GARDEN HILLS HOME OWNERS ASSOCIATION, INC.

PROOF OF NOTICE AFFIDAVIT

STATE OF FLORIDA)

COUNTY OF PALM BEACH)

Comes now the undersigned President of GARDEN HILLS HOME OWNERS ASSOCIATION, INC., being first duly sworn, deposes and says that the President has posted or caused to be posted, conspicuously on the Garden Hills Home Owners Association, Inc.'s property and has mailed or delivered or caused to be mailed or delivered written notice of the Second Notice of 2026 Proposed Budget Board Meeting to be held October 29th, 2025, not less than 48 hours prior to said meeting.

Dated: This 27th day of October, 2025.

By: ______________________

Robert De La Cruz

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 27th day of October 2025 by Robert De La Cruz, who is the President of GARDEN HILLS HOME OWNERS ASSOCIATION, INC., and is personally known to me or has produced a Driver License as identification.

[Notary Seal]

Notary Public State of Florida
Miguel Di Criscio
My Commission
HH 279454
Exp.10/15/2026

____
Notary Public

Printed Name: Miguel Di Criscio

My Commission Expires: 10/15/2026

GARDEN HILLS HOME OWNERS ASSOCIATION INC.

PROPOSED BUDGET - 2026

BASED ON 226 HOMES

	Approved Budget 2025	Proposed Budget 2026
INCOME		
4110: Association Income & other	316,241.00	316,241.00
Other Incomes	$ 3,990.00	$ 3,990.00
Total Operating Income	**$410,790.00**	**$410,791.00**
EXPENSES		
ADMINISTRATIVE		
Transactions Fee	$ 55.00	$ 55.00
6101: Legal	$ 29,319.00	$ 29,319.00
6102 - Accounting	$ 13,000.00	$ 13,000.00
6103: Other Admin Expenses	$ 3,000.00	$ 3,000.00
6111: Management Fee	$ 54,500.00	$ 54,500.00
6103 - Background Check Fee	$ 750.00	$ 750.00
Google Apps	$ 100.00	$ 100.00
Software Appfolio	$ 3,500.00	$ 3,500.00
Cleaning and toilet supplies	$ 820.00	$ 820.00
Insurance	$ 21,800.00	$ 21,800.00
ADMINISTRATIVE	**$126,844.00**	**$126,844.00**
UTILITIES		
Internet	$1,000.00	$1,000.00
Water	$3,060.00	$3,060.00
Electric	$17,840.00	$17,840.00
Solid Waste	$500.00	$500.00
Telephone	$750.00	$750.00
UTILITIES	**$23,150.00**	**$23,150.00**
MAINTENANCE / OPERATION		
6071 - Pool Cleaning	$6,600.00	$6,600.00
6073: General Maintenance Labor	$6,500.00	$6,500.00
6074 - Landscaping	$94,269.31	$94,269.31
60741: Irrigation System Repairs	$25,000.00	$25,000.00
60742: Tree Trimming	$19,500.00	$19,500.00
6076: Cleaning and Maintenance -Other	$5,800.00	$5,800.00
6077 - Lake Maintenance	$7,920.00	$7,920.00
6147: Repairs - Other	$36,000.00	$36,000.00
6191 - Security Service	$0.00	$0.00
61031: Pest control	$980.00	$980.00
MAINTENANCE / OPERATION	**$202,569.31**	**$202,569.31**
Total	**$406,803.31**	**$406,803.31**
Net Income (loss)	**$0.00**	**$0.00**
Monthly payment/resident	**$ 150.00**	**$ 150.00**

RESERVE FUNDING		
Non-Statutory Reserves	$54,240.00	$54,240.00

NOTICE TO HOMEOWNERS – HIGHLIGHTS BUDGET 2026

October 21, 2025

Dear Homeowners,

The creation of the **NON-STATUTORY RESERVE FUNDING** in the 2025 Budget was a very good and positive decision. The amount budgeted was $54,240.00.

The Board of Directors would like to highlight the result for the end of the present year. The background of this item can be summarized as follows:

During the present year, the cost of the following completed projects was covered by the Non-Statutory Fund:

- Roof Replacement and gutters: $17,950.00.
- Painting of the clubhouse – exterior and interior: $6,100.00.
- Urgent of tree trimming of invasive trees – at 5398 Bunky Court: $7,600.00.
- **The balance of this line item at the end of year 2025 will be $ 22,590.00 approx.**

This $20 per month increase was to generate $54,240 annually and is intended as a savings measure—**NOT** an operating expense. Over the next **four years**, this reserve is projected to accumulate $216,800.

We appreciate your continued support and understanding as we work together to ensure the future well-being of **Garden Hills HOA**.

Sincerely,

The Board of Directors of Garden Hills HOA
Robert de la Cruz
Eric Melendez
Angel Guerrero
Samuel Rosado
Sandy Montero

AVISO A LOS PROPIETARIOS – RESALTOS DEL PRESUPUESTO 2026

Octubre 21, 2025

Estimados Propietarios,

La creación de la FINANCIACIÓN DE RESERVA NO ESTATUTARIA en el Presupuesto 2025 fue una decisión muy buena y positiva. La cantidad presupuestada fue de $54,240.00.
La Junta Directiva desea resaltar el resultado para el final del presente año. El trasfondo de este rubro puede resumirse de la siguiente manera:
Durante el presente año, el costo de los siguientes proyectos completados fue cubierto por el Fondo No Estatutario:

- Reemplazo de techo y canaletas: $17,950.00.
- Pintura de la casa club – exterior e interior: $6,100.00.
- Podado urgente de árboles invasivos – en 5398 Bunky Court: $7,600.00.
- El saldo de este rubro al final del año 2025 será de aproximadamente $22,590.00.

Este aumento de $20 por mes fue para generar $54,240 anualmente y está destinado como una medida de ahorro—NO como un gasto operativo. Durante los próximos cuatro años, se proyecta que esta reserva acumule $216,800.

Agradecemos su continuo apoyo y comprensión mientras trabajamos juntos para garantizar el bienestar futuro de Garden Hills HOA.

Atentamente,

La Junta Directiva de Garden Hills HOA
Robert de la Cruz
Eric Melendez
Angel Guerrero
Samuel Rosado
Sandy Montero