



May 7th 2024

Message to: All Hawaiian Gardens Phase VII owners

From : HG7 Executive Committee

Subject : Clarification Reserve Fund 2025

In this letter, you'll find clarifications following the infoletter sent previously regarding the reserve fund

First of all, it's important to understand that those 3 amounts are from different sources.

1- Regular Annual Budget

It is the budget presented each year to meet our current obligations

For 2024 we monthly pay **381.00\$** for the 1 bedroom, and **477.00\$** for the 2 bedrooms.

Those amounts are revised at the annual budget meeting, as it is done each year.

2-Structural fund SIRS

These amounts represent the amount, per month, that we must assume to meet the requirements of Florida law which requires us to provide amounts to maintain a reserve, starting in 2025.

Contrary to the suggestion of the SIRS report, which asked us to make a contribution (assessment) of \$4,000.00 to \$5,000.00 in 2024 to update ourselves, and to contribute monthly for the years to come, we decided to use the lifespan of the various items that have been inspected, with the aim of minimizing the amounts payable.,^

The monthly payment will be **110.00\$** for the 1 bedroom, and **138.00\$** for the 2 bedrooms.

The reserves are applicable to future years to come.

2- **Gazebos loan**

As the gazebos are at the end of their useful life, and represent a danger for users, and most insurance companies require a fence around the swimming pool, we met with a financial institution for a loan of **175 000.00\$**, spread over 5 years.

The monthly repayment of this loan, capital and interest over a period of 5 years represents the following amounts: **16.00\$** for the 1 bedroom and **20.00\$** for the 2 bedrooms.

So to resume, here's the total additional monthly amounts which will be in addition to the current maintenance monthly fees of **381.00\$** for the 1 bedroom and **477.00\$** for the 2 bedrooms.

Maintenance fees will possibly change with the 2025 budget.

	1 bedroom	2 bedrooms
Reserve Fund starting january 2025	110.00\$	138.00\$
Gazebos (5 years) starting january 2025	<u>16.00\$</u>	<u>20.00\$</u>
Total before the 2025 budget	126.00\$	158.00\$

Hopefully, those clarifications will help you in understanding of what is coming on January 1st, 2025



Rock Côté
Président interim for the HG7 **Executive Committee.**