

WEITZER HARMONY LAKES TOWNHOMES ASSOCIATION, INC. (PHASE II)

c/o J & L Property Management, Inc.

10191 West Sample Road, Suite 203

Coral Springs, FL 33065

Office: (954) 753-7966 Fax: (954) 753-1210

Service@Whltaph2.org | www.jlpropertymgmt.com

TO: MEMBERS / HOMEOWNERS – PHASE II ASSOC.

FROM: BOARD OF DIRECTORS

RE: APPROVED 2023 BUDGETS for: PHASE II TOWNHOMES & CENTRAL ASSOCIATION and PAYMENT INSTRUCTIONS

Dear Member / Homeowner:

Please find enclosed the approved 2023 budgets for Phase II Townhomes and Harmony Lakes Central Association - as duly approved by each respective Board. The quarterly maintenance payment, which includes the maintenance payment due to our Central Association, is **\$475.00 per quarter commencing January 1, 2023** (see attached approved 2023 Budget). We encourage you to read through the budget to familiarize yourself with the line items that were budgeted for the following year. There are several line items that were increased (i.e. Central Association, legal fees, property management, and accounting fees) while some line items were decreased as determined by the board in an effort to keep our annual maintenance budget within the same or close to the same amount as budgeted for 2022. If you have any questions, you may send your questions to Service@Whltaph2.org.

Also, please remember coupon books will **not** be sent out automatically. For your convenience please find attached instructions outlining the different methods to make your HOA payments, including online and ACH payments through the Truist website. **IMPORTANT:** Should you choose to make online payments you will be required to provide two (2) essential pieces of information: i) your bill pay number; and ii) your serial account number (your house number) in order for your payments to be correctly posted to your account. If you need that information provided to you, or would like to order a coupon book, send your request Collections@jlpropertymgmt.com, or you may contact Service@whltaph2.org.

If you have any questions or concerns please email Service@whltaph2.org; or you may contact the Property Manager, Thelma Quiroa, at 954-753-7966 Ext 108 | via email at thelma@jlpropertymgmt.com.

Cordially,

James Calderazzo



President and Owner of J&L Property, Inc.

Encls: Approved 2023 Bud (PH 2 & WHLCA) | Info Sheet - Association Payment Methods

WEITZER HARMONY LAKES TOWNHOMES ASSOCIATION, INC.

APPROVED Budget 2023

Jan. 1 thru Dec. 31. 2023

| INCOME | MONTHLY | MONTHLY PER UNIT | APPROVED YEAR - 2023 | PREVIOUS YEAR - 2022 |
|--------------------------|--------------------|---------------------|-------------------------|-------------------------|
| ----- | ----- | ----- | ----- | ----- |
| Maintenance Fees | \$26,125.15 | \$158.33 | \$313,501.80 | \$310,200.00 |
| Interest Income | \$21.00 | \$0.13 | \$252.00 | \$252.00 |
| | ----- | ----- | ----- | ----- |
| Total Income | \$26,146.15 | \$158.46 | \$313,753.80 | \$310,452.00 |
| EXPENSES | | | | |
| ----- | | | | |
| Administrative Expenses: | | | | |
| Management Fees | \$1,650.00 | \$10.00 | \$19,800.00 | \$18,810.00 |
| Office Expense | \$150.00 | \$0.91 | \$1,800.00 | \$1,860.00 |
| Bank Charges | \$35.00 | \$0.21 | \$420.00 | \$504.00 |
| Legal Fees | \$583.25 | \$3.53 | \$6,999.00 | \$5,004.00 |
| Bad Debt | \$0.00 | \$0.00 | \$0.00 | \$3,996.00 |
| Central Assoc.Fees | \$11,550.00 | \$70.00 | \$138,600.00 | \$130,680.00 |
| Accounting | \$245.00 | \$1.48 | \$2,940.00 | \$2,496.00 |
| | ----- | ----- | ----- | ----- |
| Sub-Total | \$14,213.25 | \$86.14 | \$170,559.00 | \$163,350.00 |
| Operating Expenses: | | | | |
| Palm Fertilization | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Irrigation Wet Check | \$545.00 | \$3.30 | \$6,540.00 | \$0.00 |
| Lawn care/Pest/Fert. | \$4,700.00 | \$28.48 | \$56,400.00 | \$60,000.00 |
| Electric | \$858.00 | \$5.20 | \$10,296.00 | \$9,900.00 |
| | ----- | ----- | ----- | ----- |
| Sub-Total | \$6,103.00 | \$36.99 | \$73,236.00 | \$69,900.00 |
| Repairs/ Maintenance: | | | | |
| Tree Trimming | \$875.00 | \$5.30 | \$10,500.00 | \$0.00 |
| Palm Lift | \$725.50 | \$4.40 | \$8,706.00 | \$9,000.00 |
| Rodent Control | \$100.00 | \$0.61 | \$1,200.00 | \$5,400.00 |
| Landscaping Common | \$100.00 | \$0.61 | \$1,200.00 | \$4,800.00 |
| Pressure Clean Sidewalks | \$1,105.00 | \$6.70 | \$13,260.00 | \$13,260.00 |
| Mulching Common | \$0.00 | \$0.00 | \$0.00 | \$13,008.00 |
| Parking Stripping | \$380.00 | \$2.30 | \$4,560.00 | \$0.00 |
| Irrigation Repair | \$376.00 | \$2.28 | \$4,512.00 | \$4,800.00 |
| Misc. Repair & Maint. | \$150.00 | \$0.91 | \$1,800.00 | \$4,578.00 |
| | ----- | ----- | ----- | ----- |
| Sub-Total | \$3,811.50 | \$23.10 | \$45,738.00 | \$54,846.00 |
| Taxes & Insurance | | | | |
| Fed/State/ City Fees | \$5.00 | \$0.03 | \$60.00 | \$60.00 |
| Property & Liab/Dir. | \$932.40 | \$5.65 | \$11,188.80 | \$9,324.00 |
| | ----- | ----- | ----- | ----- |
| Sub-Total | \$937.40 | \$5.68 | \$11,248.80 | \$9,384.00 |

