

BILTMORE II CONDO
600 Biltmore Way
Coral Gables, Florida 33134

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MANAGER'S CORNER

A New Season, Continued Progress

As we welcome September, there is plenty happening at Biltmore II. Our focus continues to be on building improvements, stronger communication, and the long-term care of our community.



AROUND THE BUILDING

Elevator Screens Are Live!

Our elevator information screens are now operational, displaying the date, time, weather and community announcements. As the system develops, the screens will become an additional source for project updates, reminders, meetings and emergency information.

Building & Maintenance

Work continues across several areas of the property. Elevator #4 remains under follow-up for its exhaust fan and digital indicator. The exterior fountain waterproofing project is moving forward through the permitting process, and proposals will be obtained for a protected rooftop pathway to the condensing units. Management is also reviewing the garage gate and lighting, storm drains, sump pumps, pool equipment and other building systems.

Landscaping & Common Areas

Following a full property walkthrough with our landscaper, irrigation repairs and replacement plantings are being coordinated along Valencia Avenue and the pool deck. Effective August 26, an organic treatment replaced the prior pesticide treatment in common areas, providing a safer environment for pets. Pool furniture and additional landscaping improvements are also under review.

Shutter Compliance

Great progress has been made, with only 12 units remaining on the outstanding list. Final notices have been issued, and several residents are already coordinating repairs. Thank you to everyone who has helped move this important community-wide effort forward.

Continued on page 2

Manager's Corner *(cont. from page 1)*

PLANNING FOR THE FUTURE

Reserve Study & SIRS

K7 has completed its initial property walkthrough for the Association's Reserve Study and Structural Integrity Reserve Study (SIRS). A first draft is expected in approximately one month and will assist the Association in planning responsibly for future repairs and replacements.

Condo Control

Implementation is underway. Management is working with the Condo Control team to organize community information and prepare the platform for resident use. Instructions will be shared as we get closer to launch.

AT&T & DIRECTV

Management continues assisting residents with questions related to the new bulk-service program.



HURRICANE SEASON REMINDER

Hurricane season continues through November 30. Please remain prepared, monitor weather conditions and keep household emergency plans and supplies current. Management will continue reviewing building preparedness throughout the season.

INTERIOR MODERNIZATION PROJECT – CONTRACTOR SELECTION UPDATE

We are pleased to share that the **Interior Modernization Project continues to move forward.** We have now received **four contractor bids** and are in the process of carefully reviewing and leveling the proposals to ensure that each is being evaluated on the same scope of work, specifications, and requirements. Once this review is complete, the Architectural Design Task Force will be in a position to make a recommendation to the Board. We appreciate everyone's patience throughout this process. Given the **financial magnitude of the project and its importance to the future of our building**, it is essential that we take the time necessary to thoroughly evaluate each proposal and select the contractor best qualified to successfully complete the project. Thank you for your continued patience and support as we move toward this important next step.

From Management

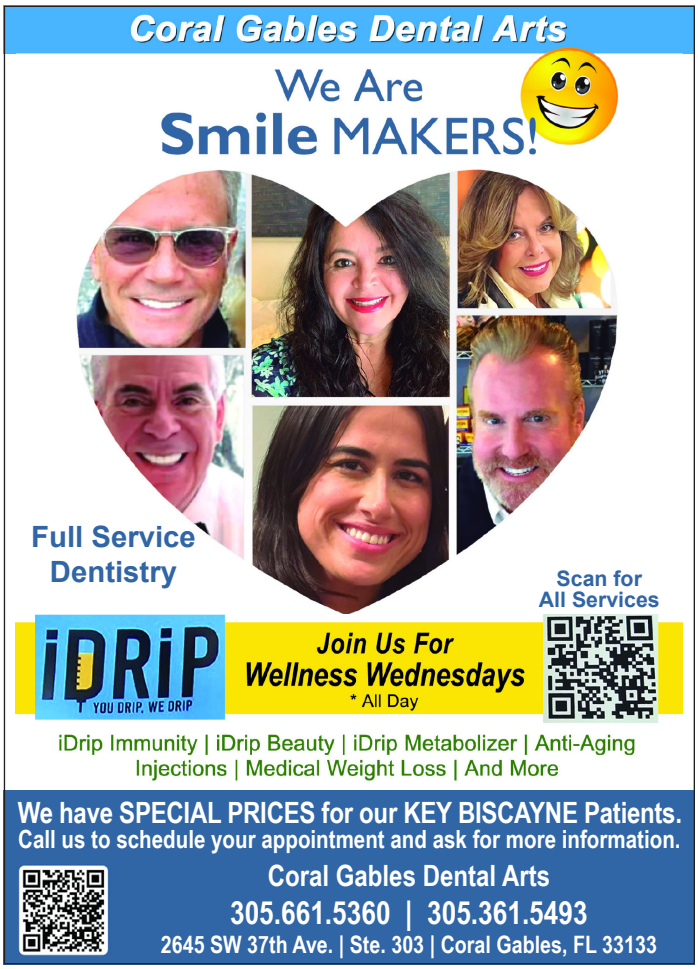
Thank you for the warm welcome as I settle into my role at Biltmore II. During my first weeks, I have been meeting residents, working with our team and vendors, and becoming familiar with the building and its priorities.

