

Sugar Creek Resort Association, Inc.

3300 26th Ave. E. * Bradenton, FL 34208

Phone (941)748-3761

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March 25, 2026

Following is a summary of the Board Meeting of March 24, 2026

Two handouts had previously been made available to owners and posted at the Office and Clubhouse.

1. What do we Know?
2. Plan for future lot assessments.

These documents were the basis for most of the discussion on the roads, sewer and water project.

Rick provided an update that the County of Manatee has approved all the engineering drawings.

The following motions were presented to the board:

1. Motion to increase lot assessments by 15% for the year 2027 to \$2,300 annually.
2. Motion to ask owners who are able to voluntarily advance \$12,000 to provide seed money for the project.

These motions were approved in support of discussions with two banks to show the banks that we have increased lot assessments and that owners are voluntarily providing monies as collateral for a bank loan.

A final motion "to have the roads committee start requesting quotations for construction once bank financing has been approved" was also approved.

Questions:

If an owner pays the \$12,000, are they exempt for any special assessment? Yes

If for example 50 owners advanced \$12,000 each would equal \$600,000.

That would mean that instead of a loan for \$3 million we would be asking for a loan of \$2.4 million.

The cost of this loan of \$2.4 million would then be assessed to $243 - 50 = 193$ owners.

These quarterly special assessments could be in the range of \$400 to \$500 per quarter in addition to the HOA lot fee assessment.

Should an owner decide to sell their property after 5 years, the special assessment remains with the property, and the next owner would be required to pay the special assessment for the final 5 years.

Owners that have paid the \$12,000 should they decide to sell after 5 years; they can advise the future buyer that they are exempt for paying special assessment fees. The buyer and seller may wish to negotiate on the remaining value of the monies that have been advanced.

Machiel (Mike) Talsma

Treasurer

What do we Know?

1. Sugar Creek Resort is a great place to be.
2. Road, Sewer, Water project is a high priority.
3. Roads committee has worked hard over the last 2 to 3 years. The project engineering drawings have been submitted to the County of Manatee for approval in September 2025. Full approval is expected in April 2026.
4. Cost of the project. \$3 to \$3.5 million. (Engineers High Estimate)
5. We need funding/financing/loan approval.
 - a. Funding Streams:
 - i. Lot owners' infusion of cash +/- \$12,000 (\$10,000 to \$12,000)
 - ii. Promissory Notes.
 - iii. Lot owners' increased lot assessments.
 - iv. Some lot owners may have difficulty with either option.
 - b. Loans/Grants
 - i. Manatee County
 - ii. USDA Rural Development
 - iii. Florida Department of Environmental Protection.
 - c. Possible loan attached to Property Taxes
 - d. Bank Loan based on future lot assessments. Currently working with 2 banks (Sun Coast and TD Bank USA)
6. Board can increase lot assessments 15%. Majority vote not required
7. Special Lot assessments require a majority vote.
8. It will probably take upwards of 3 months or more to have funding/financing approved.
9. It will probably take upwards of 3 or more months to get competitive quotes from reliable contractors able to do the necessary work.
10. Based on items 8 and 9 suggests the project will not get started until 2027
11. Based on the above information suggests a majority vote of the owners will be required.
- 12. The project still needs to proceed if a majority vote is not achieved.**

Example of how project could proceed just by raising lot fees 15%. No majority vote needed.

Reserves total planned for 2026 is noted at \$127,200. Of this amount \$80,00 is for sewer street and water. Current reserve for these three (3) is \$171,390.52 at the end of February.

Accrued reserve for these three categories to the end of 2026 is \$65,000.

In 2027 increase lot assessments 15% \$300; This now adds \$72,900 to the project

In 2028 increase lot assessments 15% \$345; This now adds \$83,835 to the project

In 2029 increase lot assessments 15% \$396.75; This now adds \$96,410.25 to the project.

In 2030 increase lot assessments 15% 456.26; This now adds \$\$110,871.18 to the project.

Adding all of the above shows a reserve balance of \$600,407.05 for sewers, street and water at the end of 2030. This assumes that all the increases are allocated to these three (3) funds.

Adding that to our other reserves brings the total reserve at the end of 2030 to \$1,863,534.43

Assume 50 lot owners pay \$10,000 = total funds of \$500,000

In 2026 spend \$1.5 million; secure bank loan for \$1 million at 6% (Interest \$25,000 plus \$125,000 principle from the reserves.

In 2027 spend \$1.5 million; secure loan \$1.5 million. Principal and interest payments to come out of the reserves.

Something to think about.

Machiel (Mike) Talsma

Treasurer

Lot Assessments

Plan for Future Lot Assessments

This will be an item of discussion at Tuesdays Board Meeting.

It is a plan that was submitted to a bank lending institution to support our request for a loan based on future lot assessments.

