

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 82ND AVE
LAUDERHILL, FL 33351
BROWARD COUNTY, FLORIDA

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
TOTAL INCOME	\$320,659.40	\$326,296.00	\$5,636.60
Expenses	FY25 Budget	FY26 Budget	Change
Administration			
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
Total Administration	\$14,312.00	\$14,312.00	\$0.00
Contingency			
Contingency	\$0.00	\$3,009.00	\$3,009.00
Total Contingency	\$0.00	\$3,009.00	\$3,009.00
Insurance			
Insurance (All)	\$136,000.00	\$136,000.00	\$0.00
Total Insurance	\$136,000.00	\$136,000.00	\$0.00
Loan Payments			
Loan Payments	\$13,550.00	\$13,550.00	\$0.00
Total Loan Payments	\$13,550.00	\$13,550.00	\$0.00
Master Association Dues			
Master Association Dues	\$89,460.00	\$89,460.00	\$0.00
Total Master Association Dues	\$89,460.00	\$89,460.00	\$0.00
Repairs & Maintenance			
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
Total Repairs & Maintenance	\$22,950.00	\$18,850.00	(\$4,100.00)
Reserves			
Reserves	\$14,615.00	\$14,615.00	\$0.00
Total Reserves	\$14,615.00	\$14,615.00	\$0.00
Security			
Security — Parking	\$1,500.00	\$1,500.00	\$0.00
Total Security	\$1,500.00	\$1,500.00	\$0.00
Utilities			
Utilities — Trash & Recycling	\$33,500.00	\$35,000.00	\$1,500.00
Total Utilities	\$33,500.00	\$35,000.00	\$1,500.00
TOTAL EXPENSES	\$325,887.00	\$326,296.00	\$409.00
	FY25 Dues	FY26 Dues	Change
	\$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.