My goal is simple: **responsive service, clear communication and consistent follow-through.** We look forward to continuing the progress together.

Best Regards,

Wilkin Heredia, LCAM
General Manager

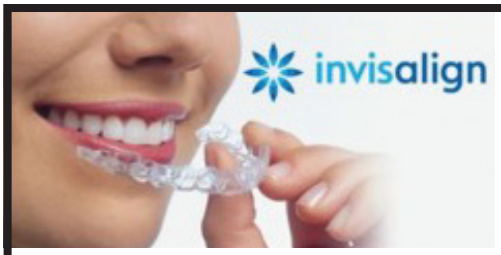




10 FRIENDLY RULES & REGULATIONS REMINDERS



1. **Keep Noise Down** – Please be mindful of neighbors, particularly between 10 PM and 9 AM.
2. **Keep Hallways Clear** – No carts, strollers, mats, decorations or personal belongings in hallways.
3. **Pool Attire** – Please wear appropriate cover-ups and footwear when traveling through interior common areas.
4. **Pets** – Keep pets leashed, under control and always clean up after them.
5. **Balconies** – Balconies are not storage areas; never throw or drop items from balconies.
6. **Register Guests** – Please register guests in advance to assist with building security.
7. **Trash & Recycling** – Use designated areas and please break down cardboard boxes.
8. **No Smoking** – Smoking is prohibited in indoor common areas and the pool area.
9. **Renovations & Contractors** – Association procedures and approved work hours must be followed.
10. **Courtesy Matters** – Please treat neighbors, guests and staff with courtesy and respect.



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Preparedness Includes Your Wallet

Emergency planning usually brings to mind flashlights and bottled water, but disasters are also financial events where a few quiet steps now can speed a recovery later.

Start with cash. According to Ready.gov, when the power fails, ATMs and card readers fail with it, so keep a modest amount in small bills somewhere safe.

Check your insurance before you need it. Federal officials point to a fact that surprises many homeowners: standard homeowner policies typically do not cover flood damage, which requires a separate policy through the National Flood Insurance Program and that coverage usually takes 30 days to take effect.



Biltmore II Condominium Association, Inc.
TREASURER'S REPORT

July 31, 2026

	Current Month	Last Month	Change
Financial Report			
Cash in banks and Investments			
Operating	$ 711,042	$ 997,797	$ (286,756)
Special assessment - 2023	$ 326,972	$ 492,148	$ (165,177)
Reserves	$ 4,785,010	$ 4,426,395	$ 358,614
Assessments receivable			
Maintenance Receivable	$ 11,224	$ 11,906	$ (682)
S/A Assessments receivable 23	$ 857	$ 857	$ -
Equity			
Operating Fund Balance	$ 393,370	$ 388,838	$ 4,532
Replacement Fund Balance	$ 4,910,577	$ 4,834,618	$ 75,960

	Year to Date		
	Actual	Budget	Over / (Under)
Budget Report - Operating			
Total revenues	$ 1,811,855	$ 1,846,369	$ (34,514)
Expenses			
Human Resources	554,008	628,293	(74,285)
Professional Fees	43,402	68,950	(25,548)
Administrative	40,662	33,154	7,508
Insurance	520,813	530,227	(9,414)
Utilities	195,112	193,667	1,445
Repairs & Maintenance	90,633	114,390	(23,757)
Service Contracts	256,478	277,688	$ (21,210)
	1,701,108	1,846,369	(145,261)
Operating surplus (deficit)	$ 110,747	$ (0)	$ 110,747





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Financial & Project Highlights | July 31, 2026

Dear Neighbors,

We hope everyone is enjoying the final weeks of summer! We are pleased to share another positive update on Biltmore II's financial position and the continued progress of our 50-Year Recertification and Facade Restoration Project. Through careful budgeting, responsible expense management, and prudent investment of Association funds, Biltmore II continues to remain financially strong as we move through the second half of 2026.

Strong Financial Results
As of July 31, the Association held approximately **$5.82 million in cash and investments**, providing a strong foundation for our operating needs, reserves, and completion of the restoration project.

Fund	Cash & Investments
Operating Fund	$711,042
Reserve Fund	$4,785,010
Special Assessment 2023 Fund	$326,972
Total Cash & Investments	**$5,823,024**

Our operating results also remain very encouraging. Through July, we are reflecting a **year-to-date operating surplus of $110,747**. The Reserve Fund also reflects the Board-approved transfer of **$408,223** from the 2024 and 2025 operating surpluses, strengthening reserves and helping fund the remaining Facade Restoration costs.

