

NOTICE OF BOARD OF DIRECTORS MEETING

When: Wednesday, February 1, 2017 at
6:30 p.m.

Where: Brock Property Management
12444 W. Atlantic Blvd
Coral Springs, FL 33071
954-753-2675

AGENDA:

Old Business:

Painting
Parking/Towing

New Business:

Painting
Parking/Towing

Open Forum

Limited to three (3) minutes per Member.

**Minutes of Emergency Meeting of the Board of Directors
of Springdale Lake "D"
Wednesday, January 11, 2017**

1. **Call to Order:** 6:32 p.m. at Springdale Lake Pool

2. **Roll Call:**

In attendance for the Board:

Lynn Joyce:	President
Kathleen Piano:	Vice President
Jeannette Figueroa:	Treasurer
Kim Charlton:	Secretary

3. **Dispose of Minutes:**

The minutes of the last meeting were distributed to the Board and a Motion was made to waive the reading of the minutes by the Vice President and seconded by the Vice President.

4. **New Business:**

a. **Painting:** Motion to approve revised paint colors to be presented to the City of Lauderhill, Florida for consideration. Motion to approve made by Vice President and seconded by President as follows:

Benjamin Moore 1003 - Kitten Whiskers (Walls);
Benjamin Moore 1006 - Creekbed (T-111);
Benjamin Moore 1008 – Devonwood Taupe (Fascia, Doors, Trellis, Window Surrounds and Wood Fences).

The Board agreed while in attendance at meeting with the City of Lauderhill, Florida on January 17, 2017, the Secretary was authorized to move one color either way on the color chart as may be necessary to obtain approval.

b. **Broken Concrete:** The Board requested that Brock Property Management provide a quote to remove the broken concrete by the east mailboxes and replace with sod. The quote provided by Brock Property Management was \$585.00 and Jeannette Figueroa made a motion to accept and Kathleen Piano seconded the motion. All members in attendance were in approval.

5. **Open Forum –** No unit members in attendance had comments or questions.

6. **Adjournment –** Motion was made to adjourn by the Secretary and seconded by the Vice President. The meeting was adjourned at 6:54 p.m.

The meeting was not recorded or videotaped.



Kim Charlton, Secretary

Dated: 1/12/17



SYNALOVSKI ROMANIK SAYE
Architecture • Planning • Interior Design

January 26, 2017

Mr. Stephen Tawes, City Planner
City of Lauderhill
5581 West Oakland Park Boulevard
Lauderhill, FL 33313

RE: Springdale Lake "D" Condominium 16-CAC-032
4701-4904 NW 82nd Avenue
Lauderhill Architectural Review

Mr. Tawes.

We reviewed the revised documentation provided to us on 01.12.17 for the repainting of Springdale Lake "D" Condominium and recommend APPROVAL of the revised paint scheme.

SRS performed their review Design Review on the revised documentation provided on 01.12.17 for the repainting of Springdale Lake "D" Condominium in accordance with City of Lauderhill Schedule P. - Design Standards and Guidelines and recommends APPROVAL.

Sincerely,

Merrill Romanik, AIA,
Project Architect



SYNALOVSKI ROMANIK SAYE
Architecture • Planning • Interior Design

1800 Eller Drive, Suite 500 • Fort Lauderdale, FL 33316
T 954.961.6806 • F 954.961.6807 • www.synalovski.com

Proposal



Quality First Air Conditioning Inc.

4350 N.W. 19th Ave, Suite D. Pompano Beach, FL. 33064
 Boca/Delray (561) 272-2727 - Broward (954) 973-4200 - Fax (954) 973-8700

License Numbers:
 CAC1813485
 CAC1813721

PROPOSAL SUBMITTED TO BROCK MANAGEMENT		PHONE (954) 753-2675	DATE 1/30/2017
ADDRESS P.O. BOX 770850		JOB NAME SPRINGDALE LAKE SECTION D	
CITY, STATE AND ZIP CODE CORAL SPRINGS, FL. 33077		JOB ADDRESS 4827 & 4825 N.W. 82ND AVE (LAUDERHILL, FL.)	
CONTACT PERSON CHRIS	DIRECT PHONE (954) 818-0593	FAX NUMBER (954) 340-8541	WORK PHONE

We hereby submit specifications and estimates for:

- Material:** (1) NEW 36"x36"x 4" CONCRETE SLAB. (4825)
 (1) NEW 36"x48"x 4" CONCRETE SLAB. (4827)
 (1) NEW LIQUID LINE DRIER. (4827)
 (2) HURRICANE STRAP KITS. (BOTH UNITS, PER CODE)
 **Units will be evaluated prior to disconnection if freon levels are correct. (Freon is not included in figure below)

Installation: WE WILL DISCONNECT BOTH EXISTING CONDENSING UNITS SO TREE STUMP'S CAN BE GROUND DOWN. ONCE STUMPS ARE GROUND DOWN, WE WILL INSTALL AND LEVEL NEW CONCRETE SLABS PER CODE AND PLACE EXISTING UNITS ON NEW SLABS. WE WILL RECONNECT TO THE EXISTING COPPER AND ELECTRIC.

* Note: **Due to the age and condition of the existing equipment, Quality first a/c inc, recommends Unit owners should think about replacement of system's.

Copper lines: EXISTING WITH NEW CONNECTIONS AT EQUIPMENT.

Electric: EXISTING WITH NEW CONNECTIONS AT EQUIPMENT.

*sign after
Indemnify the Assoc*

Tie Downs: New Hurricane strap kits will be installed on both units, per Code.

Warranty: 30 Days on material and workmanship.

