant for lease

I (We) further agree that in the absence of the owners, the Association is granted full power to take whatever action necessary, including eviction, to prevent or stop violations by lessees and their guests. Prospective Tenants understand that the Association or Management Office may use the application to perform a background, prior landlord, credit, and police records review prior to approval.

Signature _____ Date: _____

Signature _____ Date: _____

Signature _____ Date: _____

Return ALL completed items above items to:

Cambridge Management
2335 Tamiami Trail N. Ste. 402
Naples, FL 34103

Submit inquiries to: salesandrentals@cambridgeswfl.com

For Association/Management Members ONLY:

❒ ASSOCIATION APPROVAL ❒ MANAGEMENT APPROVAL ❒ DENIAL

SIGNED BY: _____DATE: _____

cambridge
Property Management of Southwest Florida

BACKGROUND CHECK AUTHORIZATION FORM
(Individual forms required for each applicant)

I understand that an investigative background inquiry is to be made on myself, including but not limited to verifying identity and prior addresses, checking criminal, driving, and credit histories, verifying education, licensing, and prior employment, checking reason(s) for termination of prior employment, requesting work and other references, as well as checking and verifying other relevant information.

I understand that the information and reports developed may include information as to my character, work habits, job performance and experience, along with reasons for termination of past employment. I further understand that for purposes of this background inquiry, various sources will be contacted to provide information, including but not limited to various federal, state, municipal, corporate, private and other sources which may maintain records concerning my past activities relating to possible criminal conduct, civil court litigation, driving history and credit performance, as well as other information.

I authorize, without reservation, any company, agency, party, or other source contacted to furnish the above information. I also hereby consent to the retrieval of the above information and I further understand that to aid in the proper identification of my files or records, I am willingly providing the following information, as well as any other information that may be required and/or requested at a later date.

Please Print Clearly

ASSOCIATION NAME: _____

PROPERTY ADDRESS: _____

FULL LEGAL NAME: _____

SOCIAL SECURITY NUMBER: _____ DATE OF BIRTH: _____

DRIVER'S LICENSE NUMBER: _____ STATE OF ISSUE: _____

CURRENT ADDRESS: _____

APPLICANT SIGNATURE: _____ DATE: _____

2335 Tamiami Trail N, Suite 402
Naples, FL 34103
Telephone (239) 249-7000
Fax (239) 262-5732

www.cambridgeswfl.com

252 W. Marion Ave, Suite 123
Punta Gorda, FL 33950
Telephone (941) 505-7500
Fax (941) 505-7501

Abaco Pointe Gate Access & Call Box Info

MARCH 21, 2025

No More than 2 email addresses or phone numbers for the MyQ Application. You can have up to four names in the directory with telephone numbers. Email forms to salvatorev@cambridgeswfl.com

Property Address: _____

For the MYQ APP and Directory

Resident Name:_____

Cell Phone: _____

Email: _____

Resident Name:_____

Cell Phone: _____

Email: _____

For Directory Only **You can have up to Four in the Directory including the above**

Resident Name: _____

Phone: _____

Resident Name:_____

Phone: _____

FOB#'s and Gate Sticker #'s

FOB#_____--

FOB#_____

$30 per Sticker for New Stickers

Sticker #_____

Sticker #_____

Sticker #_____

Sticker #_____

If renter Expires on: _____ ☐ Owner ☐ Renter

ABACO POINTE HOMEOWNERS ASSOCIATION INC
VEHICLE REGISTRATION

VEHICLE #1

YEAR: _____LICENSE PLATE #:_____

MAKE: _____MODEL:_____

STATE: _____COLOR:_____

VEHICLE #2

YEAR: _____LICENSE PLATE #:_____

MAKE: _____MODEL:_____

STATE: _____COLOR:_____

VEHICLE #3

YEAR: _____LICENSE PLATE #:_____

MAKE: _____MODEL:_____

STATE: _____COLOR:_____

VEHICLE #4

YEAR: _____LICENSE PLATE #:_____

MAKE: _____MODEL:_____

STATE: _____COLOR:_____

ABACO POINTE HOMEOWNERS ASSOCIATION INC

PET REGISTRATION FORM

WILL THERE BE A PET IN THE HOME? ❒ YES ❒ NO

IF YES, HOW MANY? _____

PET OWNER(S) NAME: _____

PHONE #: _____ EMAIL:_____

PET #1:

PET NAME: _____BREED:_____

COLOR/WEIGHT/AGE:_____/_____/_____ LIC.#:_____

PET #2:

PET NAME: _____BREED:_____

COLOR/WEIGHT/AGE:_____/_____/_____ LIC.#:_____

PET #3:

PET NAME: _____BREED:_____

COLOR/WEIGHT/AGE:_____/_____/_____ LIC.#:_____

(PLEASE INCLUDE CURRENT PICTURES AND VET RECORDS FOR EACH PET)

ALL PETS MUST BE LEASHED AT ALL TIMES AND MAY NOT ROAM FREE.

SIGNATURE:_____ DATE:_____

PRINT NAME: _____

Abaco Pointe HOA Rules and Regulations

Revision January 2026

Introduction & Authority

The Abaco Pointe HOA Board of Directors is responsible for ensuring the Declaration, Bylaws, and Rules & Regulations of the Association are enacted and enforced. This document will provide owners, lessees, and guests with Rules & Regulations intended to help ensure the quality of life and collective investment of Abaco Pointe homeowners. Please refer to the Declaration of Restrictive Covenants for the Abaco Pointe Homeowners Association for other use restrictions in the Abaco Pointe Community. All documents may be viewed or downloaded from https://cambridgesouthwestflorida.appfolio.com/connect/shared_documents

Applications for Improvements

Approval of the Architectural Review Committee (ARC), Article IX is required for any improvement or modification that in any way alters the exterior appearance of any structure, lot, or area inside a pool screen. These include but are not limited to building or driveway notifications (i.e., windows, doors, skylights, painting, roofs, pavers, shutters, fencing, pools, screens, landscaping, parking, and house additions).

1. Each Owner is responsible for submitting an application to the ARC Board requesting approval of Plans and Specifications for all projects that modify, change, or improve the external appearance of their property as outlined in Article VII of the DCCR.
2. An application form for this purpose is attached. Additionally, the Owner applicant must assure compliance with the Architectural Review Requirements section of the Declaration.
3. The Owner is responsible for any damage to their own property or common areas caused by approved modifications, but the Association retains responsibility for pre-existing common area conditions.

