

COUNTRY OAKS I CONDOMINIUM ASSOCIATION, INC.

NOTICE OF 2026 BUDGET ADOPTION MEETING

To All COUNTRY OAKS I CONDOMINIUM ASSN., INC. Members,

The BUDGET MEETING of **COUNTRY OAKS I CONDOMINIUM ASSOCIATION, INC.** will be held at the following DATE, TIME, and LOCATION:

- **DATE / TIME: TUESDAY, NOVEMBER 25, 2025 at 6:00 PM**
- **LOCATION: Pool House at Country Oaks I Condominium**
- This Board Meeting of the Association will be held for the purpose of final approval and adoption of the 2026 Budget, as well as the establishment of the annual assessment and/or maintenance fee(s) schedule for the 2026 calendar year. We have enclosed a copy of the 2026 Proposed Budget for your review.

Agenda items are as follows:

- 1. Call to Order**
2. Appoint Chairperson of the Meeting
3. Certify Quorum of Board and Membership
4. Proof of Notice of the Meeting
5. Vote to Roll Over Excess Funds
6. Vote to Waive Financial Reporting
7. Board Approval of 2026 Annual Budget
- 8. Adjournment**

Mailed: October 24, 2025

BY ORDER OF THE BOARD OF DIRECTORS
MAGDA HATKA, LCAM

PROXY WILL ALSO BE USED TO ESTABLISH A QUORUM

**COUNTRY OAKS I CONDOMINIUM ASSOCIATION, INC.
PROXY**

The undersigned owner(s) or designated vote of Address _____ in
COUNTRY OAKS I CONDOMINIUM ASSOCIATION, INC. hereby appoints the **Secretary** of the Association
or _____ as my proxyholder to **ATTEND** the Budget Meeting of **COUNTRY OAKS
I CONDOMINIUM ASSOCIATION, INC.** to be held on **TUESDAY, NOVEMBER 25, 2025 at 6:00 PM at the Pool House.**

The proxyholder named above has the authority to vote and act for me to the same extent that I would, if personally present, with power of substitution, including the establishment of a quorum, in all matters before the membership, except that my proxyholder's authority is limited as indicated below:

Check "General Powers if you want your proxyholder to vote on other issues which might come up at the meeting and for which a limited proxy is not required).

GENERAL POWERS: You may choose to grant general powers, limited powers or both. Check "General Powers" if you want your proxyholder to vote on other issues which might come up at the meeting and for which a limited proxy is not required).

_____ I authorize and instruct my proxy holder to use his or her best judgement on all other matters which properly come before the meeting and for which a general proxy may be used.

LIMITED POWERS: For your vote to be counted on the following issues, you must indicate your preference in the blank(s) provided below.

_____ I specifically authorize and instruct my proxy holder to cast my vote in reference to the following matters as I have indicated below:

1. Roll Over Excess Funds:

Shall the Association be authorized to roll over the 2025 surplus operating funds (if any) into the next fiscal year (2026) to avoid taxable consequences by the IRS of such remaining funds?

_____ YES _____ NO

2. Financial Reporting Waiver:

I cast my vote to waive the requirement for a **Review** financial statement for 2025 as required by the Florida Statutes and provide in lieu thereof a Report of Cash Receipts and Expenditures in accordance with the Florida Statutes and 61B-22.006 of the Florida Administrative Code.

_____ YES _____ NO

Signature of Owner or Designated Voter: _____

Signature of Co-Owner: _____

Date: _____

Print Name: _____

Print Name: _____

Date: _____

SUBSTITUTION OF PROXYHOLDER

The undersigned, appointed as proxyholder above, designates _____

To substitute for me in voting the proxy set forth above. (Print Name)

Dated: _____

(Signature of Proxyholder)

This proxy is revocable by the unit owner and is valid only for the meeting for which it is given and any lawful adjournment. In no event is the proxy valid for more than ninety (90) days from the date of the original meeting for which it was given.