- **Existing equipment carries no warranty with Quality first a/c inc.
 4827: a/c unit is 23 years old. (Quality first a/c is not responsible for any portion of this a/c unit)
 4825: a/c unit is 17 years old. (Quality first a/c is not responsible for any portion of this a/c unit)

We Propose hereby to furnish material and labor — complete in accordance with the above specifications, for the sum of:

COST FOR REMOVAL AND RE-INSTALL OF EXISTING UNITS AS PER PROPOSAL Amount **\$1,720.00**

Payment to be made as follows:

IN FULL UPON COMPLETION. AMOUNTS LISTED IS FOR PAYMENT BY CHECK. CREDIT CARD'S ARE ACCEPTED, PLUS 3% APPLICABLE FEE'S.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature: _____

Note: This proposal may be withdrawn by us if not accepted within **30** days.

Please Note: Quality First Air Conditioning Inc. will not be held liable for any damages as a result of water leaks and/or any new or existing molds of any kind.

Acceptance of Proposal — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined. All invoices past 30 days will be subject to a 1 1/2% per month (18% per annum) service charge and all reasonable collection fees.

Signature: _____

Date of Acceptance: _____

Signature: _____

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NOTICE TO APPEAR

To check online if this violation has been complied, please go to <http://fl-lauderhill.inkforce.net>

- 1) Click on Enter Here below Public Access
 - 2) Select Search Code Enforcement Cases
 - 3) Select Case No. from Search By drop down menu at top of page
 - 4) Enter the case number of 16100018 in the Criteria box then click on the Submit button.
 - 5) Look for Date Complied on right side of page. Any items that do not have a Date Complied date entered are still in violation.
- Contact your code enforcement officer for a reinspection when you have complied with the violation.

Issue Date	12/7/2016
CE #	16100018
Folio	494116AG0000
Business Name	SPRINGDALE LAKE D CONDO ASSOC
Recipient	SPRINGDALE LAKE "D" CONDO ASSOC A-1 PROP MGMT INC
Address	7264 W OAKLAND PARK BLVD LAUDERHILL, FL 33313
Identified By	4701 NW 82 AVE, LAUDERHILL, FL 33313 COMMON AREA
Verified By	Broward Property Appraiser City Records

This Notice/Order is issued to all condominium owners. See attached list of folio numbers and addresses.

On **10/3/2016** you were issued a Notice of Violation/Notice of Public Nuisance advising you that your property identified by **4701 NW 82 AVE, LAUDERHILL, FL 33313 COMMON AREA** in the City of Lauderhill, Florida was in violation of the following City Ordinance(s)/Land Development Regulation(s):

Chapter	Section	Description	Days to Comply	Date Complied
Land Development Regulation - ART III	Section 5.18.17:	Repair/remove/replace damaged fence	31	1/26/2017
Land Development Regulation - SCH G	Section 1.2.4:	Parking area must be kept in a smooth, well graded condition.	31	
Land Development Regulation - SCH G	Section 1.2.4:	Re-stripe parking area	31	
Land Development Regulation - SCH G	Section 1.2.4:	Repair broken curbing	31	
Land Development Regulation - SCH G	Section 1.2.4:	Repair/replace broken parking bumpers	31	
Land Development Regulation - SCH Q	Section 1.A:	All building exterior wall surfaces shall be painted. Clean and/or paint building to be free of discoloration.	31	
Land Development Regulation - SCH Q	Section 1.D:	Repair/replace broken windows	31	1/26/2017
Land Development Regulation - SCH Q	Section 1.G:	All paved areas shall be maintained in good condition and good repair, which shall include proper drainage to prevent the accumulation of pools of water, except the swale area, and the removal of all ruts, potholes, and broken pavement. Paved areas m	31	

Notes:

Please do the following to achieve compliance. (COMMON AREAS)

1. Clean and paint all building exteriors walls for faded and discoloration.
2. Paint all buildings wood trim and wood beams for discoloration / deteriorations.
3. Paint around all building windows for faded , deterioration and discoloration.
4. Re-stripe all parking areas and paved areas for faded stripes and writing.
5. Repair all damage curbing / clean and paint curbing for dark discoloration.
6. Clean and paint all bumpers for dark discoloration.
7. Paint all fences around all buildings.

A reinspection conducted on **12/7/2016** has found that the violation(s) still exist, or in the case of a Notice of Public Nuisance, you wish to present evidence that the condition does not exist or does not constitute a public nuisance, therefore:

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE CODE ENFORCEMENT BOARD/SPECIAL MASTER OF THE CITY OF LAUDERHILL, FLORIDA ON 01/26/2017 6:30 p.m. IN THE COMMISSION CHAMBERS, 5581 W. OAKLAND PARK BLVD. Bring all evidence or supporting documentation with you to this hearing (i.e., invoices, photographs, etc.)

Service for the Notice of Violation/Notice of Public Nuisance was obtained by

<input type="checkbox"/> Hand delivery on to Relationship	<input checked="" type="checkbox"/> Certified/Regular Mail on	10/4/2016 12:00 PM
	Receipt #	9214 8901 2009 2800 0000 0183 41
<input checked="" type="checkbox"/> Posted to Property on		10/3/2016 12:41 PM

Service for this Notice to Appear was obtained by

<input type="checkbox"/> Hand delivery on to Relationship	<input checked="" type="checkbox"/> Certified/Regular Mail on	1/5/2017 12:00 PM
	Receipt #	9214 8901 2009 2800 0000 0369 70
<input checked="" type="checkbox"/> Posted to Property on		12/7/2016 8:57 AM