General Rules

1. **Outdoor Play Equipment:** Unless otherwise approved, must be stored out of sight when not in use. This applies to front, back, and side yards.
2. **Storage Sheds:** Storage sheds are not permitted.
3. **PODS:** Portable on Demand Storage "PODS" units may be stored on driveways for a period not to exceed seven (7) days in any six-month period with proper notification to the property manager.
4. **Trash/Recycling:** Trash and recycle bins remain in the garage unless within 24 hours of

pickup

5. **Quiet Hours:** Contractors and builders are only permitted on the grounds during certain hours. Gasoline, electric, and Pneumatic powered tools should not be operated outdoors or in an open garage except as follows: **M-F (7:30am-5:30pm) Saturday (8am - 4 pm)**.
    - Such operation on Sundays and Holidays is prohibited. Those same hours also apply to homeowners and residents' use of outdoor power tools.
    - An exception to this rule shall be made for utility vendors (i.e., Comcast, FPL, Teco, Collier County Utilities, etc.).
6. **Parking (Street):** Because streets are two-lane, street parking creates congestion and increases accidents. **There is no street parking day or night except as follows**
    - Only commercial or vendor vehicles may park on the street during business hours.
    - Residents and guests are limited to garages and driveways with exception for gatherings at residents' homes where street parking is permitted, provided that side of the street is used and fire hydrants must be kept clear. We ask this to conclude by overnight hours (10pm-6am).
    - Residents with extended stay houseguests may request a parking permit for parking in the community lot that will exceed one overnight (10pm-6am) stay. Please contact HOA management to notify us of the need.
7. **Garage Doors:** Must be kept closed when not in use.
8. **Vehicle Storage:** Owners are encouraged, but not required, to store personal vehicles in garages for aesthetic purposes. Personal vehicles may be parked in driveways at any time, regardless of garage capacity, provided they do not block sidewalks or access. All properties can accommodate 4 vehicles in garage and driveway space and not impede any HOA facilities or walkways.
9. **Overflow Parking:** If community parking is needed for more than 1 day/night, please reach out to the management company to arrange it.
10. **Sidewalk Blocking:** Automobiles parking on the driveway may not block the sidewalk's walkway. All properties have a sidewalk easement that cannot have a car parked on or blocking the sidewalk.
11. **Prohibited Vehicles:** Large commercial motor vehicles (as defined in §320.01(25), F.S., e.g., over 26,001 lbs GVWR or 3+ axles) may not be parked overnight except in enclosed garages. Personal vehicles, including pickup trucks, motorcycles, and work vehicles with logos or tools (that do not meet the commercial motor vehicle definition), may be parked in driveways. Recreational vehicles and boats may be parked in back yards if not visible from the street, per Florida law.
12. **For Sale Signs:** No vehicle displaying a "for sale" sign shall be parked on a driveway, sidewalk, lawn, or common area.
13. **Construction Materials:** Materials left on a driveway or in a yard longer than one week require permission from the HOA and may never be stored on the street.
14. **BBQ/Grills:** Portable BBQ/Grills are permitted in rear and side yard only and must be stored out of sight from roadways.
15. **Open Houses:** Open houses may be held during reasonable hours, typically weekends from 12:00 PM to 5:00 PM, but other times are permitted with notice to management for

safety coordination. One sign is allowed in the front yard; no signs in common areas.

16. **Vendor Interactions:** Owners, residents, tenants, and guests shall not interfere with, harass, or directly interact with vendors or contractors hired by the Association to perform work on common areas or individual properties (e.g., landscaping, maintenance, or repairs). All communications, requests, or concerns regarding vendor work must be directed through the property management company. Exceptions are permitted for immediate safety hazards or emergencies, in which case Owners should notify management as soon as possible afterward. Violations may result in enforcement per the Compliance and Enforcement section.

Leases/Renting

1. Leases require Association approval based on objective criteria such as background checks and compliance with governing documents, which shall not be unreasonably withheld.
2. No Owner may lease his/her residence for a period less than ninety (90) days and no more than three (3) times per calendar year, without prior written approval of the Board.
3. Sale and Lease applications for board approval can be obtained by contacting the management company or website.
4. Leases must specifically state that the tenant lets the Unit subject to the terms and conditions of Declaration and that if the Unit Owner becomes delinquent in paying any monetary obligations of the Unit, the Association may demand that the tenant pay to the Association the subsequent rental payments until all the monetary obligations of the Unit have been paid in full.

Landscaping and Other Exterior Guidelines

1. Significant landscaping changes require ARC review and approval. Minor decorative items (e.g., garden flags, small statuary, plantings within the garden bed) do not require approval unless they alter drainage or visibility.
2. Exotic and nuisance plants as defined by Collier County or the state of Florida are prohibited.
3. For guidance, please refer to the approved plant list.
4. Homeowners are prohibited from trimming, planting, adding, or otherwise working in the Common Areas. Any notifications require ARC approval.
5. Planters/containers are permitted in back yards or lanais, provided they do not obstruct access or drainage.
6. Artificial plants are permitted if they mimic natural appearances and comply with Florida-Friendly Landscaping standards.
7. Planting around utility boxes and water meters is prohibited. Utility easements are to be respected and treated the same as common areas.
8. Screening with approved shrubs is encouraged around mechanical equipment for aesthetics, but not required if it would unreasonably increase costs or interfere with

function.

