Good evening, Board Members and neighbors.

I would like to address several serious governance and financial issues that require immediate correction to ensure this Association operates transparently and in full compliance with Florida Statute Chapter 720 and our governing documents.

I raise these points not to criticize, but to ensure the Board fulfills its fiduciary duty of care and loyalty to the membership, and to help protect this Association from potential financial and legal consequences.

First there is a significant discrepancy between the Board-approved 2025 budget and what is currently reflected in the Association's financial reports.

The totals now being reported by the management company do not match the 2025 budget that was adopted in 2025. It appears that the new management company failed to properly map or transfer the general ledger (GL) codes, resulting in inaccurate financial reporting and creating this oversight.

Florida Statute 720.303(6) requires every homeowners' association to maintain "detailed, accurate records of the revenues and expenditures of the association."
This includes properly itemized and traceable accounting between the approved budget and actual financial reports.

At present, several GL categories are over budget, while others appear misclassified. The Board may make budget adjustments, when necessary, but only at properly noticed open meetings and with minutes clearly reflecting those votes, as required under Florida Statute 720.303(2)(a).

There are currently no recorded minutes or motions documenting these budget adjustments. Therefore, the Board must immediately:

Correct the 2025 GL mapping and reconcile it to the approved budget, an do so in an open meeting where these actions are properly discussed, approved, and recorded.

Until that occurs, the 2025 financial statements remain inaccurate and noncompliant.
If the 2025 budget cannot be corrected before the 2026 budget is adopted, the Association should continue operating under the prior valid budget in accordance with Bylaws Article V, Section 5.4, which states that if a new budget is not adopted, the previous year's budget remains in effect.

Secondly when homeowners pointed out that the 2026 proposed budget mailed to members was unbalanced, the Board later stated in writing that it was "purposely unbalanced" to include contingency funds that were not going to be collected.

That statement is not compliant with the statues.
Florida Statute 720.303(6) requires the Board to prepare a "detailed, proposed annual budget of estimated revenues and expenses"; meaning revenues must equal expenses.

A purposely unbalanced budget violates that requirement.
It misrepresents the financial position of the Association, confuses homeowners, and constitutes a breach of the Board's fiduciary duty of care.

It also cost the Association additional funds to mail a document that was knowingly inaccurate.

While I understand the intent may have been transparency, this approach produced the opposite result. Transparency requires accuracy, consistency, and honesty in our numbers; and the willingness to correct mistakes when they happen. To restore compliance and confidence in the Association's financial management, I respectfully request that the Board:

- Direct the management company to correct the 2025 GL code mapping and reconcile all categories to the adopted 2025 budget;
- Hold a properly noticed open meeting to review, approve, and document those corrections in the minutes; and
- Confirm that any proposed 2026 budget presented to the membership is balanced, accurate, and compliant with Florida Statute 720.303(6).

If this cannot be accomplished prior to the next budget adoption, then under the Association's bylaws, the previous year's valid budget must remain in effect until a lawful replacement is approved.

These issues can and should be corrected easily, but they require this Board to acknowledge the errors, act publicly, and follow the procedures that Florida law and our governing documents demand.

I am formally requesting that this statement and these corrective actions be entered into the **official meeting minutes** pursuant to **Florida Statute §720.303(4)**, so that there is a clear, permanent record of this request and the need for compliance and therefore I have provided a copy to the board for its records.

Thank you for your time and for taking these matters seriously.