

**CEDARWOODS TOWNHOUSES HOMEOWNERS' ASSOCIATION**  
**2201 Cedarwoods Ave. Pembroke Pines, FL 33026**

**Date:** December 8, 2025

**Subject:        2026 Annual Operating Budget Approved & New HOA Fee**  
**Effective January 1, 2026**

Dear Homeowners,

The HOA Office would like to inform you that the **2026 Annual Operating Budget** was officially approved by the Board of Directors during the meeting held on **December 4, 2025**.

As part of the approved budget, please note that the **new HOA fee for 2026 will be \$124.00 per month**, effective **January 1, 2026**. All payments should be made **payable to: Cedarwoods Townhouses HOA**.

Additionally, **Enumerate will be delivering the new 2026 coupon booklets** to all homeowners. Please look for them in the mail. These coupons will reflect the updated monthly assessment and payment information.

If you have any questions regarding the budget, the new assessment amount, or the coupon booklets, please feel free to contact the HOA Office.

Thank you for your ongoing cooperation and support.

Sincerely,

**BOARD of Directors CTHOA**  
**Maria (Mary) Del Valle, CAM**  
**Brandon Carrero, CAM**  
**Property Managers**

**CEDARWOODS TOWNHOUSES HOA**

2201 Cedarwoods Ave.

Pembroke Pines, FL 33026

Phone: (954) 432-8091

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**Cedarwoods Townhouses Homeowners Association, Inc.**  
**2026 ANNUAL OPERATING BUDGET**  
**FOR THE YEAR JANUARY 1, 2026 THROUGH DECEMBER 31, 2026**

GL Acct	Description	2026 Annual Budget	2025	Variance [\$]	Variance [%]
			Annual Budget		
6310	Assessment Income	885,370	806,785	\$ 78,585	9.7%
6330	Late/Legal Fee Income	6,000	6,000	-	0.0%
6360	Misc. Owner Income	-	-	-	n/a
6395	Insurance Refund/Claims	-	-	-	n/a
6420	Administrative Income	800	800	-	0.0%
6421	Estoppel/Screening Fees	6,000	6,000	-	0.0%
6422	Comcast Cable TV Rebate	4,958	4,958	-	0.0%
6910	Bank Interest Income	60	60	-	0.0%
	Total Income	\$ 903,188	\$ 824,603	78,585	9.5%
7140	Audit Fees	6,000	6,000	-	0.0%
7160	Legal Fees	5,000	5,000	-	0.0%
7250	Bank Charges	2,400	2,400	-	0.0%
7260	Postage & Mail	2,000	2,000	-	0.0%
7280	Insurance	125,000	115,000	10,000	8.7%
7283	Truck Insurance	8,978	8,978	-	0.0%
7320	Office Expense	8,000	8,000	-	0.0%
7330	Computer and Support	3,500	3,000	500	16.7%
7340	Community Activities	1,000	1,000	-	0.0%
7410	Newsletter	4,500	4,500	-	0.0%
7450	Other Taxes & Fees	1,200	1,200	-	0.0%
7990	Bad Debt Expense	-	-	-	n/a
	General & Administrative	167,578	157,078	10,500	7%
8610	Management Salary	64,890	58,000	6,890	11.9%
8620	Clerical/Office Salary	20,800	-	20,800	n/a
8650	Maint./Handyman Salary	241,547	228,000	13,547	5.9%
8710	Employer Payroll Tax Contribution	32,724	28,600	4,124	14.4%
8740	Uniforms	5,000	5,000	-	0.0%
8750	Employee Med Insurance	48,300	58,576	(10,276)	-17.5%
8770	Merit Award	11,500	10,000	1,500	15.0%
8780	Workmen's Compensation	9,000	9,000	-	0.0%
8790	ADP	5,100	5,100	-	0.0%
	Personnel Expense	438,861	402,276	36,585	9%
8910	Electricity	28,000	17,000	11,000	64.7%
8930	Water & Sewer	3,600	3,600	-	0.0%
8940	Telephone	4,500	3,500	1,000	28.6%
8950	Gas	4,800	7,200	(2,400)	-33.3%

**Cedarwoods Townhouses Homeowners Association, Inc.**  
**2026 PROPOSED ANNUAL OPERATING BUDGET**  
**FOR THE YEAR JANUARY 1, 2026 THROUGH DECEMBER 31, 2026**

GL Acct	Description	2026 Annual Budget	2025	Variance [\$]	Variance [%]
			Annual Budget		
	Reserve Contributions	94,749	94,749	-	0%
<b>TOTAL EXPENSES &amp; RESERVES</b>		<b>\$ 903,188</b>	<b>\$ 824,603</b>	<b>78,585</b>	<b>9.5%</b>
<b>NET INCOME / (LOSS)</b>		<b>\$ -</b>	<b>\$ -</b>		
<b>Monthly Maintenance Per Unit</b>		<b>\$ 124.00</b>	<b>\$ 113.00</b>	<b>\$ 11</b>	<b>9.7%</b>

BOD voted passed above - unanimously.  
 Budget 12/4/25.

*[Signature]*  
 VP BOD Cedarwood  
 tel - 954 665 8345

*[Signature]*  
*[Signature]*  
 Kay Sharpe  
*[Signature]*