9. Garbage cans must be stored out of sight in garages to prevent wildlife attraction.
10. Pets must be always on a leash and under the owner's control when outside the home.
11. Pet waste must be picked up and disposed of by the homeowner. Pet waste is prohibited from being disposed of in the common areas or empty construction lots.
12. Front yard foundation shrubbery planted in front of the window sight lines need to be kept to a height not to exceed 6 feet. Tree stakes are to be moved after the tree has been planted for 1 year. Trees/bushes/shrubs that require staking after the initial one-year period need to be staked at the homeowner's expense with Duckbill tree anchors.
13. Summer and winter annuals shall conform to the approved plant list. If plant types other than those on the list are desired, specific approval must be obtained.
14. Vegetable or fruit-bearing plants are permitted in back yards, provided they are not visible from the street or common areas and comply with approved plant lists.
15. Edging materials must be durable and approved by ARC for functionality.
16. Landscape beds/plants and pavers inside the lanai must be kept free of weeds and maintained at the homeowners' expense.
17. Trimming and pruning of trees and palms over 14 feet tall are the responsibility of the homeowners and at the homeowners' expense. Trimming/pruning of shrubs and bushes over 8 feet tall are the responsibility of the homeowners and at the homeowners' expense.
18. Homeowners that replace, trim, move, or otherwise perform maintenance in landscape beds may not hold HOA landscape vendors liable for the condition, performance, or replacement of said materials.
19. It is the homeowner's responsibility to replace and pay for any dead shrubs/plants or trees beyond the warranty period.
20. Yearly "Hard Cuts" will be performed without exception and may not be refused by the homeowner (Ex: fire bush, hibiscus, bougainvillea, etc.).
21. Irrigation relocation or changes of head heights due to plant growth, installation of generators, changes to landscape design, or similar issues are at the sole expense of the homeowner.
22. The routine injection of palms to prevent insect infestation and disease is encouraged, but it is at the sole expense of the homeowner.
23. Trees and plants that are infected with contagious diseases must be promptly removed by the homeowner. The HOA may remove a diseased tree or plant at the expense of the homeowner.
24. Dead sod as a result of homeowner's pool overflow will be replaced at the homeowner's expense. This is not limited to individual yards and includes all common areas affected as well.
25. The HOA board reserves the right to trim, relocate, or remove any planting that it finds does not represent a neat and attractive appearance after proper written notification is given to correct such violations.
26. The HOA Board reserves the right to modify the landscape guidelines at any time.

Storm Protection

1. All permanently installed storm protection must conform to one of the following two options: (a) Colored to match or harmonize with the exterior of the home, or (b) Clear.
2. Non-permanent hurricane shutters made of metal or clear plastic may remain up during the hurricane season of June 1 to November 30. Metal shutters that remain up must be colored to match or harmonize with the exterior of the home.
3. Unpainted metal, plywood, and other protection are permitted only during hurricane watches, hurricane warnings, and hurricanes.
4. Packet submitted to the ARC for approval must contain a certification that the product and installation meets or exceeds the standards set by the Florida State Building Code and Collier County Building codes.
5. The installation of generators requires ARC approval.

Pools/Hot Tubs

1. All pool and cage designs and construction require ARC approval.
2. Cages must be bronze aluminum with black fiberglass or similar looking non-metallic screening or bronze aluminum fencing.
3. Pools cannot extend past the side of the home and require ARC approval.
4. All hot tub installations require ARC approval.
5. The homeowner is responsible to restore all grades and drainage swales. Damage to sidewalks, streets, drives, and landscape is to be restored within 30 days of substantial pool completion.

Flagpole Policies

Chapter 720.304 (2) Florida Statutes

1. No permanent flagpole may be installed in "no-plant" zones.
2. Only one (1) flagpole is permitted not to exceed twenty (20) feet in height (permanent or portable) with up to two (2) flags allowed to be flown.
3. The size of the flags cannot exceed 4 1/2 feet by 6 feet.
4. Prior to any modification where digging, grinding, or trenching will occur, the owner or vendor is required to call NO-CUTS (Dial 811). If a line is severed, the owner will bear the responsibility and cost to make the repair.

Outdoor Lighting Policies

1. All outdoor lighting and patio lights must be approved by the Association, through an ARC request and maintain a uniform color of 3000K.
2. Such lighting shall not be a nuisance to adjoining Owners.
3. Such lighting shall not be unsightly or not in keeping with the aesthetics of the surrounding area.
4. No colored rope lighting is allowed.

5. Appropriate holiday adornments will be allowed on Homes each year and must conform to contemporary styles. Blow-up characters are not allowed. Adornments are allowed 30 days prior to the holiday and must be removed 7 days following the holiday.
6. All solar landscape lighting must be approved through an ARC request.
7. Call NO-CUTS (Dial 811) before digging.

Signage Policies

1. Real Estate signage is allowed per the community guidelines after approval by the Association.
2. The signs must comply with the HOA design requirements (Contact HOA management).
3. Open House signs may be placed ONLY in the front yard of property. Signs on the side yard and back yard are prohibited. Open House signs are not permitted on any common grounds.
4. The board has approved for alarm signage to be permitted within 8 feet of the entrance of the home and must be in an existing mulch bed.
5. Signage requires ARC approval except for political, religious, or security signs permitted under Florida law.

Fencing - Abaco Policy Resolution

Fences are allowed with ARC approval in the rear yard, if they meet the following guidelines:

Location:

1. A survey shall be presented to determine the exact location of all property pins and easement lines. All measurements must be made off the building structure and property survey pins.
2. Fences are not permitted in the front or sides of the yard or in any type of easement without board approval.
3. Any fence facing the street must be covered with bushes to hide the appearance from the street view. Gates are not included in this.
4. If the fence is to be used as a pool barrier in lieu of a lanai, the fence must meet the criteria of the Residential Swimming Pool Safety Act (Florida Statutes chapter 515.29).

Gates:

1. A minimum of (1) gate is to allow for landscape maintenance access. Additional gates may be required based on maintenance equipment needs.
2. Gates shall be forty-two (42) to forty-eight (48) inches wide and single swing only.
3. Homeowners may install a pedestrian gate at the front of the fence where it connects to the structure if desired.
4. Gates on pool barriers must open outward, be self-closing, and equipped with a

self-locking latch device located on the inside of the gate.

Fence Specifications:

1. Fences shall be forty-eight (48) inches in height.
2. The bottom of the fence shall be installed 4" from the ground.
3. The fence shall be aluminum and black in color, have 2"x2" posts embedded in concrete, 4" picket spacing, 1"x1" pickets with smooth top rail and bottom rail.
4. Additional curved or decorative slats or spikes are not allowed.
5. Fences shall have a maximum of 4 corners total, and all corners shall be 90 degrees. The back of the fence shall be straight and parallel to the back of the house.
6. Fences are to be installed only by a licensed and insured contractor and all Collier County codes must be followed with permits.
7. The owner is responsible for any and all care and maintenance of the fence.

Requirements for Modification Request:

1. ARC modification request form.
2. Copy of property survey along with photos detailing locations of survey flags/stakes.
3. Proposed fence location, dimensions, gate locations, and gate sizes.
4. Fence details (height, color, style, etc.).
5. Fence contractor's license and insurance.
6. Location and description of any planting buffer.