Current Reserves	2025	Budget	Operating	Reserves	Reserves	Operating	Reserves	Total	Quarterly	Increase
	\$250,000.00									
Opening Balance 2025		\$250,000.00								
Budget	2026	\$486,000.00	\$358,800.00	\$127,200.00	\$377,200.00	\$1,476.54	26.17%	\$2,000.00	\$500.00	
Plus 15%	2027	\$558,900.00	\$360,000.00	\$198,900.00	\$576,100.00	\$1,481.48	35.59%	\$2,300.00	\$575.00	15.00%
Plus 15%	2028	\$642,735.00	\$365,000.00	\$277,735.00	\$853,835.00	\$1,702.45	43.21%	\$2,645.00	\$661.25	15.00%
Plus 15%	2029	\$739,145.25	\$370,000.00	\$369,145.25	\$1,222,980.25	\$1,957.82	49.94%	\$3,041.75	\$760.44	15.00%
Plus 15%	2030	\$850,017.04	\$375,000.00	\$475,017.04	\$1,697,997.29	\$2,250.65	55.88%	\$3,498.01	\$874.50	15.00%
Plus 15%	2031	\$977,519.59	\$380,000.00	\$597,519.59	\$2,295,516.88	\$2,585.44	61.13%	\$4,022.71	\$1,005.68	15.00%
Plus 15%	2032	\$486,000.00	\$385,000.00	\$101,000.00	\$2,396,516.88	\$2,973.26	20.78%	\$2,000.00	\$500.00	-50.28%
Plus 15%	2033	\$486,000.00	\$390,000.00	\$96,000.00	\$2,492,516.88	\$3,419.25	19.75%	\$2,000.00	\$500.00	0.00%
Plus 15%	2034	\$486,000.00	\$395,000.00	\$91,000.00	\$2,583,516.88	\$3,931.25	18.72%	\$2,000.00	\$500.00	0.00%
Plus 15%	2035	\$486,000.00	\$400,000.00	\$86,000.00	\$2,669,516.88	\$4,517.95	17.70%	\$2,000.00	\$500.00	0.00%

Sewer, Streets

Street Project	Water	Other	Total Reserves
Sewer, Streets Water	\$171,390.52	\$84,900.58	\$256,291.10
Funding Balance of Year	\$65,000.10	\$41,000.90	\$362,292.10
Lot	\$236,390.62	\$125,901.48	\$362,292.10
Owner Annual			
Increase	243 Owners		
Plus 15%	2027	\$300.00	\$72,900.00
Plus 15%	2028	\$345.00	\$83,835.00
Plus 15%	2029	\$396.75	\$96,410.25
Plus 15%	2030	\$456.26	\$110,871.18
		\$600,407.05	\$1,863,534.83

Note: Increase in Fees all allocated to Sewer, Streets and Water

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SUGAR CREEK RESORT ASSOCIATION, INC.

VOLUNTARY INFRASTRUCTURE PREPAYMENT RECEIPT & ACKNOWLEDGMENT

Date: _____

Member Name(s): _____

Property / Lot #: _____

Amount Received: \$ _____

Payment Method: _____

(Check #, ACH, Wire, etc.)

Purpose of Payment

This document acknowledges receipt of voluntary funds contributed by the above-named member(s) toward the **Sugar Creek Resort Infrastructure Improvement Project**, which includes:

- Roads
- Water System
- Sewer System
- Storm Drainage
- Fire Hydrant Upgrades

This contribution is **voluntary** and is not a mandatory assessment.

Use of Funds

The funds received will be:

1. Held in a **separate, dedicated bank account and/or reserve fund** exclusively for the Infrastructure Improvement Project.
 2. Used to:
 - Reduce the total amount required to be financed through loans
 - Strengthening the Association's financial position when applying for lending
 - Potentially reduce overall project costs and interest expense
-

Prepayment & Credit

This voluntary contribution:

- May be applied as a **prepayment toward future assessments** related to the Infrastructure Improvement Project.
 - May reduce or eliminate the contributing member's share of future loan-related costs, including interest, subject to final project financing structure and Association determinations.
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Interest Earnings

Funds will be placed in a **safe, interest-bearing account or investment vehicle** as determined by the Association.

- Any interest earned will remain within the designated Infrastructure Project Fund.
 - Allocation or application of interest earnings will be determined by the Association in accordance with governing documents and applicable law.
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Conditions & Acknowledgment

By making this voluntary contribution, the member acknowledges:

- This payment is **not a deposit** and does not create ownership or lien rights beyond those provided under governing documents.
 - The funds are restricted for use solely on the Infrastructure Improvement Project.
 - Final application of funds toward assessments will depend on total project cost, financing terms, and participation levels.
 - Policies governing refunds (if any) will be determined by the Association and applicable rules.
-

Authorized By (Association Representative)

Name: _____

Title: _____

Signature: _____

Date: _____

Member Acknowledgment (Optional but Recommended)

I/We acknowledge the terms outlined above regarding this voluntary infrastructure prepayment.

Member Signature(s): _____

Date: _____

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