

BILTMORE II CONDOMINIUM MONTHLY NEWSLETTER



Volume 16 Issue 2

November 2023

BILTMORE II CONDO

600 Biltmore Way
Coral Gables, Florida 33134

Board of Directors 2023

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- Vice Pres.**Jose Donis
- Treasurer**Jose M. Fuster
- Secretary**..... Aleida Martinez Molina
- Director** Rosie Giacosa
- Director**Jose Jaudenes
- Director** Terry McKinley

OUR STAFF

- Manager** Vivian Medina
- Admin. Asst.** Elisa Burnbaum
- Front Desk Supv.** Luis Palma
- Maint. Supv.**.....Eduardo Mustelier S.

HOW TO REACH US

- Manager** .. manager@biltmore2.com
- Office**..... 305-448-4765
- Admin.**..... admin@biltmore2.com
- Concierge/Front Door**.. 305-443-7914
- Concierge**.. Concierge@biltmore2.com
- Maintenance**.....
maintenance@biltmore2.com
- Newsletter Editor** ... Ginny Shwedel
- Association Website**.....
<https://biltmore2condo.mycommunitysite.app>

OFFICE HOURS

Monday-Friday..... 9 a.m. - 5 p.m.



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MANAGER'S CORNER



Dear Residents:

The Holidays are approaching, and I wanted to remind you that if you are planning a Holiday event in the Social Room and or Card Room, now is the time to reserve the date and time. The exclusive reservation forms with fee and deposit information can be found on the Biltmore II Condominium website. We would also appreciate advance notice if you plan on having an event in your unit so that the front desk is aware of your arriving guests.

I'd also like to remind you that we still cannot accommodate visitors parking on our property at this time. Guests will need to use street parking.

HAPPY THANKSGIVING TO ALL
Vivian Medina, Property Manager





NEW RESIDENTS

LUIS POSADA
HELENE SOUKUP
MO ZHUO
(and sons Aero and Argo)

TREASURER’S REPORT FOR SEPTEMBER 2023

Prepared: 10/31/23

BALANCE SHEET:

The funds at our Truist Operating Accounts including Petty Cash and Truist Payroll accounts amount to \$1.14 M. Truist Reserve Fund Accounts (Regular – from the Reserve Study)

\$1.65 M – continue to be on the high side. Special Assessment – ending 2/2024 – per Balance Sheet \$749K and Special Assessment – ending 12/31/2024 – 50 Years Recertification - \$ 1.84 M. Total Cash Position at 9/30/2023 - \$ 5.379 M – Balance Sheet.

COLLECTIONS:

As of September 30, 2023 – Maintenance Fees (including Late Fees \$ 850,000 and NSF \$ 25,000) amount to \$10,614, which is up by \$ 5,398 from the prior month. A/R: Special Assessment 2021 – ending 2/2024 \$2,684. A/R: Special Assessment 2023 – ending 12/2024 \$30,865. Total A/R \$44,163.

One account is in collections and another one in legal process. Two accounts were paid in full (\$ 9,016) during the first two weeks of October 2023. Twenty-three collection notices were forwarded to owners with past due accounts. In addition, phone calls are being made to collect past due accounts. it is expected that all owners will honor their dues on time avoiding unnecessary collection reminders and legal actions.

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INCOME STATEMENT:

Month of September Operating Expenses exceeded in Maintenance Fees and Income in \$ 1,940. (Deficit). The most significant variance is higher than budgeted/ expected insurance expenses (\$12,495). Other Material Variances were incurred in Payroll Office (\$ 2,134) and Payroll Maintenance (\$ 3,171), which is under review by Enumerate Financial Services (Sharma) as requested by our Manager. Accounting and Audit (\$4,507) timing difference; and other positive variances offset the negative variances netting it in the above small deficit for the month. YTD surplus amounts to \$ 87,881. Net of \$35,881 deficit rolled forward from 2022.

2022 AUDIT STATUS:

Finally completed by Padron, Montoro & Hartney and approved by the Board of Directors at the Board Meeting held last October 19,2023. No significant adjustments resulted from the 2022 audit with a “Clean Opinion” – meaning that the audited financial statements are in compliance with “General Accepted Accounting Principles” (GAAP).

2024 BUDGET WORKSHOP:

First workshop was held on October 19,2023 a Second workshop meeting is schedule to be conducted on November 6, 2023 at 7:00pm.

WE URGE YOUR PARTICIPATION AT THE MEETING TO BECOME INFORMED AND UNDERSTAND THE MATERIALITY OF THE INSURANCE INCREASES FOR 2024: PROPERTY INSURANCE (BUILDING) 35% AND 40% FOR ALL THE REMAINING POLICIES (LIABILITIES -SIGNIFICANT ONE).

Accounting Services to replace current Accounting Firm SHARMA, is ongoing. It is expected that by the end of November a final decision will be made by the Board of Directors.



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TURKEY TALK

Just in time for Thanksgiving, enjoy these fun turkey jokes and riddles.

Q: What do you get when you cross a turkey with a centipede? A: Drumsticks for everyone!!!

Q: Why did the turkey cross the road? A: It was the chicken's day off.

Q: Why did the turkey cross the road? A: Because Thanksgiving was right around the corner.

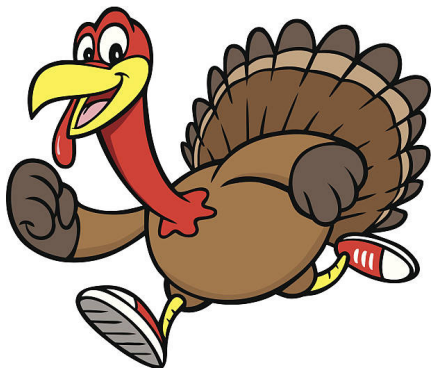
Q: Where does a turkey go before Thanksgiving? A: To the dressing room.

Q: How can you send a turkey through the post office? A: Bird class mail.

Q: What happened when the turkey got into a fight? A: He got the stuffing knocked out of him.

Q: Why was the turkey the drummer in the band? A: Because he had the drumsticks.

Q: What do you call a dumb gobbler? A: A jerky turkey.







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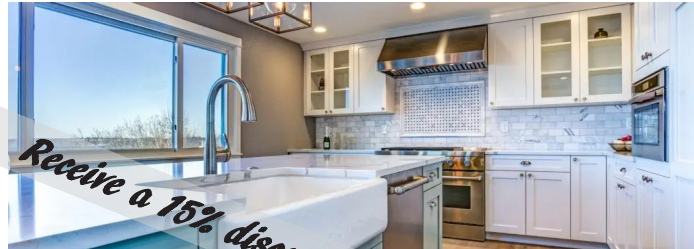
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