

Central Park Homeowners' Association, Inc.

c/o Lang Management Company
790 Park of Commerce Blvd. Ste. 200, Boca Raton, FL 33487
Phone: 561-750-8800 * Fax: 561-750-4528

December 2025

Dear Homeowners:

Enclosed please find the 2026 budget approved by your Board of Directors, maintenance assessment coupon(s) and return envelopes for your convenience. Your Central Park monthly maintenance assessment will be **\$300 per home per month**.

Payment Options:

1. If you are ALREADY participating in ACH Auto Debit there will be **NO** coupons in your package. ACH Auto Debit is the most convenient way to pay as the assessment is automatically updated.
2. Vantaca Pay payment options are available to you on your homeowner portal.
3. **For those owners who use Bill Pay, please verify the mailing address to make sure it matches the lockbox address on the coupons and update the new 2026 assessment amount. The lockbox is a bank-operated mailing address. Please note, paying via Bill Pay is the slowest method of payment and can average 13-17 days to post to your account. The delay in posting is due to the number of days the sending bank takes to release the funds as well as the USPS delays. The majority of payments sent via Bill Pay are mailed via the USPS to the lockbox and not sent electronically.**
4. Payments will not be accepted at any of the Lang Offices.

***A mailing including your one-time Master Assessment coupon for \$489 will be sent separately from this notice. If you are ALREADY participating in ACH Auto Debit you will not receive a coupon for the Master Assessment. ***

Please mark your calendars that the maintenance payments are due by the 1st of the month.

On behalf of the Lang Management staff, we thank you and your Board of Directors for the confidence you are placing in Lang Management by allowing us to work for the welfare of your community.

Sincerely,

Lisa Masek, LCAM

On Behalf of the Board of Directors
Central Park Homeowners Association, Inc.

CENTRAL PARK HOMEOWNERS' ASSOCIATION			
2026 APPROVED BUDGET			
155 UNITS			
		Adopted 2025 Budget	Adopted 2026 Budget
	REVENUE		
50000	Maintenance Assessment Income	\$ 528,240.00	\$ 557,990.87
50010	Master Association Income	\$ 62,000.00	\$ 75,795.00
	TOTAL REVENUE	\$ 590,240.00	\$ 633,785.87
	EXPENSES: UTILITIES		
60000	Electric	\$ 31,804.00	\$ 48,150.00
60020	Internet for Cameras/Clubhouse	\$ -	\$ 1,932.60
60045	Gas Natural	\$ 700.00	\$ 650.00
60130	Water & Sewer	\$ 2,900.00	\$ 1,700.00
	TOTAL UTILITIES	\$ 35,404.00	\$ 52,432.60
	ADMINISTRATIVE		
66000	Copies/Postage/Mailing Expenses	\$ 5,977.90	\$ 5,000.00
66120	Accounting Fees	\$ 5,500.00	\$ 6,500.00
66130	Legal Fees	\$ 4,801.00	\$ 4,500.00
66160	Management Fees	\$ 31,490.55	\$ 32,435.27
66165	Non-Routine Management Fees	\$ 700.00	\$ 700.00
66205	Fees/Dues/Permits/Licenses/Taxes/Etc.	\$ 619.00	\$ 375.00
66550	Bad Debt Expense	\$ 5,000.00	\$ 900.00
67000	Insurance	\$ 29,300.00	\$ 30,000.00
	TOTAL ADMINISTRATIVE	\$ 83,388.45	\$ 80,410.27
	OPERATING		
61011	A/C Repairs & Maintenance	\$ 2,000.00	\$ 2,000.00
61075	Common Area Mechanical	\$ -	\$ 500.00
61190	Fitness/Exercise Equipment Maintenance	\$ 3,000.00	\$ 3,000.00
61420	Golf Cart Maintenance	\$ 856.55	\$ 500.00
61650	Pressure Cleaning	\$ 7,000.00	\$ 7,000.00
61785	Termite Control	\$ 2,000.00	\$ 2,000.00
62400	General Repairs & Supplies	\$ 18,000.00	\$ 23,000.00
62795	Reserve Study	\$ 1,000.00	\$ -
63000	Grounds Maintenance	\$ 78,486.00	\$ 80,844.00
63100	Landscape Improvements & Replacements	\$ 24,420.00	\$ 30,936.00
63120	Mulch	\$ 20,000.00	\$ 22,000.00
63200	Fertilization	\$ 9,300.00	\$ 46,644.00
63300	Tree Trimming & Maintenance	\$ 20,000.00	\$ 16,000.00
63500	Irrigation Maintenance	\$ 12,000.00	\$ 8,000.00
63620	Pest Control	\$ 22,800.00	\$ -
64000	Security/Access Control	\$ 59,610.00	\$ 5,000.00
	TOTAL OPERATING	\$ 280,472.55	\$ 247,424.00
	REC AREA EXPENSES		
61470	Janitorial Services/Supplies	\$ 15,000.00	\$ 15,000.00
61630	Pool Maintenance/Repairs	\$ 8,000.00	\$ 11,000.00
	TOTAL REC AREA EXPENSES	\$ 23,000.00	\$ 26,000.00
	SUBTOTAL OF EXPENSES	\$ 422,265.00	\$ 406,266.87
	RESERVES		
69280	Reserve-Clubhouse & Gym Improvements	\$ 3,000.00	\$ 5,000.00
69320	Reserve-Irrigation	\$ 2,000.00	\$ 5,000.00
69400	Reserve-Painting	\$ 55,000.00	\$ 65,725.00
69510	Reserve-Pool	\$ 3,000.00	\$ 5,000.00
69640	Reserve-Paving/Sealing	\$ 9,820.00	\$ 11,000.00
69700	Reserve-Roof	\$ 3,000.00	\$ 28,999.00
69920	Reserve-Contingency	\$ 25,155.00	\$ 26,000.00
69990	Reserve-Common Area Mechanical	\$ 5,000.00	\$ 5,000.00
	SUBTOTAL RESERVES	\$ 105,975.00	\$ 151,724.00
	TOTAL EXPENSES EXCLUDING MASTER	\$ 528,240.00	\$ 557,990.87
	MONTHLY ASSESSMENTS EXCLUDING MASTER	\$ 284.00	\$ 300.00
68000	Master Association Fee	\$ 62,000.00	\$ 75,795.00
	TOTAL EXPENSES	\$ 590,240.00	\$ 633,785.87
	ANNUAL MASTER MAINTENANCE ASSESSMENT	\$ 387.00	\$ 489.00

