## Magdalena Gardens Condominium Association, Inc.

c/o Star Hospitality Management, Inc. 26530 Mallard Way Punta Gorda, FL 33950

November 24, 2021

Dear Member:

Enclosed you will find a copy of the adopted 2022 Operating Budget and Reserve Schedule for Magdalena Gardens Condominium Association, Inc. Please note that effective January 1, 2022, your assessment will be \$450.00 per month.

The membership approved creating the reserve sub-categories. Therefore, the enclosed reserve schedule reflects these categories and their components.

Coupon books will be ordered and mailed to you prior to the end of the year.

For those of you paying by check, be sure to mail your payments and coupons DIRECTLY to Centennial Bank as instructed in the coupon book. Please do not send post dated checks. Post dated checks will be processed by Centennial Bank the same day they are received.

If your payments are currently being deducted from your account, this method will continue and you need take no action. However if you are currently paying by check and would like to take advantage of the Automatic Deduct Program please complete the authorization form contained in the coupon book, attach a voided check, and mail it to the address provided. You may choose the date on which you would like your payment to be debited—any day between the 1<sup>st</sup> and the 10<sup>th</sup> of the month. Please also note that the form needs to be received by Centennial five (5) days before the selected debit date in order to process.

If you have any questions or need any assistance regarding your coupon book, please contact Roxanne Runyan at 941-575-6764.

At their November 15, 2021 meeting, the Board of Directors adopted some changes to the Rules and Regulations regarding leasing and the prohibition of waterbeds. You can find a complete copy on the website. You may also contact me for a copy to be sent to you.

Lastly, the Board is encouraging all owners to sign up for e-mail notification of Association notices and other correspondence. Sending notices via e-mail, whenever possible, will mean a savings to the Association. To that end, please complete and return the enclosed Consent to Receive Electronic Association Notices.

If you have any further questions, please do not hesitate to contact me at 941-575-6764 or s.danko@starhospitalitymanagement.com.

Sincerely,

### Sherry Danko

Sherry Danko For the Board

attachments

Addressed Describing and Reserve Builder   2021   Projected   2022   100000   2022   100000   2022   100000   2022   100000   2022   100000   2022   100000   2022   100000   2022   100000   2022   100000   2022   100000   2022   100000   2022   100000   2022   100000   2022   100000   2022   100000   2022   100000   2022   1000000   2022   1000000   2022   1000000   2022   1000000   2022   1000000   2022   1000000   2022   10000000   2022   10000000   2022   1000000000   2022   10000000000				111	Oppos vannejaand Liceans	1_1	00493	00485	00447	00491	00410	-	00420	00480	00430	00435		00465	00441	00439	00440	00423	00460	00450	3 1	00405		Acct #												10,000	
Majoried	Monthly Maintenance Fee Per Unit:	inal Total Expenses	ess Prior Year Surplus	Reserves  OTAL Expenses	oral Operating Expenses:	Community reserve interest	CDW Settlement Expene	State Corp. Fee	Rureau of Condos	Contingency	Legal	Internet	Cable TV	Water & Sewer	Electric	Property/GL Flood	Insurance	Mulch  Pest Control - Bido	Landscape improvements	Imgation Contract	Lawn Contract	Pool & Spa Clleaning Contract	THE OPPOSITE SERVICES OF THE PARTY OF THE PA	Management Fee Maintenance	Financial Report & Tax Return	Background Checks Administration of the Assoc	Expenses of the Association:	dada, dalamingentenderungun selelebah sebam kampulan, tenungun se tenunggah semenang mempulan pada tap dapa sem	Alleria martin e martina addesse man immerical martin se abbles describes martin material estimatorismo martin		Total Income	Late Fees	Insurace Claim/Settlemetht	Application Fees	Interest from Reserves Other Income	Interest from Operating	Assessments			The state of the s	Adopted Operating and Reserve Budget
Projected   Adopted   Adopted   2022   2021   2022   202	\$400	\$434,209	48600	\$97,367 \$482,809	\$385,442	\$2,000	\$0	\$360 \$61	\$450	\$0,000	\$20,850	\$0	\$50.456	\$61,943	\$7,200	\$52,664	\$2,000	\$3,000	\$10,000	\$0	\$38,000	\$5,220	\$14,000	\$19,500	0\$ 000,e¢	\$5	Lybelloge	Budget	2021		\$434,200	80	30	\$0	\$2,000	\$0	\$432 200	Income	Budget	2021	
Adopted 20022  Monthly per Unit (1)  per Unit (2)  Adopted  Adopted  Adopted  Adopted  Adopted  Adopted  Adopted  Adopted  Strict  Adopted  Adopted  Adopted  Adopted  Adopted  Adopted  Strict  Adopted  Adopted  Adopted  Adopted  Adopted  Adopted  Adopted  Strict  Adopted  Ad	And the same of th	i i	-				-			3	***************************************				-	-	and others process.	***************************************	***************************************		1		-				Cacilady	2021	Projected		Trans. A.							Income	2021	Droipried	
Adopted 20022	\$450	\$488,347	THE PROPERTY IS ASSESSED IN COLUMN	\$61,560 \$488,347	\$426,787	\$2,000	\$0	\$360	\$450	0\$ 000,c¢	\$21,464	\$2,049	\$12,500	\$66,310	\$68,296 \$9.261	\$90,100	\$1,860	\$3,000	\$2,000	\$1,800	\$2,500	\$5,472	\$15,000	\$20,085	\$4,000	\$0	Expenses	2022	Adopted		\$488,347	\$0	\$0	\$6	\$2,000	\$000,347	\$48E 747	Income	2022	Adopted	Adam
	100000	\$452	3	\$57 \$452	\$395	\$2	\$0	\$0	\$0	\$ 50	\$20	\$2	\$12	\$61	\$0	\$147	\$2	\$3	\$6	\$2	\$2	\$5	\$14	\$19	2 2	\$0	per unit	Monthly	2022									per Unit	Monthly	Adopted	7.1
	(0.00 PP) PP (0.00 PP)	Motion total				· · · · · · · · · · · · · · · · · · ·	***************************************		***************************************	-				-					1	-	1		THE RESIDENCE OF THE PARTY OF T					400 total promoter : 4000 total		3.00					1				of the same		
	AL, 10. (100)		99 take 41 came (con-	***************************************	200 CONTRACTOR OF THE CONTRACT				Maria de la compania del la compania de la compania del la compania de la compania del la compania de la compan	tarre services ( )	and or the state of the state o	- Constitution of the constitution of					7					AMMINISTRUM IN THE SECOND AS A			***		***************************************	-		***************************************										-	
	The second secon	4		American property or starting property of the	were annual and definition of the property of	To Sheet when we would		1997 / 100000000 / 100000000 / 100000000 / 100000000	77.00		***************************************	1984 4 114 A4444.			A water	-	40040000. In 1888							* *************************************		Total Colonian annual															
			Manager and manager and	N. HARRIE I AN ALLEN			-			-					• •		1	***************************************	-				de constitue de co				*		-		- 10						-			-	