CODE OFFICER



Clarence Ginnie

CODE OFFICER

<u>Folio Number</u>	<u>Address</u>	<u>Apt/Suite</u>
494116AG0000	4701 NW 82 AVE, LAUDERHILL, FL 33313	COMMON AREA
494116AG0000	4704 NW 82 AVE, LAUDERHILL, FL 33313	COMMON AREA
494116AG0010	4909 NW 82 AVE, LAUDERHILL, FL 33351	APT 901
494116AG0020	4907 NW 82 AVE, LAUDERHILL, FL 33351	APT 902
494116AG0030	4905 NW 82 AVE, LAUDERHILL, FL 33351	APT 903
494116AG0040	4903 NW 82 AVE, LAUDERHILL, FL 33351	APT 904
494116AG0050	4901 NW 82 AVE, LAUDERHILL, FL 33351	APT 905
494116AG0060	4827 NW 82 AVE, LAUDERHILL, FL 33351	APT 1001
494116AG0070	4825 NW 82 AVE, LAUDERHILL, FL 33351	APT 1002
494116AG0080	4823 NW 82 AVE, LAUDERHILL, FL 33351	APT 1003
494116AG0090	4821 NW 82 AVE, LAUDERHILL, FL 33351	APT 1004
494116AG0100	4819 NW 82 AVE, LAUDERHILL, FL 33351	APT 1005
494116AG0110	4817 NW 82 AVE, LAUDERHILL, FL 33351	APT 1006
494116AG0120	4815 NW 82 AVE, LAUDERHILL, FL 33351	APT 1007
494116AG0130	4813 NW 82 AVE, LAUDERHILL, FL 33351	APT 1101
494116AG0140	4811 NW 82 AVE, LAUDERHILL, FL 33351	APT 1102
494116AG0150	4809 NW 82 AVE, LAUDERHILL, FL 33351	APT 1103
494116AG0160	4807 NW 82 AVE, LAUDERHILL, FL 33351	APT 1104
494116AG0170	4805 NW 82 AVE, LAUDERHILL, FL 33351	APT 1105
494116AG0180	4803 NW 82 AVE, LAUDERHILL, FL 33351	APT 1106
494116AG0190	4801 NW 82 AVE, LAUDERHILL, FL 33351	APT 1107
494116AG0200	4749 NW 82 AVE, LAUDERHILL, FL 33351	APT 1201
494116AG0210	4747 NW 82 AVE, LAUDERHILL, FL 33351	APT 1202
494116AG0220	4745 NW 82 AVE, LAUDERHILL, FL 33351	APT 1203
494116AG0230	4743 NW 82 AVE, LAUDERHILL, FL 33351	APT 1204
494116AG0240	4741 NW 82 AVE, LAUDERHILL, FL 33351	APT 1205
494116AG0250	4739 NW 82 AVE, LAUDERHILL, FL 33351	APT 1206
494116AG0260	4737 NW 82 AVE, LAUDERHILL, FL 33351	APT 1207
494116AG0270	4735 NW 82 AVE, LAUDERHILL, FL 33351	APT 1301
494116AG0280	4733 NW 82 AVE, LAUDERHILL, FL 33351	APT 1302
494116AG0290	4731 NW 82 AVE, LAUDERHILL, FL 33351	APT 1303
494116AG0290	4731 NW 82 AVE, LAUDERHILL, FL 33351	APT 1304
494116AG0300	4729 NW 82 AVE, LAUDERHILL, FL 33351	APT 1305
494116AG0310	4727 NW 82 AVE, LAUDERHILL, FL 33351	APT 1306
494116AG0320	4725 NW 82 AVE, LAUDERHILL, FL 33351	APT 1306

<u>Folio Number</u>	<u>Address</u>	<u>Apt/Suite</u>
494116AG0330	4723 NW 82 AVE, LAUDERHILL, FL 33351	APT 1401
494116AG0340	4721 NW 82 AVE, LAUDERHILL, FL 33351	APT 1402
494116AG0350	4719 NW 82 AVE, LAUDERHILL, FL 33351	APT 1403
494116AG0360	4717 NW 82 AVE, LAUDERHILL, FL 33351	APT 1404
494116AG0370	4715 NW 82 AVE, LAUDERHILL, FL 33351	APT 1405
494116AG0380	4713 NW 82 AVE, LAUDERHILL, FL 33351	APT 1406
494116AG0390	4711 NW 82 AVE, LAUDERHILL, FL 33351	APT 1407
494116AG0400	4701 NW 82 AVE, LAUDERHILL, FL 33351	APT 1501
494116AG0410	4703 NW 82 AVE, LAUDERHILL, FL 33351	APT 1502
494116AG0420	4705 NW 82 AVE, LAUDERHILL, FL 33351	APT 1503
494116AG0430	4707 NW 82 AVE, LAUDERHILL, FL 33351	APT 1504
494116AG0440	4709 NW 82 AVE, LAUDERHILL, FL 33351	APT 1505
494116AG0450	4714 NW 82 AVE, LAUDERHILL, FL 33351	APT 1601
494116AG0460	4712 NW 82 AVE, LAUDERHILL, FL 33351	APT 1602
494116AG0470	4710 NW 82 AVE, LAUDERHILL, FL 33351	APT 1603
494116AG0480	4708 NW 82 AVE, LAUDERHILL, FL 33351	APT 1604
494116AG0490	4706 NW 82 AVE, LAUDERHILL, FL 33351	APT 1605
494116AG0500	4704 NW 82 AVE, LAUDERHILL, FL 33351	APT 1606
494116AG0510	4728 NW 82 AVE, LAUDERHILL, FL 33351	APT 1701
494116AG0520	4726 NW 82 AVE, LAUDERHILL, FL 33351	APT 1702
494116AG0530	4724 NW 82 AVE, LAUDERHILL, FL 33351	APT 1703
494116AG0540	4722 NW 82 AVE, LAUDERHILL, FL 33351	APT 1704
494116AG0550	4720 NW 82 AVE, LAUDERHILL, FL 33351	APT 1705
494116AG0560	4718 NW 82 AVE, LAUDERHILL, FL 33351	APT 1706
494116AG0570	4716 NW 82 AVE, LAUDERHILL, FL 33351	APT 1707
494116AG0580	4802 NW 82 AVE, LAUDERHILL, FL 33351	APT 1801
494116AG0590	4804 NW 82 AVE, LAUDERHILL, FL 33351	APT 1802
494116AG0600	4806 NW 82 AVE, LAUDERHILL, FL 33351	APT 1803
494116AG0610	4808 NW 82 AVE, LAUDERHILL, FL 33351	APT 1804
494116AG0620	4810 NW 82 AVE, LAUDERHILL, FL 33351	APT 1805
494116AG0630	4812 NW 82 AVE, LAUDERHILL, FL 33351	APT 1806
494116AG0640	4814 NW 82 AVE, LAUDERHILL, FL 33351	APT 1807
494116AG0650	4816 NW 82 AVE, LAUDERHILL, FL 33351	APT 1901
494116AG0660	4818 NW 82 AVE, LAUDERHILL, FL 33351	APT 1902
494116AG0670	4820 NW 82 AVE, LAUDERHILL, FL 33351	APT 1903
494116AG0680	4822 NW 82 AVE, LAUDERHILL, FL 33351	APT 1904

