

Financial Transparency

Winter Haven Harbour Condominium

Winter Haven Harbour is committed to transparency and responsible financial stewardship while ensuring that financial information is shared **accurately, at the appropriate stage of the purchase process**, and in compliance with **Florida condominium law**.

This page is intended to help prospective buyers understand **how the Association manages its finances** and **when detailed financial documents are provided**.

How the Association Manages Its Finances

Winter Haven Harbour is a **self-managed condominium association** that:

- Adopts an **annual operating budget**
- Establishes **monthly assessments** based on unit type
- Maintains **reserve funding** for major common-area components
- Reviews financial matters through its elected Board of Directors

The Association's goal is to maintain the property responsibly while keeping assessments as predictable as possible over time.

Monthly Assessments

Monthly assessments are set annually based on the approved budget and vary by unit type.

Current assessment amounts are published elsewhere on this website for prospective buyers' convenience.

All assessments are subject to annual review and adjustment by the Board in accordance with the governing documents and Florida law.

Special Assessments

At times, special assessments may be necessary when expenditures exceed available operating or reserve funds (for example, due to unexpected repairs or storm damage).

- Any **approved special assessment** is disclosed to purchasers as required by law.

- At this time, purchasers should rely on **official disclosure documents**, not general website summaries, for confirmation of assessment status.

Reserve Funding

The Association maintains reserve funding for major common-area components as required by its governing documents and applicable law.

- A **reserve study** has been prepared to assist with long-term planning.
- Reserve studies are **planning tools**, not guarantees of future costs or assessments.

When Detailed Financial Documents Are Provided

Under **Florida Statute §718**, prospective purchasers are entitled to receive specific financial and governance documents **before closing** on a unit.

These documents typically include, but are not limited to:

- The current year's budget
- Financial information required by statute
- Governing documents and amendments
- Other disclosures mandated by Florida law

These materials are provided **at the appropriate transactional stage**, ensuring they are current, complete, and properly understood.

Why Full Financial Statements Are Not Posted Publicly

Detailed financial documents—such as full budgets, reserve studies, and historical financial statements—are not posted on the public website because:

- They are **technical documents** that require proper context
- They are subject to **annual updates and revisions**
- Florida law provides a **structured disclosure process** to ensure accuracy and fairness

This approach protects both purchasers and the Association by reducing misinterpretation and ensuring compliance with statutory disclosure requirements.

Commitment to Fair Housing and Equal Treatment

Winter Haven Harbour complies with all applicable **federal, state, and local Fair Housing laws**.

All purchasers are provided required financial disclosures **uniformly and consistently**, in accordance with Florida Statute §718 and the Association's governing documents.

Questions About Financial Information?

Prospective buyers with questions about Association finances are encouraged to:

- Review the public assessment information on this site
- Consult with their realtor, attorney, or lender
- Request statutory disclosure documents during the purchase process

Important Notice

Information provided on this website is **summary in nature** and is not a substitute for the official documents furnished to purchasers as required by Florida law.

Prospective buyers should rely on the **statutory disclosure documents** provided prior to closing when making a purchase decision.