# Reserve Schedule

	The Real Property lies	THE RESERVE TO SERVE THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON								
	pool & spa refurbishing \$32,036 in Sep 2021	furbishing \$32	pool & spa re					Wind 2% CY	Wind	THE REAL PROPERTY AND ADDRESS OF THE PARTY AND
	8 in Jul 2021	seal coat pavement \$10,868 in Jul 2021	seal coat pav				ocurance	Property \$5,000 per occurance	Property	
				expenditures	2021 Reserve Expenditures	<b>N</b> 3	ouilding	Flood \$1,250 per building	Flood	Insurance Deductibles
	04	The State of the last	N. A. S.	The second second	TO THE REAL PROPERTY.			188 - 884 B	THE WORLD	STATE OF THE PERSON NAMED IN COLUMN NAMED IN C
2.520.594	- 1	373,996	2,459,034	2,024,245	434,789		126.63		2,751,647	TOTAL CONTRIBUTION
268,652	7,683	87,013	260,969	245,318	15,651		15.80		347,982	Grounds Total
						13	2.15	15	34,782	Drainage Maintenance
						6	3.87	10	41,820	Electrical Allowance
						10	0.73	20	15,708	Lighting Poles
						17	2.39	30	77,520	Concrete Sidewalks
						15	6.33	25	170,972	Perimeter Fence W/Monuments
		ļ				6	0.33	20	7,180	Three Foot Chainlink Fence
108.599	3.525	17,534	105,073	76,608	28,465		7.25		122,607	Pool and Spa Total
						15	0.93	15	15,000	Funishings Allowance
						00	1.51	20	32,538	Pool Fence
						6	1.14	20	24,709	Pool Deck Pavers
						4	1.70	10	e 18,360	Pool & Spa Equipment Allowance
						15	1.98	15	32,000	Resurface Pool and Spa
113.687	4,561	25,648	109,126	14,160	94,966		9.38		134,774	Driveway I otal
						6	2.10	10	22,644	Gate Openers
						6	0.63	15	10,200	Side Gate
						6	0.38	15	6,120	Main Gate
						9	3.18	25	85,760	Pavement Replace
						3	3.10	w	10,050	Pavement Sealcoat
692.860	17,837		675,023	556,282	118,741		36.69		593,640	Building Total
						7	3.83	20	82,620	Garage Doors
						თ	10.20	20	220,320	Lania Enclosures
						9	8.50	20	183,600	Entry Doors
1,000,10						2	14.17	7	107,100	Exterior Paint
1 336 797	27 955	243.801	1.308.843	1,131,876	176,967		57.51		1,552,644	Roof Total
						14	4.49	25	121,176	Gutters and Downspouts
						11	5.24	25	141,372	Soffit and Facia
	- 1					11	47.78	25	1,290,096	Roof Tile
12/31/2022	Contribution	Required	1/1/2022	Contribution	12/31/2021		unit	(Yrs.)	Cost	Reserve Account
Fund	3033	Remaining	Estimated	CDW	Fund Balance	70	month per	Useful Life	Replacement	
I						Est. Life	Cost per	Espected	Estimated	

## Magdalena Gardens Condominium Association, Inc.

% Star Hospitality Management, Inc. email: s.danko@starhospitalitymanagement.com 26530 Mallard Way, Punta Gorda, FL 33950 Phone: (941) 575-6764 Fax: (941) 575-7968

# CONSENT TO RECEIVE ELECTRONIC ASSOCIATION NOTICES

Unit N	umber			
Owner	Name		Owner Name	
Owner	Email		Owner Email	
	Check this box if you consent By checking this box, the und correspondence by electronic assessments and statements of Florida Statute will continue t The undersigned acknowledge become part of the association	ersigned agrees to re transmission when for account. Communi o be hand-delivered es that by checking the	ceive all official association association and possible. This cations that are required to be sent by mail.	includes invoices for be provided in hard copy by l address(es) provided shall
Owner's	s Signature	Date	Owner's Signature	Date