

MEMORANDUM

March 26, 2009

**TO:** All Members/Homeowners of Sorbet Community Association  
**FROM:** Judith Cardona-Delgado, Treasurer  
Sorbet Community Association  
**SUBJECT:** 2009 FISCAL YEAR BUDGET

On March 19, 2009 the annual meeting for the proposed 2009 Fiscal Year Budget was held. All board members were present and the budget was approved unanimously by the Board. The maintenance fees for 2009 fiscal year will remain at \$95.62. Although the goal of the Board was to decrease the monthly maintenance fee for this year, the increase in delinquent accounts has precluded us from doing so at this time.

Attached please find an additional copy of the 2009 Budget. Please note that the park equipment monthly payment has been deleted from the budget. This \$33,000.00 item is paid in full. In addition to the 2009 annual budget, I have listed a breakdown of the reserve account and operating accounts below. Please note that there are accounts still open at Bank of America due to the transition to Banco Popular, the Board did not want to have any checks bounce, nor did we want to lose immediate access to pay for the anticipated the seal-coating. The following are account balances to date (March 19, 2009):

- Bank of America (Reserves): \$30,686.01
- Bank of America (Operating): \$18,415.11
- Banco Popular (Operating): \$52,229.59 (*\$45,000.00 from this account will be transferred to open a reserve account at Banco Popular*)
  
- **Total Reserve Account (Combined): \$75,686.01**
- **Total Operating Account (Combined): \$25,644.70**

The Reserve Account includes: 07 (projected reserves: \$8400.00) and 08 (projected reserves: \$19,200.00) for a grand total of projected reserves at \$27,600.00. **Actual reserves for 07 were \$30,686.01 and for 08 was \$45,000.00. For a grand total of reserves entering into the fiscal year of 2009 of: \$75,686.01.** Reserves monies were set aside for Hurricane Damage to fences, Seal-coating, Drain Maintenance and Park maintenance in 07 and 08.

Please note that any monies not expended in the annual 07 or 08 budget were moved to the reserves, which is why the amount in reserves is quite high. This is evidence of where your monthly fees are going; either to pay monthly expenses or transferred into the reserves. The high reserve will allow us to make major improvements in the community that are lacking. The projected major improvements for the community for 2009 are:

- Installing/repairing current drainage system in the community;
- Installing a sprinkler system in the entire community for the common area; inclusive of replacing the water pumps to appropriately manage the new system, and
- Seal-Coat the entire community

The aforementioned projects are major financial investments in the community and are way overdue. The installation of a sprinkler system, repairs and installation of additional drains are vital to the overall improvement of this community. The Board is in the process of securing bids on these projects. If you have any suggestions, or would like to assist the Board in obtaining additional bids, please contact us via e-mail or through the Management Company. It is the hope of this Board based on the completion of these projects, that there is a high probability of lowering the monthly maintenance fees for the next fiscal year.

Many of you are concerned about the financial delinquency amount due to the Association by homeowners, the Board is also concerned. The current delinquency amount is close to \$37,000.00. This amount is unacceptable. The Board in collaboration with the Attorneys and Management Company are currently analyzing this situation to come up with new solutions in order to work with homeowners during these tough times. Despite this rise in delinquencies, which unfortunately are a reflection of the current difficult economic times, **the Association's finances are the healthiest they have ever been!**

When I became treasurer in February 07, the Association had approximately \$ 5,314.76 in the operating account and \$ 7,499.26 in the reserves. After two years of serving as treasurer the amounts have increased to \$25,644.70 in the operating account and \$75,686.01 in the reserves.

In closing, I would like to say that although it has been a trying two years serving as Treasurer for Sorbet Community Association, it has been my pleasure to serve you and work with you as your neighbor and treasurer. It is my hope to continue to serve the community in this capacity and to see to fruition the aforementioned projects for the betterment of "our" neighborhood.

Best regards,

Judith A. Cardona-Delgado, Treasurer