<u>Folio Number</u>	<u>Address</u>	<u>Apt/Suite</u>
494116AG0690	4824 NW 82 AVE, LAUDERHILL, FL 33351	APT 1905
494116AG0700	4826 NW 82 AVE, LAUDERHILL, FL 33351	APT 1906
494116AG0710	4828 NW 82 AVE, LAUDERHILL, FL 33351	APT 1907

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BPM

BROCK PROPERTY MANAGEMENT

P.O. BOX 770850 CORAL SPRINGS, FL 33077

954-753-2675 fax 954-340-8541

Email: brock@brockpm.com

SPRINGDALE LAKES D CONDO. ASSN.
FINANCIAL STATEMENT
DECEMBER 31, 2016

Springdale Lakes D Condo. Assn

Balance Sheet

As of 12/31/16

ASSETS

1ST United Oper. 1113011595	\$	71,839.73	
1ST United MM 1113011603		57,873.72	
1ST United Reserve 1113011611		64,432.68	
Valley Reserve II 41805941		26,014.18	
Assessments Receivable		27,401.90	
Late Fees Receivable		4,537.00	
Owner Admin. Fees Receiv.		30.00	
Prepaid Insurance		7,606.89	
Refundable Deposits		361.00	
TOTAL ASSETS			\$ 260,097.10

LIABILITIES & EQUITY

CURRENT LIABILITIES:

Prepaid Owner Assessments	\$	3,533.00	
Valley National Loan		106,080.50	
Exchange		(615.10)	
Subtotal Current Liab.			\$ 108,998.40

RESERVES:

Reserves - Unallocated	\$	54,276.96	
Reserves - Roofs		(67,163.45)	
Reserves - Exterior Paint		81,594.29	
Reserves - Loan		26,000.04	
Reserves - Interest		228.70	
Subtotal Reserves			\$ 94,936.54

EQUITY:

Prior Year Net Inc./Loss	\$	181,539.86	
Current Year Net Income/(Loss)		(125,377.70)	
Subtotal Equity			\$ 56,162.16
TOTAL LIABILITIES & EQUITY			\$ 260,097.10

Springdale Lakes D Condo. Assn

Income/Expense Statement

Period: 12/01/16 to 12/31/16

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:							
06310 Assessment Income	22,649.00	22,618.56	30.44	271,788.00	271,422.94	365.06	271,422.94
06340 Late Fee Income	275.00	.00	275.00	5,293.00	.00	5,293.00	.00
06370 Screening Fee	.00	66.63	(66.63)	.00	800.00	(800.00)	800.00
06380 Owner Admin. Fees Income	.00	.00	.00	92.00	.00	92.00	.00
06390 Owner Interest Income	345.61	.00	345.61	345.61	.00	345.61	.00
06810 Laundry Income	.00	.00	.00	(60.00)	.00	(60.00)	.00
06910 Interest Income	8.91	.00	8.91	79.68	.00	79.68	.00
Subtotal Income	23,278.52	22,685.19	593.33	277,538.29	272,222.94	5,315.35	272,222.94
EXPENSES							
General & Administrative							
07010 Management Fees	710.00	887.50	177.50	9,230.00	10,650.00	1,420.00	10,650.00
07011 Master Association Fees	8,297.50	7,916.63	(380.87)	106,949.50	95,000.00	(11,949.50)	95,000.00
07012 State Condo Fees	284.00	23.63	(260.37)	284.00	284.00	.00	284.00
07013 Annual Corporate Report	.00	5.13	5.13	61.25	62.00	.75	62.00
07020 Accounting Fees	1,800.00	29.13	(1,770.87)	1,800.00	350.00	(1,450.00)	350.00
07021 Licenses & Fees	.00	33.37	33.37	775.00	400.00	(375.00)	400.00
07160 Legal Fees	1,035.00	125.00	(910.00)	4,539.96	1,500.00	(3,039.96)	1,500.00
07250 Bank Charges	.00	.00	.00	100.00	.00	(100.00)	.00
07280 Insurance	8,754.54	5,000.00	(3,754.54)	59,324.63	60,000.00	675.37	60,000.00
07321 Office Expense	.00	225.00	225.00	1,615.55	2,700.00	1,084.45	2,700.00
07322 Screening Fees	.00	33.37	33.37	.00	400.00	400.00	400.00
07990 Bad Debt Expense	.00	666.63	666.63	.00	8,000.00	8,000.00	8,000.00
07991 Valley Loan (Note)	441.90	2,166.63	1,724.73	2,147.12	26,000.00	23,852.88	26,000.00
General & Administrative	21,322.94	17,112.02	(4,210.92)	186,827.01	205,346.00	18,518.99	205,346.00
Community Room/Building							
08319 Plumbing Repairs	.00	41.63	41.63	.00	500.00	500.00	500.00
08320 Building Repairs	.00	250.00	250.00	158,540.00	3,000.00	(155,540.00)	3,000.00
Community Room/Building	.00	291.63	291.63	158,540.00	3,500.00	(155,040.00)	3,500.00
Site Improvement							
Site Improvement	.00	.00	.00	.00	.00	.00	.00
Personnel Expense							
Personnel Expense	.00	.00	.00	.00	.00	.00	.00
Utilities							
Utilities	.00	.00	.00	.00	.00	.00	.00
Maintenance							
09201 Supplies	197.50	33.37	(164.13)	923.49	400.00	(523.49)	400.00
09202 Miscellaneous	.00	500.00	500.00	1,698.53	6,000.00	4,301.47	6,000.00

