

THE WOODS AT ANDERSON PARK CONDOMINIUM ASSOCIATION, INC.

SECOND NOTICE OF ANNUAL MEETING, ELECTION OF DIRECTORS AND 2026 BUDGET APPROVAL

To All THE WOODS AT ANDERSON PARK CONDOMINIUM ASSOCIATION, INC. Members,

The ANNUAL & BUDGET MEETING of THE WOODS AT ANDERSON PARK CONDOMINIUM ASSOCIATION, INC. will be held on the following DATE, TIME, and LOCATION:

- **DATE / TIME: Monday, November 17, 2025 @ 7:00 PM**
- **LOCATION: The Clubhouse**

Enclosed with this notice is the 2026 Proposed Budget. Before the commencement of the Annual Meeting of the Association, the Board of Directors shall adopt and approve the 2026 Annual Budget. Also enclosed with this notice is the Agenda for the Annual Meeting and a Proxy which will help establish a quorum and represent your vote on business that may arise. The Annual Meeting of the Association will be held for the purpose of voting on the election of directors and conducting such other business as may lawfully be conducted.

This year the number of candidates running for the Board does not exceed the number of vacancies that exist on the Board. In accordance with State Statutes, the candidates running for office, by Proclamation, will become the Association's new Board of Directors. Immediately following the Annual Meeting, the Board will meet briefly to elect Officers. Nominations cannot be taken from the floor.

Agenda items are as follows:

Budget Meeting Agenda

1. **Call to Order**
2. **Appoint Chairperson of the Meeting**
3. **Certify Quorum of the Board and Membership**
4. **Vote to Roll Over Excess Funds**
5. **Board and Membership Approval of 2026 Annual Budget**
6. **Adjournment**

Annual Meeting Agenda

1. **Call to Order**
2. **Appoint Chairperson of the Meeting**
3. **Proof of Notice of the Meeting**
4. **Certifying of Proxies and Establish Quorum**
5. **Read or Waive Minutes of Last Members' Meeting**
6. **Reports of Officers and Committees**
7. **New Business**
 - a. **Seating of New Board**
 - b. **Open Forum**
8. **Adjournment**

Mailed: October 27, 2025

BY ORDER OF THE BOARD OF DIRECTORS,
MAGDA HATKA, LCAM

THE WOODS AT ANDERSON PARK
90 Units
JANUARY 1, 2026- DECEMBER 31, 2026 PROPOSED BUDGET

ACCT	REVENUE	2025 PROPOSED ANNUAL	2026 PROPOSED ANNUAL	2026 MONTHLY AMOUNT
4010	Unit Maintenance Fees	\$625,320	\$625,320	\$52,110
	TOTAL REVENUE	\$625,320	\$625,320	\$52,110
	OPERATING EXPENSES			
5010	OFFICE EXP	\$5,000	\$4,200	\$350
	WEB-SITE ANNUAL / MTHLY FEE	\$0	\$1,410	\$118
5015	LOCKBOX/COUPONS	\$765	\$765	\$64
	STORAGE BOXES (10 BOXES)	\$0	\$450	\$38
5400	LAWN CONTRACT	\$21,950	\$22,600	\$1,883
5410	IRRIGATION REPAIR/MAINT	\$15,000	\$15,000	\$1,250
5420	GROUND MAINT	\$500	\$0	\$0
5430	PEST/FERTILIZER/WEED	\$12,000	\$8,316	\$693
5200	PEST CONTROL	\$3,500	\$2,820	\$235
5440	TREE TRIMMING	\$12,000	\$15,000	\$1,250
5500	REC FACILITY PRO RATE	\$42,120	\$46,332	\$3,861
5600	LICENSES/PERMITS/FEES	\$440	\$450	\$38
5800	MGMT FEE Exp. 12/26 - 30 day notice	\$20,400	\$13,200	\$1,100
5900	LEGAL & PROFESSIONAL	\$1,000	\$2,000	\$167
6100	BUILDING MAINTENANCE	\$18,000	\$10,000	\$833
6170	LIFT STATION	\$500	\$1,000	\$83
6400	MAINT EMPLOYEE	\$26,400	\$36,000	\$3,000
7000	ELECTRIC	\$5,850	\$6,300	\$525
7001	WATER/SEWER	\$88,000	\$99,000	\$8,250
7002	TRASH	\$21,650	\$21,950	\$1,829
7007	CABLE	\$74,135	\$74,135	\$6,178
8000	OPERATING CONTINGENCY	\$230	\$1,894	\$158
	TOTAL OPERATING EXPENSES	\$369,440	\$382,822	\$31,902
	RESERVES			
9010	RESERVES - PAINTING	\$11,000	\$17,280	\$1,440
9020	RESERVES - PAVING	\$116,200	\$6,086	\$507
9030	RESERVES - ROOFING	\$16,200	\$34,194	\$2,849
9040	RESERVES - TERMITE/LIABILITY	\$10,360	\$9,318	\$777
9050	RESERVES - INSURANCE	\$81,000	\$129,000	\$10,750
9060	RESERVES - WATER/SEWER LINES	\$1,920	\$6,005	\$500
9100	RESERVES - DEFERRED MAINTENANCE	\$19,200	\$40,615	\$3,385
	TOTAL RESERVES	\$255,880	\$242,498	\$20,208
	TOTAL EXPENSES	\$625,320	\$625,320	\$52,110
			\$0	

YOUR NEW MAINTENANCE FEE FOR 2026 WILL BE

\$579.00

**WOODS AT ANDERSON PARK
RESERVE ANALYSIS
JANUARY 1, 2026 - DECEMBER 31, 2026**

RESERVES	Current Replacement cost	Current Reserves 1/1/2026	Expected Life Yrs.	Remaining Life Yrs	Unreserved Amounts	2026 Fully Funded Annual Reserves	2026 Actual Budgeted Amount
PAINTING							
300 court (Painted 2021)	\$95,000	\$25,660			\$69,340	\$17,280	\$17,280
500 court (Painted 2024)	\$35,000	\$660	7	3	\$34,340	\$11,447	
700 court (Painted 2017)	\$35,000	\$0	7	6	\$35,000	\$5,833	
	\$25,000	\$25,000	7	1	\$0	\$0	
PAVING							
AP COA	\$166,000	\$33,705			\$132,295	\$6,086	\$6,086
Woodhill (1/3)	\$125,000	\$17,705	15	15	\$91,295	\$6,086	
	\$16,000	\$16,000	15	6	\$0	\$0	
ROOFING							
300 court	\$360,000	\$43,338			\$316,662	\$34,194	\$34,194
500 court	\$100,000	\$0	15	9	\$100,000	\$11,111	
700 court	\$160,000	\$0	15	10	\$160,000	\$16,000	
	\$100,000	\$43,338	15	8	\$56,662	\$7,083	
TERMITE CONTRACT							
INSURANCE (APRIL)	\$9,318	\$8,283	1	1	\$9,318	\$9,318	\$9,318
WATER SEWER LINES	\$178,500	\$187,101	1	1	\$129,000	\$129,000	\$129,000
DEFERRED MAINT	\$250,000	\$39,825	50	35	\$210,175	\$6,005	\$6,005
		\$17,220			\$0	\$0	\$40,615
TOTALS	\$1,058,818	\$457,835			\$655,655	\$201,883	\$242,498