

REVISED

2027 BUDGET MESSAGE

TO: Bonita Lakes Property Owners.

The Bonita Lakes Homeowners Association (HOA) fiscal year is coming to the close of its twenty-fourth year of operations. The actual operational costs and appropriate reserves for running the HOA are budgeted. Since 2002, when the HOA took over from the developer and inherited a deficit and a budget which did not meet the needs of the association, the Board of Directors have made the HOA self-sufficient. We have encountered a cash flow issue, and a growing number of accounts are delinquent. We have reviewed the reserve replacement schedule and made adjustments where appropriate. Due to inflation, replacement of reserves, and the use of surplus to hold down the assessment rate in the past, the assessment must be raised. Indications are the insurance rates will be moderately rising in the foreseeable future. While the total monthly cost of running the association is projected to increase from \$254.32 to \$263.85. The present economic environment requires the monthly assessment be raised to \$250.00 per month. This amount is needed to meet the physical and financial needs of the community, as well as protecting the property values of the homes within the community.

During the past year the following was accomplished:

- An audit was conducted, and there were no adverse findings.
- The Association continues to fund the capital reserve accounts.
- Annual storm drain cleaning continued to address drainage issues.
- We are taking aggressive legal action to collect back assessments owed. Unfortunately, the process requires that long lead times be met at each stage of the process.
- Annual tree trimming was done before hurricane season.
- Seasonal flowers and mulch were replaced.
- The sidewalks will be pressure cleaned.
- The three gates were recently pressured cleaned.
- The pool pumps were replaced.
- The work on the main gate is scheduled for replacement in the fall.
- A permit was completed and permitted to address drainage issues on SW 143rd Lane and SW 136th Street and SW 119th Avenue.
- The roundabout at the corner of SW 143rd Lane and SW 125th Avenue is nearing completion.
- Cleaned the lake banks of coconuts and other debris.
- Shrubs and trees were replaced at the 125 Avenue.
- The lakes were re-stocked with mosquito fish to control the mosquitoes.
- The community walls were repainted on 122th Avenue and 144th Street.
- The pool developed three leaks which were repaired.

- Tennis court nets were replaced.
- The mailboxes on 124th Avenue Road were destroyed due to an accident and replaced. Third party insurance paid for the replacements.
- The 144th Street gate was destroyed due to an accident and replaced. Third party insurance paid for the replacement.

It has become difficult to obtain quotes for projects. Prior to Covid and the resulting economic conditions, the HOA obtained 2-3 quotes when we bid a project. Now we often get just one quote and in a couple of instances no quotes. Our contractors have had difficulties obtaining new employees and retaining existing personnel. This has resulted in delays with our existing projects.

In the past, a question has been posed whether there will be refunds when budget line items are not spent. All remaining funds are included in the year end surplus/deficit and rolled to the next year's budget. This year's budget uses the equivalent of \$16.51 to offset the monthly fees.

How do we compare to the 2026 monthly fees of surrounding HOA's:

Bonita Lakes - \$250.00 per month (effective 2027)

Country Walk - \$335.00 per month.

Three Lakes - \$335.00 per month.

Venezia Lakes - \$250.00 per month.

We believe it is probable that each of these communities will also experience the need to increase their assessment rates. They are feeling the same budget challenges as Bonita Lakes.

The coming year's budget provides funds which include the following:

- The Association set the monthly assessment at \$250.00.
- There are several line items with either increases or decreases, but the overall cost of running the Association is level.
- Stormwater drain cleaning will continue to clean 100% of the drains.
- There will be additional landscaping improvements.
- Tree trimming will be completed by the time of the annual mailing.
- **The monthly charge for the association for 2027 will be \$250.00, which will be effective with the December 26, 2026, payment.**

In conclusion, the Board of Directors has prepared a budget which meets the core needs of the association and at the same time holds the Association dues at a low level in comparison to other similar HOAs. This year despite the inflation, tariffs and labor shortage issues, the assessment is well under similar HOA fees in the area.

Very truly yours,

Gary S. Clinton,
President
Bonita Lakes Homeowners Association