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Springdale Lakes D Condo. Assn
Income/Expense Statement
 Period: 12/01/16 to 12/31/16

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
Maintenance	197.50	533.37	335.87	2,622.02	6,400.00	3,777.98	6,400.00
Contract Services							
09751 Pest Control	.00	125.00	125.00	425.00	1,500.00	1,075.00	1,500.00
09752 Lawn & Tree Maint	.00	100.00	100.00	225.00	1,200.00	975.00	1,200.00
Contract Services	.00	225.00	225.00	650.00	2,700.00	2,050.00	2,700.00
Reserve Contributions							
09900 RESERVES:	.00	4,523.06	4,523.06	54,276.96	54,276.94	(.02)	54,276.94
Reserve Contributions	.00	4,523.06	4,523.06	54,276.96	54,276.94	(.02)	54,276.94
TOTAL EXPENSES	21,520.44	22,685.08	1,164.64	402,915.99	272,222.94	(130,693.05)	272,222.94
CURRENT YEAR NET INCOME/(LOSS)	1,758.08	.11	1,757.97	(125,377.70)	.00	(125,377.70)	.00



SPRINGDALE LAKES D CONDO ASSOC INC
 OPERATING ACCOUNT 0
 C/O BROCK PROPERTY MGMT
 PO BOX 770850
 CORAL SPRINGS FL 33077

Page: 1
 Chks Paid: 7
 Statement Date: 12/30/16
 Account Number: 1113011595

Indicate to the right any changes of address.
 Cut at the dotted line and return this form to:
 Valley National Bank, Customer Service Department,
 1445 Valley Road, Wayne, NJ 07470

Street: _____
 City, State, Zip: _____
 Signature: _____

***** Business Checking Account 1113011595 *****

Non-Check Transactions

Date	Description	Amount
12/02	FIRST INSURANCE INSURANCE ID: 900-3055639	4,377.27- /
12/06	RENTPAYMENT REMITTANCE ID: 12816407:75	319.00 /
12/08	RENTPAYMENT REMITTANCE ID: 12849968:75	319.00 /
12/08	Deposit	3,834.00 /
12/15	RENTPAYMENT REMITTANCE ID: 12901704:75	638.00 /
12/16	Deposit	1,276.00 /
12/16	Deposit	8,532.00 /
12/19	RENTPAYMENT REMITTANCE ID: 12915180:75	319.00 /
12/20	RENTPAYMENT REMITTANCE ID: 12923580:75	320.00 /
12/28	RENTPAYMENT REMITTANCE ID: 12956929:75	708.00 /
12/29	PAYMENT TO LOAN : CL XXXXXX4632	441.90- /
12/29	Deposit	6,634.53 /

Checks in Order

Date	Number	Amount	Date	Number	Amount
12/01	1077	50.00 /	12/23	1083*	8,255.00 /
12/01	1078	137.69 /	12/20	1088*	710.00 /
12/01	1079	710.00 /	12/22	11595*	700.00 /
12/02	1081*	128.56 /			

(* Check Number Missing or Check Converted to Electronic Transaction and Listed Under Non-Check Transactions

Daily Balance Summary

Date	Balance	Date	Balance	Date	Balance
11/30	79,768.89	12/06	74,684.37	12/16	89,283.37
12/01	78,871.20	12/08	78,837.37	12/19	89,602.37
12/02	74,365.37	12/15	79,475.37	12/20	89,212.37

9

Report lost or stolen Valley Visa® Debit Card to: 888-379-9903

See other side for important information.



SPRINGDALE LAKES D CONDO ASSOC INC 0
OPERATING ACCOUNT
C/O BROCK PROPERTY MGMT
PO BOX 770850
CORAL SPRINGS FL 33077

Page: 2

Statement Date: 12/30/16
Account Number: 1113011595

Indicate to the right any changes of address.
Cut at the dotted line and return this form to:
Valley National Bank, Customer Service Department,
1445 Valley Road, Wayne, NJ 07470

Street: _____
City, State, Zip: _____
Signature: _____

***** Business Checking Account 1113011595 *****

Daily Balance Summary

Date	Balance	Date	Balance	Date	Balance
12/22	88,512.37				
12/23	80,257.37				
12/28	80,965.37				
12/29	87,158.00				

Account Summary

Previous Statement Date: 11/30/16

Beginning Balance	+	Deposits	+	Interest Paid	-	Withdrawals	-	Service Charge	=	Ending Balance
79,768.89		22,899.53		.00		15,510.42		.00		87,158.00

Statement from 12/01/16 Thru 12/30/16

YTD Interest Paid .00

** LAST MONTH WE ADVISED YOU THAT WE WERE CHANGING THE CHECK IMAGE **
** FORMAT FOR YOUR ACCOUNT. THIS STATEMENT HAS THE NEW FORMAT WHICH **
** SHOW IMAGES OF THE FRONT OF THE 20 PAID CHECKS PER PAGE. **

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And in the New Year!