Board contact

No member of the board is to be contacted on their personal email, phone or text for HOA business by owners. Owners can only contact and communicate through the management company.

Structures and Antennas

1. **Satellite Dishes:** One (1) standard home size satellite dish (approximately 39 inches or less) is allowed to be installed on your home. You are required to submit an ARC request; the ARC may require particular placement or landscape screening for the dish, as long as it does not unduly interfere with the reception.
2. The antennas/Satellite Dishes must follow the federal Over-the-Air Reception Devices ("OTARD") rule.

Compliance and Enforcement

- **Compliance:** All residents, tenants, and guests are expected to cooperate with the management team and members of the Board of Directors. They must give their name and address number if so requested. Residents must communicate respectfully; threats

or harassment may result in enforcement actions after due process.

- **Enforcement:** Violations will be addressed per §720.305, F.S., with 14-day notice, a hearing opportunity, and fines not exceeding $100/day (max $1,000 aggregate unless higher in Declaration).
- Any rule or scenario not specifically mentioned in this document will be handled in accordance with the Declaration, Bylaws, and Florida law. The HOA Board reserves the right to modify the guidelines at any time. Previously installed and approved by ARC are grandfathered exempt to guideline changes as long as no substantial changes are done. (ex: if a light of the wrong color burns out, you must upgrade to the current light standard but you would not have to replace a current working light to a new standard)

Approved Plant List

Palms & Cycads

Scientific Name	**Common Name**
Acoelorrhaphe wrightii	Paurotis Palm
Adonidia merrillii (formerly *Veitchia*)	Christmas Palm / Dwarf Royal
Bismarckia nobilis	Bismarck Palm
Butia capitata	Pindo Palm / Jelly Palm
Carpentaria acuminata	Carpentaria Palm
Caryota mitis	Fishtail Palm
Chamaerops humilis	European Fan Palm
Coccothrinax crinita	Old Man Palm
Cocos nucifera	Coconut Palm
Cyrtostachys renda	Lipstick Palm
Dypsis lutescens (syn.	Areca Palm

Chrysalidocarpus)	
Pandanus utilis	Screw Pine
Phoenix canariensis	Canary Island Date Palm
Phoenix dactylifera	True Date Palm
Phoenix reclinata	Senegal Date Palm
Phoenix roebelenii	Pygmy Date Palm
Phoenix sylvestris	Sylvester Palm
Rhapis excelsa	Lady Palm
Sabal palmetto	Sabal Palm / Cabbage Palm
Wodyetia bifurcata	Foxtail Palm
Zamia furfuracea	Cardboard Palm / Zamia

Trees

Scientific Name	**Common Name**
Acer rubrum	Red Maple
Bauhinia blakeana	Hong Kong Orchid Tree
Bucida buceras	Black Olive
Bursera simaruba	Gumbo Limbo
Callistemon viminalis	Weeping Bottlebrush

Coccoloba uvifera	Seagrape
Delonix regia	Royal Poinciana
Gordonia lasianthus	Loblolly Bay
Ilex cassine	Dahoon Holly
Ilex vomitoria 'Pendula'	Weeping Yaupon Holly
Lagerstroemia indica	Crape Myrtle
Ligustrum lucidum	Glossy Privet / Ligustrum Tree
Magnolia grandiflora	Southern Magnolia
Myrica cerifera	Southern Wax Myrtle
Peltophorum dubium	Yellow Poinciana
Pinus elliottii	Slash Pine
Quercus laurifolia	Laurel Oak
Quercus virginiana	Live Oak
Swietenia mahagoni	West Indian Mahogany
Tabebuia aurea (syn. *caraiba*)	Silver Trumpet Tree
Taxodium ascendens	Pond Cypress
Taxodium distichum	Bald Cypress

Shrubs, Groundcovers, & Others

Scientific Name	Common Name
Alpinia zerumbet 'Variegata'	Variegated Shell Ginger
Bougainvillea spectabilis	Bougainvillea
Breynia disticha	Snow Bush
Brunfelsia grandiflora	Yesterday, Today, and Tomorrow
Chrysobalanus icaco	Cocoplum
Codiaeum variegatum	Croton
Conocarpus erectus	Buttonwood (Green/Silver)
Cordyline fruticosa 'Black Magic'	Black Magic Dracaena
Crinum amabile	Queen Emma Lily
Crinum asiaticum	Crinum Lily
Cuphea hyssopifolia	Mexican Heather
Dianella tasmanica	Flax Lily
Dietes iridioides (or *bicolor*)	African Iris
Dracaena arborea	Tree Dracaena
Eugenia myrtifolia (or *Syzygium*)	Eugenia / Brush Cherry
Euphorbia milii	Crown of Thorns

Evolvulus glomeratus	Blue Daze
Galphimia gracilis	Thryallis
Gardenia jasminoides	Gardenia
Hibiscus rosa-sinensis	Hibiscus
Ilex vomitoria 'Schillings'	Schillings Dwarf Holly
Ixora coccinea	Ixora
Jasminum multiflorum	Downy Jasmine
Juniperus chinensis 'Parsonii'	Parson's Juniper
Lantana camara	Lantana
Leucophyllum frutescens	Texas Sage
Ligustrum japonicum	Japanese Privet / Ligustrum
Liriope muscari	Liriope (Evergreen Giant)
Muhlenbergia capillaris	Muhly Grass
Ophiopogon japonicus	Dwarf Mondo Grass / Lily Turf
Pennisetum setaceum	Fountain Grass
Pittosporum tobira	Pittosporum
Plumbago auriculata (syn. *capensis*)	Plumbago
Podocarpus macrophyllus	Podocarpus / Yew Pine

Rhaphiolepis indica	Indian Hawthorn
Schefflera arboricola	Dwarf Schefflera
Spartina bakeri	Sand Cordgrass
Spathiphyllum 'Clevelandii'	Peace Lily
Strelitzia nicolai	White Bird of Paradise
Strelitzia reginae	Orange Bird of Paradise
Tradescantia spathacea (syn. *Rhoeo*)	Dwarf Oyster Plant
Tripsacum floridanum	Florida Gamagrass / Fakahatchee
Viburnum odoratissimum	Sweet Viburnum / Awabuki

NOT PERMITTED without express special Permission:

- Ficus, Mexican Petunias, Non-native Florida species

In Southwest Florida (Naples/Bonita/Ft. Myers), the trend is shifting toward "Coastal Elegance." The following natives are specifically prized for increasing curb appeal, reducing water bills, and creating that high-end, established Florida look. Here are additions to our previous list for 2026.