WEITZER HARMONY LAKES TOWNHOMES ASSOCIATION, INC.

APPROVED Budget 2023

Jan. 1 thru Dec. 31. 2023

| INCOME ----- | MONTHLY ----- | MONTHLY PER UNIT ----- | APPROVED YEAR - 2023 ----- | PREVIOUS YEAR - 2022 ----- |
|---------------------|-------------------|------------------------------|----------------------------------|----------------------------------|
| Reserves | | | | |
| Paving | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Hardwood Reduction | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Operating Wrkg Cap | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Painting | \$1,060.00 | \$7.07 | \$12,720.00 | \$12,720.00 |
| Pressure Clean Roof | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Lake Bank Maint. | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Sub-Total | \$1,060.00 | \$7.07 | \$12,720.00 | \$12,720.00 |

2023 - Monthly | Yearly Expenses

| | | | | |
|---------|----------------|-------------|--------|--------------|
| Monthly | Total Expenses | \$26,125.15 | YEARLY | \$313,501.80 |
| Monthly | Total Income | \$26,146.15 | YEARLY | \$313,753.80 |

| | <u>Approved - 2023</u> | <u>Previous Yr - 2022</u> |
|--|------------------------|---------------------------|
| 2023 QUARTERLY MAINTENANCE FEES INCLDG RESERVES CONTRIBUTION = | \$475.00 | \$470.00 |

MAIL PAYMENT TO: *

Truist

PO Box 628207

Orlando, FL 32862-8207

*Or see attached Truist Payment Options

Payments Due on: Jan. 1, Apr. 1, Jul. 1, and Oct. 1

Late Fee of \$25.00 is assessed if payment is not received by the 15th day of the month when each quarterly payment is due or if the account maintains a remaining balance after the 15th.

Truist Association Services

Simple ways to make your homeowner payment

With several options for you to choose from, making your homeowner payment is easy. If paying online, enrolling online for Association Pay, or paying through a bill-pay provider, please have your coupon available to refer to your bill-pay number, unit number, and/or serial account number. If you don't have the appropriate unit information, please contact your management company or association.

Association Pay (ACH) – Have payments automatically deducted directly from a bank account at a U.S. financial institution. Enroll online at Truist.com/payments or enroll by mail using the sign-up form included in the coupon book or with the statement. Payments are debited on the third of the month.¹

Online Bill-Pay Service – Send payments from any U.S. financial institution using an online bill-pay provider. Refer to the instructions in your coupon book or statement. Use the bill-pay account number on the coupon as the account number requested by your bill-pay provider when setting up your payment.

Credit or Debit Card² – Go online at Truist.com/payments to pay by Visa,[®] Mastercard,[®] American Express,[®] or Discover.[®] Payments are processed the next business day. Have your coupon available to refer to your bill-pay number, unit number, and/or serial account number when making your payment online. All debit cards issued by a U.S. financial institution will incur a flat \$4.95 convenience fee. All credit cards will incur a convenience fee of 2.95% of the payment transaction amount. The convenience fee incurred on debit cards issued by a non-U.S. financial institution varies. The exact convenience fee on all credit and debit card transactions will be displayed before a payment is submitted online.



eCheck² – Visit Truist.com/payments and make a one-time electronic funds transfer by ACH debit from a checking or savings account at any U.S. financial institution. Payments may take up to four business days to process. Have your coupon available to refer to your bill-pay number, unit number, and/or serial account number when making your payment online. There is no convenience fee charged for payments made online by eCheck.

In-person at a branch – Payments can be made with an Association Services payment coupon at any of our branches. BB&T and SunTrust have joined to become Truist. Soon, you will see Truist signage at all of our BB&T and SunTrust branches. Until that time, in-person payments can only be accepted at branches with BB&T signage. Payments are processed the next business day.

Mail – Mail payment and coupon using the label or envelope included with your coupon.

¹ Payments are debited on the third of the month. If the third falls on a weekend or holiday, payments are debited on the following business day.

² The maximum payment amount is \$10,000 for a single credit/debit card payment transaction and \$20,000 for a single eCheck payment transaction. Multiple separate online payments can be submitted toward the same obligation; however, each separate payment transaction will incur a convenience fee if applicable.

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TASDM166 10/2021



Mail Payments to:

Truist

PO Box 628207

Orlando, FL 32862-8207