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800-522-4100
valleynationalbank.com

9



Springlake Lakes D Condo Assn P.O. Box 770850 Coral Springs FL 33077	CHECK NO. 001077	CHECK DATE 11/18/16	VENDOR NO. BROCK
FIFTY AND 00/100 DOLLARS			CHECK AMOUNT *****\$0.00
PAY TO THE ORDER OF BROCK PROPERTY MANAGEMENT PO Box 770850 Coral Springs, FL 33077	 AUTHORIZED SIGNATURE		
#001077# 406701498701113011595			

Check#:1077, Amount:\$50.00, Date:12/1

Springlake Lakes D Condo Assn P.O. Box 770850 Coral Springs FL 33077	CHECK NO. 001078	CHECK DATE 11/18/16	VENDOR NO. BROCK
ONE HUNDRED THIRTY SEVEN AND 82/100 DOLLARS			CHECK AMOUNT *****\$137.69
PAY TO THE ORDER OF BROCK PROPERTY MANAGEMENT PO Box 770850 Coral Springs, FL 33077	 AUTHORIZED SIGNATURE		
#001078# 406701498701113011595			

Check#:1078, Amount:\$137.69, Date:12/1

Springlake Lakes D Condo Assn P.O. Box 770850 Coral Springs FL 33077	CHECK NO. 001079	CHECK DATE 12/18/16	VENDOR NO. BROCK
SEVEN HUNDRED TEN AND 09/100 DOLLARS			CHECK AMOUNT *****\$710.00
PAY TO THE ORDER OF BROCK PROPERTY MANAGEMENT PO Box 770850 Coral Springs, FL 33077	 AUTHORIZED SIGNATURE		
#001079# 406701498701113011595			

Check#:1079, Amount:\$710.00, Date:12/1

Springlake Lakes D Condo Assn P.O. Box 770850 Coral Springs FL 33077	CHECK NO. 001081	CHECK DATE 11/18/16	VENDOR NO. FRANK
ONE HUNDRED TWENTY EIGHT AND 52/100 DOLLARS			CHECK AMOUNT *****\$128.56
PAY TO THE ORDER OF FRANK WERNBERG & BLACK 7806 SW 9th Court Plantation, FL 33324	 AUTHORIZED SIGNATURE		
#001081# 406701498701113011595			

Check#:1081, Amount:\$128.56, Date:12/2

Springlake Lakes D Condo Assn P.O. Box 770850 Coral Springs FL 33077	CHECK NO. 001083	CHECK DATE 11/18/16	VENDOR NO. SPRING
EIGHT THOUSAND TWO HUNDRED FIFTY FIVE AND 00/100 DOLLARS			CHECK AMOUNT *****\$8,255.00
PAY TO THE ORDER OF SPRINGDALE LAKES MASTER C/O Benchmark Management 7932 Wiles Rd Coral Springs FL 33087	 AUTHORIZED SIGNATURE		
#001083# 406701498701113011595			

Check#:1083, Amount:\$8,255.00, Date:12/23

Springlake Lakes D Condo Assn P.O. Box 770850 Coral Springs FL 33077	CHECK NO. 001088	CHECK DATE 12/14/16	VENDOR NO. BROCK
SEVEN HUNDRED TEN AND 00/100 DOLLARS			CHECK AMOUNT *****\$710.00
PAY TO THE ORDER OF BROCK PROPERTY MANAGEMENT PO Box 770850 Coral Springs, FL 33077	 AUTHORIZED SIGNATURE		
#001088# 406701498701113011595			

Check#:1088, Amount:\$710.00, Date:12/20

Springlake Lakes D Condo Assn P.O. Box 770850 Coral Springs FL 33077	CHECK NO. 001076	CHECK DATE 11/09/16	VENDOR NO. CITY
SEVEN HUNDRED AND 00/100 DOLLARS			CHECK AMOUNT *****\$700.00
PAY TO THE ORDER OF CITY OF LAUDERHILL 5651 W. Oakland Park Blvd Lauderhill, FL 33310	 AUTHORIZED SIGNATURE		
#001076# 406701498701113011595			

Check#:11595, Amount:\$700.00, Date:12/22

R E C O N C I L I A T I O N

Bank account #: 01 1ST United Oper. 1113011595

1010 1ST United Oper. 111301159 G/L Acct Bal: 71,839.73

Statement date: 12/31/16 Bank Balance: 87,158.00

Chk-#	Date	Reference	Clr-date	Uncleared Checks	Uncleared Deposits

OUTSTANDING ITEMS:					
1085	12/13/16	DIVISION OF FL CONDO		284.00	
1086	12/13/16	SPRINGDALE LAKES MASTER		8,297.50	
1087	12/13/16	STEVEN S. VALANCY, P.A.		1,035.00	
537727	12/13/16	FIRST INSURANCE FUNDING		4,377.27	
4632	12/14/16	VALLEY NATIONAL BANK		300.00	
GJ-005	12/14/16	entered wrong date			300.00
1089	12/22/16	CP SERVICES		197.50	
1090	12/30/16	GERSTLE, ROSEN & GOLDENBE		1,800.00	
AR-106	12/30/16	Owner cash receipts - 106			673.00
				-----	-----
Total Outstanding				16,291.27	973.00

Bank Reconciliation Summary
=====

Checkbook Balance	71,839.73	Reconciling Balance	87,158.00
Uncleared Checks, Credits	16,291.27+	Bank Stmt. Balance	87,158.00
Uncleared Deposits, Debits	973.00-	Difference	0.00

-- End of report --

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SPRINGDALE LAKES D CONDO ASSOC INC
OPERATING MONEY MARKET
C/O BROCK PROPERTY MGMT
PO BOX 770850
CORAL SPRINGS FL 33077

0

Page: 1

Statement Date: 12/30/16
Account Number: 1113011603

Indicate to the right any changes of address.
Cut at the dotted line and return this form to:
Valley National Bank, Customer Service Department,
1445 Valley Road, Wayne, NJ 07470

Street:
City, State, Zip:
Signature:

