

SPRINGDALE LAKE D CONDO ASSN INC  
C/O Association Management Partners, LLC  
2436 N Federal Hwy 205  
Lighthouse Point, FL 33064-6854

DATE: MON 22 DEC 2025  
PREPARED BY: Matt Jelinek, Manager / CAM  
EMAIL: Matt@AMP-Florida.com

OWNER  
ADDRESS  
CITY STATE ZIP

UNIT: XX NW 82<sup>ND</sup> AVE  
LAUDERHILL, FL 33351  
BROWARD COUNTY, FLORIDA

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**FISCAL YEAR 2026 BUDGET MEETING NOTICE**

Date & Time: Tuesday, January 13, 2026 at 6:00 pm  
Location: Via Zoom.US  
Meeting ID: 926 9306 5760  
Meeting Passcode: 939 945  
Phone: +1-929-205-6099

**AGENDA**

1. Call to Order
2. Notice of Meeting
3. Quorum
4. Previous Meetings Minutes from 08 OCT 2025
5. Current Business
  - a. Fence Status
6. New Business
  - a. Fiscal Year 2026 Budget Adoption
7. Quarterly listening Session
8. Next Meeting
9. Adjournment

*The recommended Fiscal Year 2026 Budget is attached on the reverse side of this page.*

# Springdale Lake D Condominium Association, Inc.

## FY26 Budget Planning

Income	FY25 Budget	FY26 Budget	Change
Association Fee Income (Regular Dues)	\$309,659.40	\$317,796.00	\$8,136.60
Bank Interest	\$10,000.00	\$7,500.00	(\$2,500.00)
Late Fee Income	\$1,000.00	\$1,000.00	\$0.00
Late Interest Income	\$0.00	\$0.00	\$0.00
Miscellaneous / Other Income	\$0.00	\$0.00	\$0.00
NSF Fee Income	\$0.00	\$0.00	\$0.00
<b>TOTAL INCOME</b>	<b>\$320,659.40</b>	<b>\$326,296.00</b>	<b>\$5,636.60</b>
Expenses	FY25 Budget	FY26 Budget	Change
<b>Administration</b>			
Admin - Accounting, Taxes, Financials	\$250.00	\$250.00	\$0.00
Admin - Legal & Professional Fees	\$500.00	\$500.00	\$0.00
Admin - Management Fees	\$13,200.00	\$13,200.00	\$0.00
Admin - Website, Postage, Mailing, Copies	\$362.00	\$362.00	\$0.00
<b>Total Administration</b>	<b>\$14,312.00</b>	<b>\$14,312.00</b>	<b>\$0.00</b>
<b>Contingency</b>			
Contingency	\$0.00	\$3,009.00	\$3,009.00
<b>Total Contingency</b>	<b>\$0.00</b>	<b>\$3,009.00</b>	<b>\$3,009.00</b>
<b>Insurance</b>			
Insurance (All)	\$136,000.00	\$136,000.00	\$0.00
<b>Total Insurance</b>	<b>\$136,000.00</b>	<b>\$136,000.00</b>	<b>\$0.00</b>
<b>Loan Payments</b>			
Loan Payments	\$13,550.00	\$13,550.00	\$0.00
<b>Total Loan Payments</b>	<b>\$13,550.00</b>	<b>\$13,550.00</b>	<b>\$0.00</b>
<b>Master Association Dues</b>			
Master Association Dues	\$89,460.00	\$89,460.00	\$0.00
<b>Total Master Association Dues</b>	<b>\$89,460.00</b>	<b>\$89,460.00</b>	<b>\$0.00</b>
<b>Repairs &amp; Maintenance</b>			
Repairs & Maintenance - Rodent & Pest Control	\$4,000.00	\$4,000.00	\$0.00
Repairs & Maintenance - General	\$3,000.00	\$2,500.00	(\$500.00)
Repairs & Maintenance - Janitorial Service	\$10,500.00	\$5,500.00	(\$5,000.00)
Repairs & Maintenance - Janitorial Supplies	\$750.00	\$750.00	\$0.00
Repairs & Maintenance - Plumbing	\$0.00	\$0.00	\$0.00
Repairs & Maintenance - Roofs	\$3,200.00	\$1,600.00	(\$1,600.00)
Repairs & Maintenance - Structural	\$1,500.00	\$4,500.00	\$3,000.00
<b>Total Repairs &amp; Maintenance</b>	<b>\$22,950.00</b>	<b>\$18,850.00</b>	<b>(\$4,100.00)</b>
<b>Reserves</b>			
Reserves	\$14,615.00	\$14,615.00	\$0.00
<b>Total Reserves</b>	<b>\$14,615.00</b>	<b>\$14,615.00</b>	<b>\$0.00</b>
<b>Security</b>			
Security — Parking	\$1,500.00	\$1,500.00	\$0.00
<b>Total Security</b>	<b>\$1,500.00</b>	<b>\$1,500.00</b>	<b>\$0.00</b>
<b>Utilities</b>			
Utilities — Trash & Recycling	\$33,500.00	\$35,000.00	\$1,500.00
<b>Total Utilities</b>	<b>\$33,500.00</b>	<b>\$35,000.00</b>	<b>\$1,500.00</b>
<b>TOTAL EXPENSES</b>	<b>\$325,887.00</b>	<b>\$326,296.00</b>	<b>\$409.00</b>
	<b>FY25 Dues</b>	<b>FY26 Dues</b>	<b>Change</b>
	\$363.45	\$373.00	\$9.55

**LEGAL NOTICE:** THE BUDGET CONTAINED IN THIS OFFERING CIRCULAR HAS BEEN PREPARED IN ACCORDANCE WITH THE CONDOMINIUM ACT AND IS A GOOD FAITH ESTIMATE ONLY AND REPRESENTS AND APPROXIMATION OF FUTURE EXPENSES BASED ON FACTS AND CIRCUMSTANCES EXISTING AT THE TIME OF ITS PREPARATION.

**LEGAL NOTICE:** ANY OWNER MAY REQUEST TO SEE OR COPIES OF ANY FINANCIAL RECORDS OF THE ASSOCIATION. TO REQUEST THESE RECORDS, PLEASE MAIL YOUR REQUEST TO: SPRINGDALE LAKE D CONDOMINIUM ASSOCIATION, INC., C/O ASSOCIATION MANAGEMENT PARTNERS, LLC, 2436 N FEDERAL HWY STE 205, LIGHTHOUSE POINT, FL 33064.