1. Statement Palms & Cycads

These are architectural plants that serve as focal points. They are expensive to buy mature, instantly adding perceived value to a property.

Common Name	Scientific Name	Why it Adds Value

Florida Royal Palm	*Roystonea regia*	**The Estate Look.** This is the ultimate luxury palm. It has a smooth gray concrete-like trunk and a vibrant green crown shaft. It creates a formal, high-end avenue look often seen in Port Royal or Old Naples.
Silver Saw Palmetto	*Serenoa repens* 'Cinerea'	**The "Blue" Texture.** While the green variety is common, the **Silver** variety is highly coveted. It is incredibly slow-growing and hardy. Landscape architects use these to contrast against green foliage.
Florida Thatch Palm	*Thrinax radiata*	**The Tight-Space Problem Solver.** Unlike huge canopy trees, this palm grows slender and slow. It is perfect for tight spaces near lanais or pool cages where you want a tropical look without the mess.
Coontie	*Zamia integrifolia*	**The Structural Groundcover.** This is Florida's only native cycad (a dinosaur-era plant). It looks like a small palm/fern hybrid. It is expensive, slow-growing, and virtually indestructible once established. It is also the host plant for the beautiful Atala butterfly.

2. Show-Stopping Flowering Trees

The previous list missed the best native flowering trees. These replace high-maintenance exotics like the Hong Kong Orchid.

Common Name	Scientific Name	Why it Adds Value

Geiger Tree	*Cordia sebestena*	**Orange Flowers Year-Round.** This tree is a stunner for coastal properties. It produces rough, dark green leaves and brilliant orange clusters of crepe-paper-like flowers. It is highly salt-tolerant and attracts hummingbirds. *Note: Best for frost-free areas (coastal Naples/Marco).*
Satinleaf	*Chrysophyllum oliviforme*	**Two-Tone Foliage.** This is arguably the most beautiful native foliage tree. The leaves are glossy green on top and a shimmering copper/bronze on the bottom. When the wind blows, the tree "flashes" colors. It serves as a fantastic specimen tree.
Lignum Vitae	*Guaiacum sanctum*	**The "Living Gem."** An incredibly slow-growing, dense tree with gnarled bark and beautiful blue-purple flowers. It is rare and expensive, signaling a high-end, thoughtful landscape.

3. Functional Shrubs & Hedges

These replace generic hedges (like Ficus or Hibiscus) with hardy, colorful alternatives that don't need constant spraying.

Common Name	Scientific Name	Why it Adds Value
Simpson's Stopper	*Myrcianthes fragrans*	**The Fragrant Hedge.** A perfect native alternative to Eugenia or Ficus. It has small, fragrant white flowers and red berries that birds love. It can be kept as a dense hedge or manicured into a small tree to show off its smooth, peeling bark.

Firebush	*Hamelia patens*	**The Wildlife Magnet.** If you want butterflies and hummingbirds, this is the #1 plant. It blooms non-stop with tubular red-orange flowers. *Tip: Buy the true native (var. patens), not the "African Firebush" sold at big box stores.*
Walter's Viburnum	*Viburnum obovatum*	**The "Snowball" Effect.** In spring, this shrub is completely covered in white blooms. It is very dense, making it an excellent privacy screen that requires far less water than non-native hedges.

4. Groundcovers & Wildflowers

Used to replace turf grass or fill large beds.

- **Beach Sunflower** (*Helianthus debilis*): A spreading groundcover with happy yellow daisy-like flowers. It is incredibly drought-tolerant and perfect for coastal ("beach chic") vibes.
- **Sunshine Mimosa** (*Mimosa strigillosa*): A turf alternative that can be walked on. It has fern-like leaves that close when touched and puffy pink "powderpuff" flowers.

Pro-Tip for SW Florida Properties

If you are looking to increase property value, focus on **"Layering."**

1. **High Canopy:** Live Oak or Slash Pine (from your original list).
2. **Mid-Story:** Satinleaf or Geiger Tree (from this list).
3. **Low-Story:** Coontie or Silver Saw Palmetto (from this list).

This creates the lush, established, and "expensive" look associated with high-end Naples architecture.

