

Indian Rocks Estates Cooperative

12701 126th Ave #241
Largo, FL 33774

Date: 09/01/2025

Dear Residents,

We understand that news of a rent increase may be concerning, and we want to share openly the reasons behind this decision. Beginning January 1, 2026, monthly lot rent will increase by \$50—from \$575 to \$625.

Even with this adjustment, our rates remain among the most affordable in the area—still well below the Pinellas County average of \$800–\$850. This change will help us manage rising costs, strengthen reserves, and support important improvements that benefit everyone, including the construction of our much-anticipated new community center and the possibility of a community pool.

We are also excited to share that residents will soon have access to an enhanced Spectrum internet/cable package:

- TV Select Plus with Sports and Entertainment View
- 2 Xumo streaming boxes with Cloud DVR
- Gig Internet with modem and router included

This \$235/month value will be available to our community for just \$62/month—a significant savings. This new offering is just one of several amenities we plan to bring to Indian Rocks Estates in the future. (Stay tuned for more information regarding spectrum)!

We deeply appreciate your support and understanding as we continue working together to keep our community affordable, strong, and resident-led, while also adding value for all who call Indian Rocks Estates home.

Sincerely,
Board of Directors
Indian Rocks Estates Cooperative

NOTICE OF ADMINISTRATIVE FEE ADJUSTMENT

TO: All Residents of Indian Rocks Mobile Home Cooperative Inc.

FROM: Indian Rocks Board of Directors

DATE: February 25, 2026

RE: 90-Day Notice of Water Billing Administrative Fee Adjustment

Pursuant to the governing documents of **Indian Rocks Mobile Home Cooperative Inc.** and in compliance with the notice requirements set forth in **Florida Statutes Chapter 719** (the "Cooperative Act") and **Chapter 723** (the "Florida Mobile Home Act"), please be advised of the following adjustment to the administrative fee for water meter reading and billing.

- **Current Fee:** \$4.00
- **New Fee:** \$10.00
- **Effective Date:** June 1, 2026

Reason for Adjustment:

This adjustment is necessary due to the rising operational costs associated with water meter reading services and the administrative processing of individual billing. This fee is strictly an **administrative charge** to cover the actual costs of providing these utility-related services and is **not part of your lot rent**.

Billing Details:

The adjusted fee will appear as a separate line item on your monthly water bill starting with the June 2026 billing cycle. This action is authorized by the Association's governing documents and follows the mandatory 90-day notification period required for fee adjustments affecting mobile home park tenancies.

Should you have any questions regarding this notice, please contact the Association office at

12701 126th Ave #241, Largo, FL 33774

Thank you for your continued cooperation.

Indian Rocks Board of Directors

