

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 2024 BUDGET for PHASE II TOWNHOMES & PROPOSED 2024 BUDGET for CENTRAL ASSOCIATION and PAYMENT INSTRUCTIONS

Dear Member / Homeowner:

Please find enclosed the approved 2024 budget for Phase II Townhomes duly approved by the Board. Also included is Harmony Lakes Central Homeowners Association's proposed 2024 budget to be voted on by Central's board on November 14, 2024 (see attached Notice of meeting). The 2024 quarterly maintenance payment, which includes the maintenance payment due to the Central Association, is **\$567.00 per quarter commencing January 1, 2024.** **It is important you to read through the budget to familiarize yourself with the line items that were budgeted for the upcoming year.** There are several line items that were increased (i.e. Central Association, legal fees, property management, lawn maintenance, and reserves) while some line items were decreased as determined by the board in an effort to keep our annual maintenance budget reasonable while still be able to maintain and perform the duties and responsibilities tasked to the Association to do. If you have any questions or comments, you may send your questions or comments to Service@Whltaph2.org.

Also, please remember coupon books will **not** be sent out automatically. You must order a coupon book should you want to receive one.

Please find attached instructions outlining the different methods to make your HOA payments, including online and ACH payments through the Truist website – not through property management 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 to: Collections@jlpropertymgmt.com or 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 2024 Budget (PH 2 & Proposed WHLCA Budget) | Info Sheet - Association Payment Methods

\\Ltr – 2024 Apprvd Budget w Info Sht Pymnt Meth 2024 WHLCA Proposed Budget 20221102|

Weitzer Harmony Lakes Townhomes Association, Inc.

2024 Approved Budget

WEITZER HARMONY LAKES TOWNHOMES ASSOCIATION, INC.

**APPROVED 2024 BUDGET
JAN.1 TO DEC.31, 2024**

INCOME	MONTHLY	QUARTERLY	MONTHLY PER UNIT	PROPOSED YEAR 2024	PREVIOUS YEAR 2023
-----	-----	-----	-----	-----	-----
Maintenance Fees	31,187.76	93,563.28	189.02	374,253.12	313,501.80
Interest	0.00	0.00	0.00	252.00	252.00
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Total Income	31,187.76	93,563.28	189.02	374,253.12	313,501.80
EXPENSES					

Administrative Expenses:					
Management Fees	1,815.00	5,445.00	11.00	21,780.00	19,800.00
Office Expense	156.00	468.00	0.95	1,872.00	1,800.00
Legal Fees	833.33	2,499.99	5.05	9,999.96	6,999.00
Bad Debt	0.00	0.00	0.00	0.00	0.00
Bank Charges	35.00	105.00	0.21	420.00	420.00
Central Fees	12,705.00	38,115.00	77.00	152,460.00	138,600.00
Accounting	250.00	750.00	1.52	3,000.00	2,940.00
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Sub-Total	15,794.33	47,382.99	95.72	189,531.96	170,559.00
Operating Expenses:					
Palm Fertilization	0.00	0.00	0.00	0.00	0.00
Irrigation/Wet checl	545.00	1,635.00	3.30	6,540.00	6,540.00
Lawn care/Pest/Fert	5,170.00	15,510.00	31.33	62,040.00	56,400.00
Electric	858.00	2,574.00	5.20	10,296.00	10,296.00
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Sub-Total	6,573.00	19,719.00	39.84	78,876.00	73,236.00
Repairs/ Maintenance					
Tree Trimming	925.00	2,775.00	5.61	11,100.00	10,500.00
Palm Lift	875.00	2,625.00	5.30	10,500.00	8,706.00
Rodent Control	41.67	125.01	0.25	500.04	1,200.00
Landscaping Common	83.34	250.02	0.51	1,000.08	1,200.00
Pressure Cleaning Sidewalks	552.50	1,657.50	3.35	6,630.00	13,260.00
Mulching common	0.00	0.00	0.00	0.00	0.00
Parking Stripping	0.00	0.00	0.00	0.00	4,560.00
Irrigation Repairs	400.00	1,200.00	2.42	4,800.00	4,512.00
Clean Lake Bank/Pet Station	275.00	825.00	1.67	3,300.00	n/a
Miscellaneous	150.00	450.00	0.91	1,800.00	1,800.00
-----	-----	-----	-----	-----	-----
Sub-Total	3,302.51	9,907.53	20.02	39,630.12	45,738.00
Taxes & Insurance					
Lic/Fees & Taxes	5.84	17.52	0.04	70.08	60.00
Liability & D&O Ins.	1,420.83	4,262.49	8.61	17,049.96	11,188.80
-----	-----	-----	-----	-----	-----
Sub-Total	1,426.67	4,280.01	8.65	17,120.04	11,248.80
Reserves					
Paving	0.00	0.00	0.00	0.00 FF	0.00
Hardwood Reduction	750.00	2,250.00	4.55	9,000.00	0.00
Operating Working Capital	781.25	2,343.75	4.73	9,375.00	0.00
Painting	1,060.00	3,180.00	6.42	12,720.00	12,720.00
Roof Cleaning	1,500.00	4,500.00	9.09	18,000.00	0.00
Lake Bank Maint	0.00	0.00	0.00	0.00 FF	0.00
-----	-----	-----	-----	-----	-----
Sub-Total	4,091.25	12,273.75	24.80	49,095.00	12,720.00