Abaco Pointe HOA
2026 Budget

GL#	Account Name	Actual as of 8/31/2025	Projected as of 12/31/2025	2025 Adopted	2026 Adopted
	Income				
6310	Maintenance Income Assessment	$ 308,561.94	$ 455,312.00	$ 455,312.00	$ 469,140.00
6315	Reserve Income Assessment	$ 27,150.00	$ 36,200.00	$ 36,200.00	$ 36,200.00
6380	Operating Interest Income	$ 4.60	$ 6.90	$ -	$ -
6390	Reserve Interest Income	$ 1,790.00	$ 1,790.00	$ -	$ -
6410	Owner's Interest & Late Fees	$ -	$ -	$ -	$ -
6420	Sales & Rentals: Application Fees Income	$ 2,050.00	$ 2,050.00	$ -	$ -
6500	Miscellaneous / Other Income	$ 1,170.00	$ 1,755.00	$ -	$ -
6620	Legal Fees Collections	$ -	$ -	$ -	$ -
6915	Developer Deficit Funding	$ 153,145.00	$ 153,145.00	$ -	$ -
	Total Operating Income	**$ 493,871.54**	**$ 650,258.90**	**$ 491,512.00**	**$ 505,340.00**
	Expense				
7000	**ADMINISTRATIVE EXPENSES**				
7010	Management Fees	$ 20,508.66	$ 30,763.00	$ 30,763.00	$ 30,768.00
7140	Office Expenses	$ 2,659.88	$ 3,989.82	$ 3,000.00	$ 1,500.00
7160	Legal Fees	$ 6,703.07	$ 7,000.00	$ 6,000.00	$ 6,000.00
7170	Application Processing	$ -	$ -	$ -	$ -
7255	Corp Annual Report Fee	$ 75.00	$ 75.00	$ 75.00	$ 75.00
7270	Tax Review And Prep	$ -	$ -	$ 2,000.00	$ 2,000.00
7499	Administrative - Miscellaneous & Other Expenses	$ -	$ -	$ 4,500.00	$ 4,500.00
	Total ADMINISTRATIVE EXPENSES	**$ 29,946.61**	**$ 41,827.82**	**$ 46,338.00**	**$ 44,843.00**
7500	**CLUBHOUSE & AMENITIES EXPENSES**				
7505	Fitness Center/ Equipment R&M	$ 5,435.98	$ 8,153.97	$ 11,000.00	$ 11,000.00
	Total CLUBHOUSE & AMENITIES EXPENSES	**$ 10.59**	**$ 8,153.97**	**$ 11,000.00**	**$ 11,000.00**
7800	**INSURANCE EXPENSES**				
7810	Insurance Expense	$ 20,000.00	$ 30,000.00	$ 30,000.00	$ 30,000.00
	Total INSURANCE EXPENSES	**$ 20,000.00**	**$ 30,000.00**	**$ 30,000.00**	**$ 30,000.00**
8000	**BUILDING EXPENSE**				
8010	Building Maintenance & Repair	$ -	$ -	$ -	$ 67,000.00
8067	Projects After Turnover	$ 129,163.00	$ 153,145.00	$ -	$ -
8103	Pressure Washing	$ -	$ 9,500.00	$ 9,500.00	$ 10,000.00
8140	Janitorial Contract	$ 4,725.00	$ 7,087.50	$ 5,500.00	$ 9,600.00
8151	Holiday Decorations	$ 2,250.00	$ 3,375.00	$ 6,000.00	$ 6,300.00
8410	Pest Control Contract	$ -	$ -	$ -	$ 500.00
8425	Pest Control - Termite Treatment	$ -	$ -	$ -	$ 432.00
8990	Contingency - Building & Grounds Expenses	$ 1,647.25	$ 2,470.88	$ 40,000.00	$ 12,500.00
	Total BUILDING EXPENSE	**$ 137,785.25**	**$ 175,578.38**	**$ 61,000.00**	**$ 106,332.00**
80005	**FRONT ENTRANCE EXPENSES**				
8655	Gate Maintenance Contract	$ 3,000.00	$ 5,200.00	$ -	$ 5,200.00
8660	Gate R&M	$ 496.14	$ 744.21	$ 12,000.00	$ 1,800.00
	Total FRONT ENTRANCE EXPENSES	**$ 3,496.14**	**$ 5,944.21**	**$ 12,000.00**	**$ 7,000.00**
8300	**FIRE SAFETY EXPENSES**				
8302	Fire Alarm Inspection Contract	$ -	$ 237.40	$ -	$ 250.00
	Total FIRE SAFETY EXPENSES	**$ -**	**$ 237.40**	**$ -**	**$ 250.00**
85100	**LANDSCAPE EXPENSES**				
8510	Landscape / Lawn Maintenance Contract	$ 119,250.00	$ 168,000.00	$ 168,000.00	$ 168,000.00
8535	Tree Trimming	$ 3,220.00	$ 3,220.00	$ 5,000.00	$ 5,000.00
8537	Mulch	$ 16,122.00	$ 24,183.00	$ 30,000.00	$ 30,000.00
8545	Preserve Maintenance Contract	$ -	$ -	$ 4,000.00	$ 2,920.00
8550	Irrigation - R&M	$ 503.50	$ 755.25	$ 3,000.00	$ 5,000.00
	Total LANDSCAPE EXPENSES	**$ 139,095.50**	**$ 196,158.25**	**$ 210,000.00**	**$ 210,920.00**
8600	**GROUND EXPENSES**				
8800	**LAKE & FOUNTAIN EXPENSES**				
8808	Lake Maintenance	$ 1,351.00	$ 2,026.50	$ 2,000.00	$ 2,000.00
8815	Lake FOUNTAIN: Maintenance Contract	$ 4,502.00	$ 6,753.00	$ 1,000.00	$ 1,000.00
	Total LAKE & FOUNTAIN EXPENSES	**$ 5,853.00**	**$ 8,779.50**	**$ 3,000.00**	**$ 3,000.00**

8850 POOL EXPENSES					
8851 Pool: Monthly Maintenance	$ 6,222.93	$ 9,334.40	$ 11,000.00	$ 11,400.00
8852 Pool Repairs	$ 4,612.57	$ 6,918.86	$ 7,000.00	$ 7,000.00
8860 Pool license/ Permits	$ 875.00	$ 875.00	$ 875.00	$ 875.00
Total POOL EXPENSES	**$ 11,710.50**	**$ 17,128.25**	**$ 18,875.00**	**$ 19,275.00**
8900 UTILITIES				
8910 Electricity	$ 10,582.32	$ 15,873.48	$ 15,099.00	$ 15,500.00
8910-07 Electricity: Street Lights	$ 4,394.39	$ 6,591.59	$ 6,000.00	$ 4,900.00
8930 Water/ Sewer	$ 1,858.29	$ 2,787.44	$ 3,000.00	$ 3,300.00
8940 Telephone	$ 1,414.34	$ 2,121.51	$ 2,500.00	$ 2,000.00
8950 Trash	$ 993.90	$ 1,490.85	$ -	$ 1,320.00
8961 Gas: Propane	$ 6,237.21	$ 9,355.82	$ 9,500.00	$ 9,500.00
Total UTILITIES	**$ 25,480.45**	**$ 38,220.68**	**$ 36,099.00**	**$ 36,520.00**
9900 Reserves Funding				
9910 Pooled Reserve Funding	$ 9,050.00	$ 13,575.00	$ 36,200.00	$ 36,200.00
9990 Reserve Interest Funding	$ 387.60	$ 581.40	$ -	$ -
Total Reserves Funding	**$ 9,437.60**	**$ 14,156.40**	**$ 36,200.00**	**$ 36,200.00**
Total Operating Expense	**$ 72,154.66**	**$ 536,184.85**	**$ 491,512.00**	**$ 505,340.00**
Total Operating Income	$ 47,609.87	$ 650,258.90	$ 491,512.00	$ 505,340.00
Total Operating Expense	$ 72,154.66	$ 536,184.85	$ 491,512.00	$ 505,340.00
NOI - Net Operating Income	**$ (24,544.79)**	**$ 114,074.05**	**$ -**	**$ -**

	2025	2026
	$ 890.42	$ 915.00

Balance Sheet

Properties: Abaco Pointe Homeowners' Association, Inc. - 2335 Tamiami Trail North Ste 402 Naples, FL 34104
As of: 12/31/2025
Accounting Basis: Accrual
Level of Detail: Detail View
Include Zero Balance GL Accounts: No