Putting Our Cash to Work
Through July 31, approximately **$98,416 in interest income** has been recognized across our funds:

Fund	Interest Earned YTD
Operating Fund	$10,285
Reserve Fund	$71,844
Special Assessment 2023 Fund	$16,287
Total Interest Income	**$98,416**

Facade Restoration & 50-Year Recertification
Our Facade Restoration Project continues to move toward completion. The July financial report currently reflects the project as approximately **$1.217 million underfunded** before considering the financial actions and anticipated savings previously discussed with the community.

Estimated Funding Position	Amount
Current estimated underfunded project	$1,216,927
Less: Lead-related work not expected to materialize	($140,000)
Less: 2024 & 2025 Operating Surpluses transferred to Reserves	($408,223)
Estimated Remaining Funding Need	**Approximately $669,000**

Importantly, this estimate does not yet reflect the final project reconciliation. As the project closes out, remaining contract balances, allowances, quantities, contingencies, and potential credits will be reviewed. We remain optimistic that this process may further reduce the final funding requirement. Any remaining amount will be incorporated into the Association's long-term reserve funding plan and managed responsibly while preserving Biltmore II's strong financial position. **Based on the information currently available, the Board does not anticipate the need for an additional special assessment.**

Looking Ahead
We are encouraged by our progress. With $5.82 million in cash and investments, a $110,747 operating surplus, nearly $100,000 of interest income earned through July, and the Facade Restoration Project moving toward completion, Biltmore II continues to move forward from a position of financial strength.

Thank you for your continued patience, support, and confidence as we work together to protect the safety, beauty, and long-term value of our community.

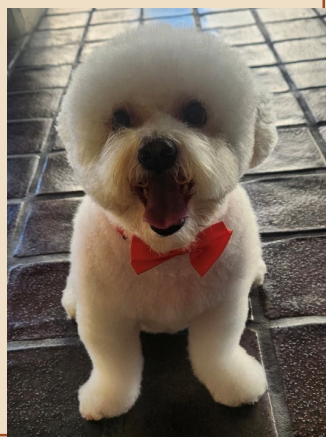


REMEMBERING
Becquer Diaz Lauzurique:
LOVED BY ALL AT BILTMORE II
April 2013- September 2026

By Rachel Lauzurique and Irma Diaz

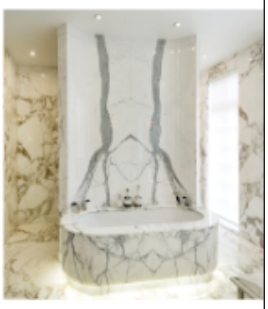
At the start,
you ran the halls of Biltmore II
when unnoticed you escaped.
We ran behind you
trying to catch you
while you gave kisses
to anyone who came by you.
You always slowed down
to give us a chance
to scoop you up
and give you a hundred hugs.
With time
you stopped escaping
and walked slower
as we did too
but always waited for our kisses.
You never turned away
from a child
or an older resident.
Patiently waited
for that pat on the head
or the scratch on the chin.
You were old
but still had time.
We made sure
that we gave you all the chances
for one more day.
You were taken
when someone did not pay attention
when exiting the building.
That person did not even stop
seeing an angel dying in my arms.
You were special.
We will always love you.











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To support Miami-Dade County's ongoing delivery of safe, reliable drinking water, the Miami-Dade Water and Sewer Department (WASD) has scheduled its annual chlorine conversion from Sept. 29th – October 11th, 2026.

The chlorine conversion is an annual event that is scheduled in partnership with the Florida Department of Health in Miami-Dade County and the Miami-Dade Department of Regulatory and Economic Resources (RER), when WASD temporarily changes the method used to disinfect the drinking water supply at its water treatment plants.

Specifically, free chlorine, instead of the standard combined chlorine (chloramine), will be used during the treatment process. Free chlorine is considered an effective method of cleansing water distribution systems.

At times during this two-week period, some customers may notice a chlorine taste or smell. This temporary condition will not cause any adverse health effects. However, dialysis patients may want to contact their doctor, and the owners of tropical fish, managers of restaurants and stores with fish holding tanks are encouraged to seek advice from aquarium maintenance professionals.

You may notice department employees flushing water lines throughout the County during this period to ensure that the entire distribution system is included. As a result, there may be intermittent, brief periods of lower-than-normal water pressure or instances of cloudy water. If you notice cloudy water, let the water run for three to five minutes until the water runs clear. This temporary, cosmetic issue does not impact water quality and is necessary to support WASD's daily commitment to deliver safe, reliable drinking water year-round.

Should you have questions about water quality, you can call the Department's Laboratory Division. Customers who live north of Southwest Eighth Street should call 786-552-4738. Those living south of SW 8th Street should call 786-552-4181.

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