***** Business Money Market Account 1113011603 *****

Non-Check Transactions

Table with 3 columns: Date, Description, Amount. Row: 12/30 Interest Credited Deposit 3.81

Daily Balance Summary

Table with 6 columns: Date, Balance, Date, Balance, Date, Balance. Row: 11/30 57,869.91, 12/30 57,873.72

Interest Rate Summary

Table with 7 columns: DATE, 0-, \$2,499, \$9,999, \$24,999, \$49,999, \$99,999. Row: 12/01 0.000%, 0.020%, 0.030%, 0.040%, 0.080%

Account Summary

Previous Statement Date: 11/30/16

Table with 7 columns: Beginning Balance, Deposits, Interest Paid, Withdrawals, Service Charge, Ending Balance. Row: 57,869.91, .00, 3.81, .00, .00, 57,873.72

Summary table with 4 columns: Statement from 12/01/16 Thru 12/30/16, Avg Stmt Collected Bal, Interest Earned, YTD Interest Paid. Row: 57,869.91, 57,869.91, 3.81, 46.28

Average Balance: 57,869.91 Minimum Balance: 57,869.91

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And in the New Year!

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12

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See other side for important information.



R E C O N C I L I A T I O N

Bank account #: 02 1st United MM 1113011603

1020 1ST United MM 1113011603

G/L Acct Bal: 57,873.72

Statement date: 12/31/16

Bank Balance: 57,873.72

Chk-#	Date	Reference	Clr-date	Uncleared Checks	Uncleared Deposits
-------	------	-----------	----------	------------------	--------------------

OUTSTANDING ITEMS:

Total Outstanding	.00	.00
-------------------	-----	-----

Bank Reconciliation Summary

=====

Checkbook Balance	57,873.72	Reconciling Balance	57,873.72
Uncleared Checks, Credits	0.00+	Bank Stmt. Balance	57,873.72
Uncleared Deposits, Debits	0.00	Difference	0.00

-- End of report --

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SPRINGDALE LAKES D CONDO ASSOC INC
RESERVE MONEY MARKET
C/O BROCK PROPERTY MGMT
PO BOX 770850
CORAL SPRINGS FL 33077

0

Page: 1

Statement Date: 12/30/16
Account Number: 1113011611

Indicate to the right any changes of address.
Cut at the dotted line and return this form to:
Valley National Bank, Customer Service Department,
1445 Valley Road, Wayne, NJ 07470

Street:
City, State, Zip:
Signature:

***** Business Money Market Account 1113011611 *****

Non-Check Transactions

Table with 3 columns: Date, Description, Amount. Row: 12/30 Interest Credited Deposit 4.24

Daily Balance Summary

Table with 6 columns: Date, Balance, Date, Balance, Date, Balance. Row: 11/30 64,428.44 12/30 64,432.68

Interest Rate Summary

Table with 7 columns: DATE, Rate, Amount, Rate, Amount, Rate, Amount. Rows: 0- \$2,499 0.000%, \$9,999 0.020%, \$49,999 0.040%, \$99,999 0.080%; 12/01 0.120%, \$500,000 and up 0.300%

Account Summary

Previous Statement Date: 11/30/16

Table with 8 columns: Beginning Balance, Deposits, Interest Paid, Withdrawals, Service Charge, Ending Balance. Row: 64,428.44 .00 4.24 .00 .00 64,432.68

Summary table with 4 columns: Description, Amount, Description, Amount. Rows: Statement from 12/01/16 Thru 12/30/16 Avg Stmt Collected Bal 64,428.44; Average Collected Balance for Interest Calculation 64,428.44; Interest Earned 4.24 *Annual Percentage Yield Earned 0.08%; YTD Interest Paid 23.81

Average Balance: 64,428.44 Minimum Balance: 64,428.44

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R E C O N C I L I A T I O N

Bank account #: 03 1st United Reserve 1113011611
 1060 1ST United Reserve 1113011 G/L Acct Bal: 64,432.68
 Statement date: 12/31/16 Bank Balance: 64,432.68

Chk-#	Date	Reference	Clr-date	Uncleared Checks	Uncleared Deposits
-------	------	-----------	----------	------------------	--------------------

OUTSTANDING ITEMS:

Total Outstanding	.00	.00
-------------------	-----	-----

Bank Reconciliation Summary
 =====

Checkbook Balance	64,432.68	Reconciling Balance	64,432.68
Uncleared Checks, Credits	0.00+	Bank Stmt. Balance	64,432.68
Uncleared Deposits, Debits	0.00	Difference	0.00

-- End of report --

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SPRINGDALE LAKES D CONDO ASSOC INC
 RESERVE ACCOUNT II
 C/O BROCK PROPERTY MGMT
 PO BOX 770850
 CORAL SPRINGS FL 33077

0

Page: 1

Statement Date: 12/30/16
 Account Number: 41805941

Indicate to the right any changes of address.
 Cut at the dotted line and return this form to:
 Valley National Bank, Customer Service Department,
 1445 Valley Road, Wayne, NJ 07470

Street: _____
 City, State, Zip: _____
 Signature: _____

***** Business Money Market Account 41805941 *****

Non-Check Transactions

Date	Description	Amount
12/30	Interest Credited Deposit	.86

Daily Balance Summary

Date	Balance	Date	Balance	Date	Balance
11/30	26,013.32	12/30	26,014.18		

Interest Rate Summary

DATE	0-	\$2,499	\$9,999	\$24,999	\$49,999	\$99,999
12/01	0.000%	0.000%	0.020%	0.030%	0.040%	0.080%
		\$499,999	\$500,000 and up			
		0.120%	0.300%			

Account Summary

Previous Statement Date: 11/30/16

Beginning Balance	+	Deposits	+	Interest Paid	-	Withdrawals	-	Service Charge	=	Ending Balance
26,013.32		.00		.86		.00		.00		26,014.18

Statement from 12/01/16 Thru 12/30/16 Avg Stmt Collected Bal 26,013.32
 Average Collected Balance for Interest Calculation 26,013.32
 Interest Earned .86 *Annual Percentage Yield Earned 0.04%
 YTD Interest Paid 10.42

Average Balance: 26,013.32 Minimum Balance: 26,013.32

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 And in the New Year!