Monthly Total Expenses
Monthly Total Income

31,187.76
31,187.76

YEARLY
YEARLY

374,253.12
374,253.12

2024 QUARTERLY MAINTENANCE FEES WITH RESERVES =

567.00 RDDwn

Mail Payments to: *

Truist
PO Box 628207
Orlando, FL 32862-8207

*See attached for other 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 of the month when each quarterly payment is due.

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.

DO NOT MAKE ANY PAYMENT THROUGH PROPERTY MANAGEMENT OFFICE

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 With Coupon to:

Truist

PO Box 628207

Orlando, FL 32862-8207

Harmony Lakes Central Homeowner's Association
Board of Director Budget Meeting

United Community Management Corp. is inviting you to a scheduled Zoom meeting.

Topic: HARMONY LAKE CENTRAL BUDGET MEETING
Time: Nov 14, 2023 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/82207589726?pwd=dk10K3FRTFo2Y05kZ2Z5uUXR3a3hEQT09>

Meeting ID: 822 0758 9726

Passcode: 665628

One tap mobile

+13052241968,,82207589726# US

+16469313860,,82207589726# US

A G E N D A

- | | | |
|----|--|----------------|
| A. | Call of order | President |
| B. | Managing Agent's Report | Managing Agent |
| C. | New Business - 2024 Budget Approval | |
| D. | Good and Welfare | |
| E. | Adjournment | |

For Harmony Lakes Central Board 2024 Budget Meeting to vote on and approve
proposed 2024 Harmony Lakes Central Association Budget - See Attached