Account Number	Account Name	Balance
	ASSETS	
	Cash	
1010	Cash Operating account	81,169.16
	RESERVE ASSETS - CASH	
2010	Cash Reserves account	88,461.65
2011-23	Abaco Pointe - Bank OZK CD 07.17.26 4.00%	52,665.16
2011-24	Abaco Pointe - FFB Reserve CD 02.28.26 4.00%	262,507.55
	Total RESERVE ASSETS - CASH	**403,634.36**
	Total Cash	**484,803.52**
	OPERATING ASSETS	
1310	Accounts Receivable	1,106.33
1410	Prepaid Expenses	2,564.00
1450	Utility Deposits	1,534.00
1610	Prepaid Insurance	20,128.67
	Total OPERATING ASSETS	**25,333.00**
1410-19	Clubhouse Furniture	3,035.53
	TOTAL ASSETS	**513,172.05**
	LIABILITIES & CAPITAL	
	Liabilities	
3010	Accounts Payable	8,079.28
3310	Prepaid Maintenance Fees	57,376.57
	DEFERRED LIABILITY REPLACEMENT	
5010	Pooled Replacement Funds	387,806.22
5290	Replacement - Interest Unallocated	15,828.14
	Total DEFERRED LIABILITY REPLACEMENT	**403,634.36**
	Total Liabilities	**469,090.21**
	Capital	
5510	Equity	1,540.78
5520	Capital Contributions - Owners	36,260.29
	Calculated Retained Earnings	6,280.77
	Total Capital	**44,081.84**
	TOTAL LIABILITIES & CAPITAL	**513,172.05**

Monthly Income Statement

Properties: Abaco Pointe Homeowners' Association, Inc. - 2335 Tamiami Trail North Ste 402 Naples, FL 34104
Period Basis: Calendar
As of: Dec 2025
Additional Account Types: None
Accounting Basis: Accrual
Level of Detail: Detail View

Account Number	Account Name	MTD Actual	MTD Budget	MTD $ Var.	YTD Actual	YTD Budget	YTD $ Var.	Annual Budget
	Income							
6310	Maintenance Income Assessment	37,942.64	37,942.66	-0.02	455,311.98	455,312.00	-0.02	455,312.00
6315	Reserve Income Assessment	0.00	3,016.66	-3,016.66	36,200.00	36,200.00	0.00	36,200.00
6338	Capital Contribution Income	0.00	0.00	0.00	4,000.00	0.00	4,000.00	0.00
6380	Operating Interest Income	2.98	0.00	2.98	29.44	0.00	29.44	0.00
6390	Reserve Interest Income	13,093.62	0.00	13,093.62	15,682.54	0.00	15,682.54	0.00
6410	Owner's Interest & Late Fees	40.08	0.00	40.08	1,269.68	0.00	1,269.68	0.00
6420	Sales & Rentals: Application Fees Income	150.00	0.00	150.00	2,650.00	0.00	2,650.00	0.00
6500	Miscellaneous / Other Income	0.00	0.00	0.00	1,170.00	0.00	1,170.00	0.00
6520	Key Income: key fobs, pool keys	0.00	0.00	0.00	90.00	0.00	90.00	0.00
6525	Gate Entrance Income	240.00	0.00	240.00	840.00	0.00	840.00	0.00
6530	Intent to Lien Homeowner Charge	536.76	0.00	536.76	536.76	0.00	536.76	0.00
6620	Legal Fees Collections	0.00	0.00	0.00	1,604.47	0.00	1,604.47	0.00
6915	Developer Deficit Funding	0.00	0.00	0.00	153,145.00	0.00	153,145.00	0.00
	Total Operating Income	**52,006.08**	**40,959.32**	**11,046.76**	**672,529.87**	**491,512.00**	**181,017.87**	**491,512.00**
	Expense							
7000	**ADMINISTRATIVE EXPENSES**							
7010	Management Fees	2,133.00	2,563.58	430.58	28,029.18	30,763.00	2,733.82	30,763.00
7140	Office Expenses	1,058.11	250.00	-808.11	4,759.17	3,000.00	-1,759.17	3,000.00
7160	Legal Fees	3,549.00	500.00	-3,049.00	13,532.14	6,000.00	-7,532.14	6,000.00
7170	Application Processing	0.00	0.00	0.00	600.00	0.00	-600.00	0.00

Monthly Income Statement

Account Number	Account Name	MTD Actual	MTD Budget	MTD $ Var.	YTD Actual	YTD Budget	YTD $ Var.	Annual Budget
7255	Corp Annual Report Fee	0.00	6.25	6.25	75.00	75.00	0.00	75.00
7270	Tax Review And Prep	0.00	166.66	166.66	0.00	2,000.00	2,000.00	2,000.00
7300	Intent to Lien	500.00	0.00	-500.00	500.00	0.00	-500.00	0.00
7499	Administrative - Miscellaneous & Other Expenses	1,926.73	375.00	-1,551.73	2,186.73	4,500.00	2,313.27	4,500.00
	Total ADMINISTRATIVE EXPENSES	**9,166.84**	**3,861.49**	**-5,305.35**	**49,682.22**	**46,338.00**	**-3,344.22**	**46,338.00**
7500	**CLUBHOUSE & AMENITIES EXPENSES**							
7505	Fitness Center/ Equipment R&M	53.63	916.66	863.03	5,808.05	11,000.00	5,191.95	11,000.00
	Total CLUBHOUSE & AMENITIES EXPENSES	**53.63**	**916.66**	**863.03**	**5,808.05**	**11,000.00**	**5,191.95**	**11,000.00**
7800	**INSURANCE EXPENSES**							
7810	Insurance Expense	2,325.00	2,500.00	175.00	27,735.82	30,000.00	2,264.18	30,000.00
7880	Insurance - Appraisal	0.00	0.00	0.00	280.00	0.00	-280.00	0.00
	Total INSURANCE EXPENSES	**2,325.00**	**2,500.00**	**175.00**	**28,015.82**	**30,000.00**	**1,984.18**	**30,000.00**
8000	**BUILDING EXPENSE**							
8067	Projects After Turnover	0.00	0.00	0.00	140,920.75	0.00	-140,920.75	0.00
8103	Pressure Washing	0.00	791.66	791.66	10,000.00	9,500.00	-500.00	9,500.00
8140	Janitorial Contract	1,350.00	458.33	-891.67	7,875.00	5,500.00	-2,375.00	5,500.00
8151	Holiday Decorations	2,250.00	500.00	-1,750.00	4,500.00	6,000.00	1,500.00	6,000.00
8990	Contingency - Building & Grounds Expenses	7,439.76	3,333.33	-4,106.43	31,217.50	40,000.00	8,782.50	40,000.00
	Total BUILDING EXPENSE	**11,039.76**	**5,083.32**	**-5,956.44**	**194,513.25**	**61,000.00**	**-133,513.25**	**61,000.00**
80005	**FRONT ENTRANCE EXPENSES**							
8660	Gate R&M	1,834.88	1,000.00	-834.88	15,609.31	12,000.00	-3,609.31	12,000.00
	Total FRONT ENTRANCE EXPENSES	**1,834.88**	**1,000.00**	**-834.88**	**15,609.31**	**12,000.00**	**-3,609.31**	**12,000.00**
8300	**FIRE SAFETY EXPENSES**							
8302	Fire Alarm Inspection Contract	0.00	0.00	0.00	22,192.30	0.00	-22,192.30	0.00
	Total FIRE SAFETY EXPENSES	**0.00**	**0.00**	**0.00**	**22,192.30**	**0.00**	**-22,192.30**	**0.00**

