

INSIGHT



CAMELOT LAKES VILLAGE HOA

December 2024

Website: camelotlakesvillagehoa.com

Email: camelotlakesvillagehoa@gmail.com

Contact information for the Board of Directors can be found on the webpage.

The Board Meeting in December has been Cancelled.

The "suggestion box" will be available at each meeting

THE BOARD MEETINGS GOING FORTH WILL BE HELD ON THE 1ST MONDAY OF THE MONTH—PLEASE UPDATE YOUR CALENDAR

There will be no BOD or HOA informational meetings this month



Looking forward to positive suggestions!

Message from Pam Bentz, VP and Communication Chairperson:

To all the residents,

I hope you had a nice Thanksgiving with family and/or friends. Patti Bond as usual put on a spread and this year it was a pot luck with all those attending bringing something to share. Just like out of our history books.

Coming up for December will be the Christmas Gala and New Year's Eve party. The winner of the HOA Basket raffle will be drawn at the New Year's Eve Party.

Other happenings this month is the start of the membership drive. \$20.00 for the annual dues. BOD and other HOA members will be going door to door to obtain membership and a membership table will be present at the BOD and HOA informational meetings.

As you have heard many times this is a Negotiation Year. The negotiation team will sit down with representatives from Cove to try and negotiate most importantly a (3) year contract. Other Cove properties have only been able to negotiate (1) year. If you have attended any of the meetings you have heard me stress the importance of numbers. What that means is we need many HOA members to join this year. If Cove sees that we are a strong HOA we should have more bargaining power. The HOA would love to exceed the top number of HOA members of 325 and reach 400 members. I know many of us were struck by the storm and are dealing with missing roofs, carports etc. It's a financial burden that's for sure. Please reach into your pockets and pull out \$20.00 when the volunteer comes to your door. The membership drive will begin this month and end the first of March. If you only join the HOA one time this would be the time to join. Usually by spring April or May the negotiating team gets together and starts planning for negotiations. Our (3) year contract is up December 31, 2025. Any questions see any BOD or come to the membership table or ask your volunteer when they are at your door.

Quote by Mark Shields: "There is always strength in numbers. The more individuals or organizations that you can rally to your cause, the better"

CAMELOT LAKES TAX SUMMARY

2024 Tax Pass On

Ad Valorem & Non-Ad Valorem	2024 FINAL TAX BILL (net of 4% discount)
Ad Valorem	\$ 889,226.12
Base Year	\$ -
Net Ad Valorem	\$ 889,226.12
Per Lot Per Year @ 534 Lots	\$ 1,665.22
Per Lot Per Month @ 534 Lots	\$ 138.77 (a)
Non-Ad Valorem	\$ 111,899.16
Base Year	\$ -
Net Non-Ad Valorem	\$ 111,899.16
Per Lot Per Year @ 534 Lots	\$ 209.55
Per Lot Per Month @ 534 Lots	\$ 17.46 (b)
Total Ad Valorem & Non-Ad Valorem	\$ 1,001,125.29
Base Year	\$ -
Net Total	\$ 1,001,125.29
Per Lot Per Year @ 534 Lots	\$ 1,874.77
Per Lot Per Month @ 534 Lots	\$ 156.23
<i>Ad Valorem - 2024 FINAL bill (above)</i>	\$ 1,665.22
<i>Ad Valorem - prior period</i>	\$ 1,673.52
Balance Due - Ad Valorem	\$ (8.30)
<i>Non-Ad Valorem - 2024 FINAL bill (above)</i>	\$ 209.55
<i>Non-Ad Valorem - prior period</i>	\$ 188.13
Balance Due - Non-Ad Valorem	\$ 21.42

Total 2024 Increase Per Lot @ 534 Lots	\$ 13.12 (c)
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(c) The 2024 increase is net of the 4% discount. This increase will be payable with your December 2023 lot rent and split into two charges:

\$<8.30> Ad Valorem decrease (credit on your Manage America ledger)
\$21.42 Non Ad Valorem increase (charge on your Manage America ledger)
\$13.12 Net decrease applied to December 2024 Manage America ledger

Charges will be prorated for mid-year move-ins. Please do NOT make any payment until the charge for the increase has been added to your December ledger.



Information for Camelot Lakes Village:

Definition of Non ad Valorem and Ad Valorem taxes. (listed on 90 day notice annually)

****Non-Ad Valorem Taxes:**

● These are primarily assessments for paving services, storm water, and solid waste collection and disposal. The collection of taxes, as well as the assessment, is in accordance with the rules and regulation of the Florida Department of Revenue and Florida Statutes.

****Ad-Valorem Taxes:**

● These taxes are based on a calendar year - January 1 to December 30 and paid in arrears.

Comparison is Non - Ad Valorem Assessment is a charge or a fee, not a tax, to cover costs associated with providing specific services or benefits to a property.

Property taxes - also called Ad Valorem taxes are locally assessed taxes, The county rates and collect property taxes based on those values.

Ad Valorem taxes are calculated as a percentage of the assessed value of the property being taxed. The assessed value of the property typically means the annual determination of FAIR MARKET VALUE, or the price that a potential buyer would pay and a potential seller would accept for a property

REMINDER: The \$13.12 that each property owner owes is a ONE TIME tax.

SARASOTA 311 <https://sarasotacountyfl.qscend.com/311/> (visit this site and note they may be able to pick up “solid waste” from your property. Waste Management has completed their “one time” pick up for the hurricane debris.

Sarasota County 311 non-emergency service requests may be submitted through our website or our mobile app at any time. Customer Service Representatives are available by dialing 311 (or 941-861-5000 if you're located outside Sarasota County) between 8 a.m. and 5 p.m. Monday - Friday with the exception of holidays. Service Requests will be processed during regular business hours.

