

## ORIOLE GARDENS III

September 23, 2025

To: ORIOLE GARDENS III OWNERS

RE: Proposed Budget for 2026

### NOTICE OF BUDGET MEETING

Enclosed you will find the proposed budget for 2026.

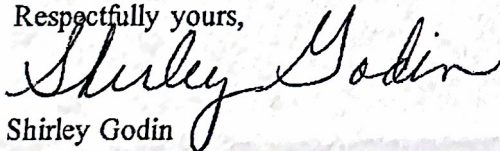
For this coming year's budget, we feel very happy that we have been able to keep our quarterly maintenance rates the same as they have been since 2023.

We will have informational meetings in the month of October. One will be during the day, and another one will be in the evening for your convenience. Notices will be posted in advance. We welcome you to attend this meeting with any questions you may have.

The final budget will be presented to the Board of Directors for their approval at the November 20<sup>th</sup>, 2025 meeting at 10 a.m. in the Clubhouse at 7400 NW 1<sup>st</sup> St in Margate.

We are especially thankful for our Executive Board; Fran Reynolds, Harry Placke, Larry Meade, and Rick Dupont as well as Kathy Goldweber, our property manager, and our Seacrest personnel for their time and attendance to the necessities of Oriole Gardens III. And we are extremely thankful for the folks we have here in Oriole Gardens III! Our best to you all.

Respectfully yours,



Shirley Godin

Treasurer of Oriole Gardens III

**ORIOLE GARDENS PHASE III**

**PROPOSED BUDGET**

January 1, 2026 - December 31, 2026

| Account ID                             | GL #'s | Approved<br>2023 Budget | Approved<br>2024 Budget | Approved<br>2025 Budget | Actuals thru<br>6/30/2025 | 2025<br>Annualized  | Proposed<br>2026 Budget | 2026<br>Monthly   |
|--|--------|-------------------------|-------------------------|-------------------------|---------------------------|---------------------|-------------------------|-------------------|
| <b>INCOME</b>                          |        |                         |                         |                         |                           |                     |                         |                   |
| Maintenance Fees                       | 4000   | 1,409,340.70            | 2,115,422.00            | 2,181,410.00            | 1,090,706.93              | 2,181,413.86        | 2,181,410.00            | 181,784.17        |
| Special Assessment Income              | 4010   | 59,295.60               | 0.00                    | 0.00                    |                           | 0.00                | 0.00                    | 0.00              |
| Late Charges/Interest                  | 4100   | 4,000.00                | 5,000.00                | 5,500.00                | 1,528.56                  | 3,057.12            | 5,500.00                | 458.33            |
| Legal Admin Fees                       | 4250   |                         | 0.00                    | 0.00                    |                           | 0.00                | 0.00                    | 0.00              |
| Transfer Fees/Applications             | 4500   | 5,000.00                | 7,000.00                | 7,000.00                | 3,150.00                  | 6,300.00            | 7,000.00                | 583.33            |
| Laundry Income                         | 4730   | 43,000.00               | 43,000.00               | 43,000.00               | 20,144.00                 | 40,288.00           | 43,000.00               | 3,583.33          |
| House Income                           | 4800   | 3,000.00                | 2,000.00                | 2,000.00                |                           | 0.00                | 2,000.00                | 166.67            |
| Advertising                            | 4900   | 1,000.00                | 1,500.00                | 1,500.00                | 40.00                     | 80.00               | 1,500.00                | 125.00            |
| Misc Income/Access Cards               | 4910   |                         | 2,000.00                | 2,000.00                | 340.00                    | 680.00              | 2,000.00                | 166.67            |
| Bank Interest Income                   | 4950   | 3,000.00                | 5,000.00                | 5,000.00                | 1,417.90                  | 2,835.80            | 5,000.00                | 416.67            |
| Prior Year Surplus/Accumulated Surplus | 4990   | 7,000.00                | 0.00                    | 0.00                    |                           | 0.00                | 0.00                    | 0.00              |
| <b>TOTAL INCOME</b>                    |        | <b>1,534,636.30</b>     | <b>2,180,922.00</b>     | <b>2,247,410.00</b>     | <b>1,117,327.39</b>       | <b>2,234,654.78</b> | <b>2,247,410.00</b>     | <b>187,284.17</b> |