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16

Report lost or stolen Valley Visa® Debit Card to: 888-379-9903

See other side for important information.

DATE: 1/26/17
TIME: 2:01 PM

Springdale Lakes D Condo. Assn
AGED OWNER BALANCES: AS OF Dec. 31, 2016
ACCOUNT NUMBER SEQUENCE

* - Previous Owner or Renter

ACCOUNT #	UNIT #	NAME	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL	STATUS
4701		Nimoy Makki	25.00	1.00	0.00	35.00	61.00	
4703		Paul Kantorski	0.00	35.00	35.00	124.00	194.00	
4707		Jeannette & Alfred Figueroa	0.00	4.00	10.00	0.00	14.00	
4712		Deutsche Bank Natl. TR CO Trst	25.00	354.00	354.00	1750.00	2483.00	Attorney Action
4714		Amanda Dwyer	25.00	319.00	255.00	0.00	599.00	Late Notice
4715		Sergio Flores	25.00	319.00	227.00	0.00	571.00	Late Notice
4719		Raymond & Cristina Garner	0.00	319.00	354.00	515.00	1188.00	Late Notice
4722		Monika Sambell	25.00	354.00	319.00	3470.00	4168.00	Attorney Action
4723		Alfreda Coward	0.00	290.00	0.00	0.00	290.00	Late Notice
4725		Nicola Levin	25.00	354.00	354.00	9237.00	9970.00	Attorney Action
4727		Edwin Perez	0.00	0.00	31.00	0.00	31.00	
4729		Grant Muench	0.00	0.00	0.00	31.00	31.00	
4745		Floria Mae Jasper	0.00	35.00	0.00	175.00	210.00	
4807		Carlos Valencia	0.00	10.00	0.00	0.00	10.00	
4808		Hernel Brown	25.00	343.00	0.00	0.00	368.00	Late Notice
4813		Brenda Bridge	0.00	35.00	0.00	55.00	90.00	
4814		Paul Plutino	25.00	354.00	354.00	2408.00	3141.00	Attorney Action
4815		Jocelyn Bonilla	319.00-	0.00	0.00	0.00	319.00-	
4816		Eric Loeffler	25.00	354.00	354.00	5115.00	5848.00	Attorney Action
4818		Kerby Nelson	0.00	0.00	0.00	140.00	140.00	
4820		Lance Takacs	0.00	132.00	35.00	52.00	219.00	Late Notice
4822		David & Sofia Elgrably	0.00	48.00	0.00	0.00	48.00	
4825		Debra Conyers	0.00	200.00	0.00	60.00	260.00	Late Notice
4907		Daniela Diaz	25.00	354.00	354.00	1620.90	2353.90	Attorney Action
TOTAL:			69.00-	4214.00	3036.00	24787.90	31968.90	

DATE: 1/26/17
TIME: 2:01 PM

Springdale Lakes D Condo. Assn
AGED OWNER BALANCES: AS OF Dec. 31, 2016

PAGE 2

R E P O R T S U M M A R Y

CODE	N/A	DESCRIPTION	ACCOUNT #	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL
A1		Monthly Dues	1310	319.00-	3865.00	2715.00	21995.90	28256.90
01		Late Fees	1340	250.00	339.00	311.00	2782.00	3682.00
02		NSF charges	1380	0.00	10.00	10.00	10.00	30.00
GRAND TOTAL:				69.00-	4214.00	3036.00	24787.90	31968.90

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
01310	Assessments Receivable	28256.90
01340	Late Fees Receivable	3682.00
01380	Owner Admin. Fees Receiv.	30.00
T O T A L		\$31968.90

-- End of report --

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DATE: 1/26/17
TIME: 2:01 PM

Springdale Lakes D Condo. Assn
PREPAYS AS OF Dec. 31, 2016
Account Number Sequence

PAGE 1

* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER CODE	PREPAID AMOUNT
Andrew & Laura Marks 4705 NW 82nd Ave.		4705 PP	20.00
Stephen & Rosanna Durante 4706 NW 82nd Ave.		4706 PP	304.00
Michael & Kathleen Piano 4721 NW 82nd Ave.		4721 PP	319.00
Jacquelyn Gogin 4728 NW 82nd Ave.		4728 PP	319.00
Luis Abreu 4739 NW 82nd Ave.		4739 PP	319.00
James & Sumi Ferriero 4743 NW 82nd Ave.		4743 PP	289.00
Sun 10, LLC 4747 NW 82nd Ave.		4747 PP	319.00
Maria & Richard Lantz 4803 NW 82nd Ave.		4803 PP	2.00
Jeremy Neil Lynfatt 4804 NW 82nd Ave.		4804 PP	319.00
Sun 18 LLC 4805 NW 82nd Ave.		4805 PP	319.00
Johanna Behrens 4806 NW 82nd Ave.		4806 PP	1.00
Deirdre Chopyak 4810 NW 82nd Ave.		4810 PP	354.00
Alexander Mendoza Pizon 4817 NW 82nd Ave.		4817 PP	319.00
Lisa Ruiz 4823 NW 82nd Ave.		4823 PP	330.00
TOTAL HOMES:	14	TOTAL PREPAYS	3,533.00

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DATE: 1/26/17
TIME: 2:01 PM

Springdale Lakes D Condo. Assn
PREPAYS AS OF Dec. 31, 2016
Account Number Sequence

PAGE 2

* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER	CODE	PREPAID AMOUNT
	TOTAL DISTR: PP			3,533.00

-- End of report --

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