COUNTRY OAKS I CONDO ASSOC. INC.
49 UNITS
JANUARY 1, 2026- DECEMBER 31, 2026 PROPOSED BUDGET

ACCT	REVENUE	2025 APPROVED ANNUAL	2025 YTD PROJECTED	2026 PROPOSED	PROPOSED MONTHLY AMOUNT
4010	Unit Maintenance Fees	\$309,958	\$370,186	\$340,521	\$28,377
	TOTAL REVENUE	\$309,958	\$370,186	\$340,521	\$28,377
	OPERATING EXPENSES				
5010	Administrative/Office	\$3,000	\$4,500	\$3,750	\$313
	Website Requirement			\$1,350	\$113
5015	Bank Charges	\$1,000	\$1,000	\$1,000	\$83
5300	Insurance Property	\$86,608	\$81,500	\$83,500	\$6,958
	Flood Insurance		\$35,170	\$35,200	\$2,933
5320	Insurance Appraisal	\$1,500	\$850	\$0	\$0
5400	Lawn Contract	\$31,200	\$31,200	\$31,200	\$2,600
5410	Lawn Irrigation Repairs	\$5,000	\$8,900	\$4,000	\$333
5420	Lawn Tree Trimming	\$6,000	\$6,500	\$6,000	\$500
	Landscaping Improvement	\$5,000	\$0	\$2,000	\$167
5430	Lawn Lakes & Banks	\$3,000	\$1,488	\$1,488	\$124
5610	Tax Corp./ Annual Report	\$125	\$125	\$125	\$10
5800	Management Fee - EXP 2027/OCT. 01	\$13,200	\$13,200	\$14,124	\$1,177
5900	Audit/Professional	\$800	\$0	\$1,200	\$100
5950	Legal	\$1,000	\$950	\$1,500	\$125
6100	R&M Buildings	\$7,500	\$21,265	\$14,200	\$1,183
6200	Pool Contract	\$7,800	\$7,800	\$7,800	\$650
6210	Pool Spa Permits	\$560	\$305	\$560	\$47
6220	Pool Repairs/Maintenance	\$2,000	\$2,500	\$1,000	\$83
6400	Salaries Maintenance	\$10,500	\$18,650	\$19,600	\$1,633
7000	Utility Electric	\$6,000	\$5,236	\$5,400	\$450
7001	Utility Trash	\$4,500	\$8,395	\$7,285	\$607
7002	Utility Water/Sewer	\$22,500	\$24,470	\$24,500	\$2,042
7004	Utility Cable TV	\$36,165	\$41,182	\$39,825	\$3,319
	TOTAL OPERATING EXPENSES	\$254,958	\$315,186	\$306,607	\$25,551
9010	Reserves - Painting	\$5,000	\$5,000	\$5,044	\$420
9020	Reserves - Paving	\$5,000	\$5,000	\$8,938	\$745
9030	Reserves - Roof	\$40,000	\$40,000	\$13,275	\$1,106
9040	Reserves - Pool	\$5,000	\$5,000	\$0	\$0
	Reserve - Deffered			\$6,656	\$555
	TOTAL RESERVES	\$55,000	\$55,000	\$33,914	\$2,271
	TOTAL EXPENSES	\$309,958	\$370,186	\$340,521	\$27,822
			\$0		
60 MONTHS /MAY 2024					
% Owners	UNIT TYPE	SP ASSESS	2026		
1.459%	A OR 1	\$ 38.91	\$ 414.02		4
1.598%	B OR 2	\$ 42.61	\$ 453.46		2
1.909%	C OR 3	\$ 50.91	\$ 541.71		12
2.150%	D OR 4	\$ 57.33	\$ 610.10		21
2.291%	E OR 5	\$ 61.09	\$ 650.11		10

**RESERVE ANALYSIS
COUNTRY OAKS I CONDO ASSOC. INC.
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
Reserves - Painting	\$50,000	\$29,823	10	4	\$20,177	\$5,044	\$5,044
Reserves - Paving	\$60,900	\$16,208	15	5	\$44,692	\$8,938	\$8,938
Reserves - Roof	\$135,000	\$121,725	15	1	\$13,275	\$13,275	\$13,275
Reserves - Pool	\$40,000	\$6,897	15	1	\$33,103	2026 Special Assessment	\$0
Interest Insurance Reserve/DEF MTN		\$3,235					
		\$3,546	1	1		\$6,656	\$6,656

TOTALS **\$285,900** **\$181,434** **\$111,247** **\$33,914** **\$33,914**