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|----------------------------|--------|-------------------------|-------------------------|-------------------------|---------------------------|--------------------|-------------------------|------------------|
| <b>EXPENSES</b>            |        |                         |                         |                         |                           |                    |                         |                  |
| <b>Utilities</b>           |        |                         |                         |                         |                           |                    |                         |                  |
| Electricity                | 6000   | 42,000.00               | 46,000.00               | 46,000.00               | 25,588.11                 | 51,176.22          | 46,000.00               | 3,833.33         |
| Sewer/Water                | 6200   | 235,000.00              | 294,000.00              | 315,000.00              | 163,363.66                | 326,727.32         | 315,000.00              | 26,250.00        |
| Telephone                  | 6300   | 2,500.00                | 3,000.00                | 3,000.00                |                           | 0.00               | 3,000.00                | 250.00           |
| Cable TV                   | 6400   | 135,000.00              | 138,000.00              | 159,000.00              | 77,922.42                 | 155,844.84         | 159,000.00              | 13,250.00        |
| Trash Removal              | 6600   | 51,700.00               | 95,000.00               | 95,000.00               | 49,653.55                 | 99,307.10          | 95,000.00               | 7,916.67         |
| <b>TOTAL UTILITIES</b>     |        | <b>466,200.00</b>       | <b>576,000.00</b>       | <b>618,000.00</b>       | <b>316,527.74</b>         | <b>633,055.48</b>  | <b>618,000.00</b>       | <b>51,500.00</b> |
| <b>SERVICES</b>            |        |                         |                         |                         |                           |                    |                         |                  |
| Exterminating              | 7950   | 7,000.00                | 7,800.00                | 9,000.00                | 6,052.00                  | 12,104.00          | 9,000.00                | 750.00           |
| Termite                    | 7951   | 4,000.00                | 6,000.00                | 10,000.00               | 5,475.00                  | 10,950.00          | 10,000.00               | 833.33           |
| Whitefly Contract          | 7031   | 7,000.00                | 7,000.00                | 8,000.00                |                           | 0.00               | 8,000.00                | 666.67           |
| Fire Extinguishers         | 8459   | 2,000.00                | 2,500.00                | 3,500.00                |                           | 0.00               | 3,500.00                | 291.67           |
| Management/Maintenance     | 5700   | 376,522.30              | 388,098.00              | 407,500.00              | 182,213.30                | 364,426.60         | 407,500.00              | 33,958.33        |
| <b>TOTAL SERVICES</b>      |        | <b>396,522.30</b>       | <b>411,398.00</b>       | <b>438,000.00</b>       | <b>193,740.30</b>         | <b>387,480.60</b>  | <b>438,000.00</b>       | <b>36,500.00</b> |
| <b>SERVICES</b>            |        |                         |                         |                         |                           |                    |                         |                  |
| Maintenance Supplies       | 8420   | 10,000.00               | 10,000.00               | 11,000.00               | 4,763.39                  | 9,526.78           | 11,000.00               | 916.67           |
| Electrical Supplies        | 7555   | 3,000.00                | 3,500.00                | 11,000.00               |                           | 0.00               | 11,000.00               | 916.67           |
| Grounds/Sprinkler Supplies | 7220   | 4,000.00                | 4,000.00                | 5,000.00                | 434.99                    | 869.98             | 5,000.00                | 416.67           |
| <b>TOTAL SUPPLIES</b>      |        | <b>17,000.00</b>        | <b>17,500.00</b>        | <b>27,000.00</b>        | <b>5,198.38</b>           | <b>10,396.76</b>   | <b>27,000.00</b>        | <b>2,250.00</b>  |

