

The Anchorage at Miami Lakes Homeowner's Association

c/o The Capin Group
7787 NW 146 Street, Miami Lakes, FL 33016v
PH 786.433.3700 / FAX 786.433.3702
info@thecapingroup.com

FINANCIAL STATUS

Dear Anchorage at Miami Lakes Owners,

As you are aware, the Special Assessment ended in December 2025. As we move forward with the Asphalt Project and later the Sealcoating Project, we wanted to inform all owners that the cash is already in the bank for these projects.

The Special Assessment earmarked \$203,205.15 for the Asphalt Project and \$1,000 for the Sealcoating. A total of \$204,205.15 was transferred from the Special Assessment Bank Account to the Reserve Bank Account in February 2026, as is standard procedure once the special assessment ends. The chart below reflects the funding available for the Asphalt Project and Sealcoating. In addition, monthly contributions from the operating account is transferred to the Reserve Account.

The association is in a strong financial position, and we are sharing the Bank Account Balances for each funding source per the Balance Sheet as of 2/28/2026. The entire Bank Statements are posted on the website, and are part of the Monthly Financial Report which is available for your review.

Operating Bank Balance	\$ 199,225.22
Security Deposit Bank Balance	\$ 25,500.00
Reserves Bank Balance	\$ 520,753.49
Special Assessment Balance	<u>\$ 161,860.56</u>
Grand Total	\$907,339.27

In consideration of the Special Assessment of \$923,105 levied in 2024 and 2025 for various projects at a cost of \$4,333.83 per unit, the Board felt it was appropriate to provide a reprieve and not increase the maintenance fee for 2026. Attached is the Special Assessment Schedule for your reference.

In addition, we also have \$65,700 available for contingencies in the Operating Budget. The contingency is earmarked to be used if necessary for the completion of projects associated with the Special Assessment projects

It is important to note that unlike Condominium Associations, our HOA maintenance does not include shared costs including but not limited to: roof repair and replacement, wood fence replacement, hazard insurance, flood insurance, garbage, water, basic cable, club house, tennis courts, and on-site property manager. In an HOA such as Anchorage each individual owner is responsible for these costs. For this reason, the Anchorage Association is able to maintain manageable and fiscally responsible monthly assessment in comparison to condominium associations in the area.

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We request that owners with past due balance contact our office to resolve your account before it is referred to the association attorney. If you have your account already with the association attorney, please contact them immediately to finalize your payment.

As always, we encourage you to attend the upcoming Board Meeting scheduled for March 12, 2026.

Thank you,

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