Vantaca Pay Info Sheet for Homeowners

Vantaca Pay offers a simplified payment experience to you as a homeowner.

Benefits of Vantaca Pay

- Flexible and convenient ways to pay
 - Expanded mobile-friendly payment options so you can choose the payment method that works best for you.
- Proactive payment reminders
 - Stay on top of your payments with opt-in text reminders to avoid any late fees or penalties.
- Mobile-responsive payment experience
 - Access your account from anywhere and make a payment on the go with a few clicks.
- **Instant payment posting**
 - More peace of mind knowing your payment has been successfully processed and recorded to your account history.
- Intuitive
 - Simple, straightforward, and streamlined experience.
- Secure
 - Rest assured that your personal information and payment details are safe and protected.

Set Up Your Payments

- Log in to your homeowner portal account - portal.langmgmt.com.
- Select> Make a Payment.

Payment Methods

- **Automatic Draft Payment (ACH) Initiated through the Homeowner Portal - No Fees and Assessment amount automatically adjusts.**
 - Put your payments on autopilot to avoid late fees! Payments will automatically be drafted from a savings or checking account. **Payment will post Immediately. Please note – ACH payments will be pulled only on the 2nd day of the month the assessment is billed.**
- **One-Time E-Check Initiated through the Homeowner Portal**
 - You control the date the payment is made. Make a payment through a savings or checking account - Fee is \$2.99 under \$2K and \$2.99 plus .1% on amounts \$2K and above – **Payment will post Immediately.**
- **Recurring E-Checks Initiated through the Homeowner Portal**
 - You control the date the payment is made. If your association changes their dues, you will be responsible for updating your recurring E-Check payment amount to avoid late fees. Make a payment through a savings or checking account - Fee is \$2.99 under \$2K and \$2.99 plus .1% on amounts \$2K and above. The fee is per E-Check Payment – **Payment will post Immediately.**
- **Credit Card**
 - You control the date the payment is made. Make a one-time or recurring payment with any major credit card. Fee is 3.25% per transaction. If your association changes their dues, you will be responsible for updating your recurring credit card payment amount to avoid late fees. **Payment will post Immediately.**

Payment reminders to help you avoid late fees

Opt into text notifications and get a reminder to make your payments on time. The notification will include a link to your billing page to allow you to make a payment.

To opt in, go to My Profile and set them up in your communication settings.