Harmony Lakes Central Homeowners																		
Proposed 2024 Budget																		
January 1, 2024 - December 31, 2024																		
		Actual	Estimated	Approved		Proposed												
		8 months	Expenses	Budget		Budget												
	Operating Expense	8/31/2023	thru 12/23	2023		2024	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
500000	Legal	\$ 101	\$ 151	\$ 1,000		\$ 1,000	83	83	84	83	83	84	83	83	84	83	83	84
501000	Office Expense	528	792	2,000		2,000	250	100	100	100	200	100	100	150	150	100	125	525
501500	Accounting	-	2,300	2,300		2,300	-	-	-	-	-	-	-	-	-	-	-	2,300
502000	Insurance	36,915	60,949	57,182		76,914	4,807	4,807	6,730	6,730	6,730	6,730	6,730	6,730	6,730	6,730	6,730	6,730
503000	Taxes, Licenses	386	386	386		386	61	-	-	325	-	-	-	-	-	-	-	-
513500	Electricity	11,102	16,654	17,100		17,100	1,425	1,425	1,425	1,425	1,425	1,425	1,425	1,425	1,425	1,425	1,425	1,425
514500	Water & Sewer	1,093	1,639	1,800		1,800	150	150	150	150	150	150	150	150	150	150	150	150
515000	Telephone	657	985	964		964	80	80	81	80	80	81	80	80	81	80	80	81
517000	Trash Removal	2,021	3,031	2,880		3,120	260	260	260	260	260	260	260	260	260	260	260	260
522500	Management Fee	11,464	17,196	17,196		18,916	1,576	1,576	1,576	1,576	1,576	1,576	1,576	1,576	1,576	1,576	1,576	1,576
524000	Janitorial Service	18,069	27,104	30,000		30,000	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
525000	Pest Control/Fertilization	576	864	4,200		1,200	100	100	100	100	100	100	100	100	100	100	100	100
525500	Lawn Service	31,280	46,920	33,245		46,920	3,910	3,910	3,910	3,910	3,910	3,910	3,910	3,910	3,910	3,910	3,910	3,910
526000	Pool Service	6,275	9,413	9,840		9,840	820	820	820	820	820	820	820	820	820	820	820	820
527500	Lake Maintenance	4,239	6,359	5,712		6,108	509	509	509	509	509	509	509	509	509	509	509	509
531000	Security Services	21,041	31,562	31,200		33,072	2,756	2,756	2,756	2,756	2,756	2,756	2,756	2,756	2,756	2,756	2,756	2,756
542000	Landscape Replacement	4,150	6,000	6,000		6,000	500	500	500	500	500	500	500	500	500	500	500	500
543000	Palm & Turf Fertilizer	-	1,500	6,892		6,892	-	-	1,723	-	-	1,723	-	-	1,723	-	-	1,723
544500	Tree Trimming	14,538	15,000	15,000		15,000	-	-	-	-	-	15,000	-	-	-	-	-	-
545100	Mulch	6,950	7,000	13,000		13,000	-	-	-	6,500	-	-	-	-	-	-	6,500	-
551500	Electrical Repairs	270	405	6,000		6,000	500	500	500	500	500	500	500	500	500	500	500	500
556500	Pool Repairs & Service	4,503	6,754	4,200		6,500	542	542	542	542	542	542	542	542	542	542	542	542
557500	Repairs & Maintenance	17,178	25,767	18,000		18,000	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500
558500	Irrigation - Repairs	2,590	3,885	8,600		8,600	717	717	716	717	717	716	717	717	716	717	717	716
559000	Pressure Cleaning	-	14,000	18,000		18,000	-	-	-	-	9,000	-	-	-	-	-	9,000	-
580000	Contingency/Def Maint	-	-	11,208		6,328	527	527	527	527	527	527	527	527	527	527	527	527
581500	Holiday Lighting	-	5,000	5,000		5,000	-	-	-	-	-	-	-	-	-	2,500	2,500	-
600000	Reserves - Roof	4,280	6,420	6,420		6,420	535	535	535	535	535	535	535	535	535	535	535	535
600500	Reserves - Painting	4,280	6,420	6,420		6,420	535	535	535	535	535	535	535	535	535	535	535	535
600600	Reserves - Pool	4,280	6,420	6,420		6,420	535	535	535	535	535	535	535	535	535	535	535	535
600800	Reserves - Pool Equipment	4,280	6,420	6,420		6,420	535	535	535	535	535	535	535	535	535	535	535	535
651500	Reserves - Paving/Sealing	28,027	42,040	42,040		42,040	3,503	3,503	3,504	3,503	3,503	3,504	3,503	3,503	3,504	3,503	3,503	3,504
652000	Reserves - Lake Banks	6,380	9,570	9,570		9,570	797	798	797	798	797	798	797	798	797	798	797	798
653000	Reserves - Trails/Walkways	4,280	6,420	6,420		6,420	535	535	535	535	535	535	535	535	535	535	535	535
655000	Reserves - Pavilions	3,467	5,200	5,200		5,200	433	433	434	433	433	434	433	433	434	433	433	434
658000	Reserves - Tennis Court	1,812	2,718	2,718		2,718	226	226	226	226	226	226	227	227	227	227	227	227
658500	Reserves - Shadowbox Fence	4,280	6,420	6,420		6,420	535	535	535	535	535	535	535	535	535	535	535	535
657000	Reserves - Fitness Station	2,140	3,210	3,210		3,210	267	268	267	268	267	268	267	268	267	268	267	268
657500	Reserves - West Perimeter Fence	4,280	6,420	6,420		6,420	535	535	535	535	535	535	535	535	535	535	535	535
659000	Reserves - Playground Equip	4,280	6,420	6,420		6,420	535	535	535	535	535	535	535	535	535	535	535	535
659500	Reserves - Landscape	4,280	6,420	6,420		6,420	535	535	535	535	535	535	535	535	535	535	535	535
	Total Expense	\$ 276,271	\$ 432,133	\$ 449,423		\$ 481,478												
	Per Unit Per month			70.00		75.00												
	# of units																	
	Harmony Lakes Townhomes	165		\$ 11,550.00		\$ 12,375.00												
	Harmony Lakes Estates	236		\$ 16,520.00		\$ 17,700.00												
	Harmony Lakes HOA	134		\$ 9,380.00		\$ 10,050.00												