Monthly Income Statement

Account Number	Account Name	MTD Actual	MTD Budget	MTD $ Var.	YTD Actual	YTD Budget	YTD $ Var.	Annual Budget
85100	**LANDSCAPE EXPENSES**							
8510	Landscape / Lawn Maintenance Contract	14,500.00	14,000.00	-500.00	177,250.00	168,000.00	-9,250.00	168,000.00
8535	Tree Trimming	0.00	416.66	416.66	3,220.00	5,000.00	1,780.00	5,000.00
8537	Mulch	0.00	2,500.00	2,500.00	16,688.50	30,000.00	13,311.50	30,000.00
8545	Preserve Maintenance Contract	0.00	333.33	333.33	0.00	4,000.00	4,000.00	4,000.00
8550	Irrigation - R&M	2,191.15	250.00	-1,941.15	16,607.50	3,000.00	-13,607.50	3,000.00
	Total LANDSCAPE EXPENSES	**16,691.15**	**17,499.99**	**808.84**	**213,766.00**	**210,000.00**	**-3,766.00**	**210,000.00**
8600	**GROUND EXPENSES**							
8564	General Grounds Maintenance	908.00	2,250.00	1,342.00	20,031.00	27,000.00	6,969.00	27,000.00
	Total GROUND EXPENSES	**908.00**	**2,250.00**	**1,342.00**	**20,031.00**	**27,000.00**	**6,969.00**	**27,000.00**
8800	**LAKE & FOUNTAIN EXPENSES**							
8808	Lake Maintenance	0.00	166.66	166.66	2,101.82	2,000.00	-101.82	2,000.00
8815	Lake FOUNTAIN: Maintenance Contract	421.51	83.33	-338.18	6,351.37	1,000.00	-5,351.37	1,000.00
	Total LAKE & FOUNTAIN EXPENSES	**421.51**	**249.99**	**-171.52**	**8,453.19**	**3,000.00**	**-5,453.19**	**3,000.00**
8850	**POOL EXPENSES**							
8851	Pool: Monthly Maintenance	888.99	916.66	27.67	10,667.88	11,000.00	332.12	11,000.00
8852	Pool Repairs	1,521.49	583.33	-938.16	7,652.37	7,000.00	-652.37	7,000.00
8853	Pool Restroom Cleaning	0.00	0.00	0.00	22.87	0.00	-22.87	0.00
8860	Pool license/ Permits	0.00	72.91	72.91	875.00	875.00	0.00	875.00
	Total POOL EXPENSES	**2,410.48**	**1,572.90**	**-837.58**	**19,218.12**	**18,875.00**	**-343.12**	**18,875.00**
8900	**UTILITIES**							
8910	Electricity	1,430.31	1,258.25	-172.06	17,381.50	15,099.00	-2,282.50	15,099.00
8910-07	Electricity: Street Lights	636.39	500.00	-136.39	6,136.30	6,000.00	-136.30	6,000.00
8930	Water/ Sewer	232.55	250.00	17.45	2,554.46	3,000.00	445.54	3,000.00
8940	Telephone	153.20	208.33	55.13	2,026.72	2,500.00	473.28	2,500.00
8950	Trash	110.93	0.00	-110.93	1,417.97	0.00	-1,417.97	0.00
8961	Gas: Propane	776.80	791.66	14.86	7,560.35	9,500.00	1,939.65	9,500.00
	Total UTILITIES	**3,340.18**	**3,008.24**	**-331.94**	**37,077.30**	**36,099.00**	**-978.30**	**36,099.00**

Monthly Income Statement

Account Number	Account Name	MTD Actual	MTD Budget	MTD $ Var.	YTD Actual	YTD Budget	YTD $ Var.	Annual Budget
9900	**Reserves Funding**							
9910	Pooled Reserve Funding	0.00	3,016.66	3,016.66	36,200.00	36,200.00	0.00	36,200.00
9990	Reserve Interest Funding	13,093.62	0.00	-13,093.62	15,682.54	0.00	-15,682.54	0.00
	Total Reserves Funding	**13,093.62**	**3,016.66**	**-10,076.96**	**51,882.54**	**36,200.00**	**-15,682.54**	**36,200.00**
	Total Operating Expense	**61,285.05**	**40,959.25**	**-20,325.80**	**666,249.10**	**491,512.00**	**-174,737.10**	**491,512.00**
	Total Operating Income	52,006.08	40,959.32	11,046.76	672,529.87	491,512.00	181,017.87	491,512.00
	Total Operating Expense	61,285.05	40,959.25	-20,325.80	666,249.10	491,512.00	-174,737.10	491,512.00
	NOI - Net Operating Income	**-9,278.97**	**0.07**	**-9,279.04**	**6,280.77**	**0.00**	**6,280.77**	**0.00**
	Total Income	52,006.08	40,959.32	11,046.76	672,529.87	491,512.00	181,017.87	491,512.00
	Total Expense	61,285.05	40,959.25	-20,325.80	666,249.10	491,512.00	-174,737.10	491,512.00
	Net Income	**-9,278.97**	**0.07**	**-9,279.04**	**6,280.77**	**0.00**	**6,280.77**	**0.00**