



A High-Level Orientation Guide

Prepared as an educational resource for Florida community associations and their advisors.

How to Use This Guide

This one-page guide is designed to help boards **orient themselves** when facing funding decisions related to building repairs, inspections, or reserve requirements.

It does not recommend a specific approach. Instead, it outlines the **common paths boards typically evaluate**, depending on their circumstances.

START HERE

What Is Driving the Funding Need?

Boards typically encounter funding discussions due to one or more of the following:

- **Milestone Inspection Findings**
- **Insurance Requirements or Coverage Changes**
- **Deferred Maintenance or Capital Repairs**
- **Reserve Compliance (including HB 913 requirements)**

(Once the driver is identified, boards typically assess internal capacity before exploring external options.)

NEXT CONSIDERATIONS

Are Existing Reserves Sufficient?

- Do current reserves cover the scope and timing of required work?
- Would using reserves leave the association underfunded for future needs?

Can the Work Be Phased?

- Can repairs be sequenced over time without compromising safety or compliance?
- Does phasing align with engineering recommendations and insurance expectations?

Are There Timing Constraints?

- Are there statutory, insurance, or safety-driven deadlines?
- How much flexibility exists in scheduling work and funding?

COMMON FUNDING PATHS BOARDS EVALUATE

Based on the answers above, boards typically consider one or more of the following approaches:

Regular Assessments

- Funded through the annual budget
- Spread over time
- Least disruptive administratively

Special Assessments

- One-time or short-term assessments
- May create owner hardship depending on demographics
- Often used when timelines are compressed

Loans

- Spreads cost over time
- Preserves owner liquidity
- Requires careful alignment with governance and compliance requirements

Hybrid Approaches

- Combination of reserves, assessments, and financing
- Often used to balance timing, affordability, and long-term planning

IMPORTANT GOVERNANCE NOTE

Anything other than regular assessments may require a majority vote of all unit owners.

Boards should always confirm voting, notice, and approval requirements with legal counsel before proceeding.

PLANNING PERSPECTIVE

No single funding path is inherently “right” or “wrong.”

The most effective boards focus on:

- Understanding available options
- Sequencing decisions thoughtfully
- Aligning funding choices with owner demographics
- Coordinating legal, engineering, and financial guidance

Early orientation helps boards ask better questions — and make decisions with greater confidence.