**ORIOLE GARDENS PHASE III**

**PROPOSED BUDGET**

January 1, 2026 - December 31, 2026

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|--|--------|-------------------------|-------------------------|-------------------------|---------------------------|--------------------|-------------------------|------------------|
| <b>REPAIRS AND MAINTENANCE</b>             |        |                         |                         |                         |                           |                    |                         |                  |
| Building Repairs                           | 8400   | 15,000.00               | 15,000.00               | 30,000.00               | 7,047.62                  | 14,095.24          | 30,000.00               | 2,500.00         |
| Fire Safety Issues                         | 8464   |                         | 1,000.00                | 1,000.00                |                           | 0.00               | 1,000.00                | 83.33            |
| Landscape/Ground/Tree/Bushes               | 7000   | 4,000.00                | 6,000.00                | 7,000.00                | 39.77                     | 79.54              | 7,000.00                | 583.33           |
| Tree Trimming                              | 7130   | 14,000.00               | 14,400.00               | 15,300.00               | 15,300.00                 | 30,600.00          | 15,300.00               | 1,275.00         |
| Electrical Repairs                         | 8405   | 3,000.00                | 4,000.00                | 6,000.00                | 2,020.00                  | 4,040.00           | 6,000.00                | 500.00           |
| Plumbing                                   | 8406   | 10,000.00               | 10,000.00               | 15,000.00               | 11,990.00                 | 23,980.00          | 15,000.00               | 1,250.00         |
| Pool Patio/Maintenance & Amenties          | 8656   | 4,000.00                | 5,000.00                | 7,000.00                | 1,656.04                  | 3,312.08           | 7,000.00                | 583.33           |
| <b>TOTAL REPAIRS &amp; MAINTENANCE</b>     |        | <b>50,000.00</b>        | <b>55,400.00</b>        | <b>81,300.00</b>        | <b>38,053.43</b>          | <b>76,106.86</b>   | <b>81,300.00</b>        | <b>6,775.00</b>  |
| <b>ADMINISTRATIVE</b>                      |        |                         |                         |                         |                           |                    |                         |                  |
| Office Supplies                            | 5010   | 3,300.00                | 4,000.00                | 5,000.00                | 2,762.81                  | 5,525.62           | 5,000.00                | 416.67           |
| Mailings/Postage                           | 5022   | 1,200.00                | 2,000.00                | 3,000.00                | 37.34                     | 74.68              | 3,000.00                | 250.00           |
| Office Equipment<br>Maintenance/Technology | 5051   | 3,000.00                | 4,500.00                | 25,000.00               | 2,272.05                  | 4,544.10           | 25,000.00               | 2,083.33         |
| Application Fees                           | 5100   | 3,000.00                | 7,000.00                | 5,000.00                | 1,845.29                  | 3,690.58           | 5,000.00                | 416.67           |
| Loan Payable                               | 5125   | 71,914.00               | 6,000.00                | 0.00                    |                           | 0.00               | 0.00                    | 0.00             |
| Licenses,Fees,Permits                      | 5140   | 500.00                  | 40,000.00               | 5,000.00                | 4,378.25                  | 4,378.25           | 5,000.00                | 416.67           |
| Florida Land Sales                         | 5145   | 1,500.00                | 0.00                    | 0.00                    |                           | 0.00               | 0.00                    | 0.00             |
| Contingency                                | 5190   | 2,000.00                | 2,000.00                | 2,000.00                |                           | 0.00               | 2,000.00                | 166.67           |
| Audit                                      | 5205   | 4,000.00                | 4,000.00                | 4,000.00                | 1,998.00                  | 3,996.00           | 4,000.00                | 333.33           |
| Legal                                      | 5300   | 25,000.00               | 20,000.00               | 30,000.00               | 3,285.80                  | 6,571.60           | 30,000.00               | 2,500.00         |
| Bad Debt Expense                           | 5600   | 10,000.00               | 10,000.00               | 10,000.00               | 4,998.00                  | 9,996.00           | 10,000.00               | 833.33           |
| Insurance                                  | 5900   | 360,000.00              | 901,624.00              | 725,000.00              | 408,112.80                | 816,225.60         | 725,000.00              | 60,416.67        |
| House Expense                              | 7740   | 2,000.00                | 2,000.00                | 3,000.00                |                           | 0.00               | 3,000.00                | 250.00           |
| Laundry Expense                            | 8490   | 10,000.00               | 10,000.00               | 12,000.00               | 4,505.09                  | 9,010.18           | 12,000.00               | 1,000.00         |
| New Laundry Appliances                     | 8491   | 10,000.00               | 10,000.00               | 20,000.00               | 6,384.70                  | 12,769.40          | 20,000.00               | 1,666.67         |
| <b>TOTAL ADMINISTRATIVE</b>                |        | <b>507,414.00</b>       | <b>1,023,124.00</b>     | <b>849,000.00</b>       | <b>440,580.13</b>         | <b>876,782.01</b>  | <b>849,000.00</b>       | <b>70,750.00</b> |