

KESWICK B CONDOMINIUM ASSOCIATION, INC.
A NOT FOR PROFIT ORGANIZATION

DEERFIELD BEACH, FL 33442

BOARD OF DIRECTORS
NOTICE OF 2026 BUDGET MEETING

October 3, 2025

Dear Unit Owner:

The Board of Directors hereby gives notice of the 2026 Budget Meeting. The meeting has been scheduled for:

Date: October 23, 2025

Time: 2:00pm

Place: Clubhouse GP-E

The 2026 Budget Meeting Agenda will be as follows:

- I Call to Order & Establish Quorum
- II Proof of Meeting Mailer
- III Read/Waive & Approval of 2025 Budget Meeting Minutes
- IV Officers Reports

- V Proposed Budget /Reserves Review & Approval
- VI Unit Owner Comments
- VII Adjournment

We look forward to seeing you at the Budget Meeting.

Cordially,

Jacqueline Poggi

JACQUELINE POGGI, Esq.

**Keswick "B" Condominium Association Inc.
2026 BUDGET**

	BUDGET 2026
Revenues:	
Bank accounts interest	\$800
Condo Fee - 2026 Seacrest	\$10,222
Condo Fee - 2026 Keswick B	\$75,551
Laundry	\$800
TOTAL REVENUES	\$87,373
Expenses:	
Condo Hazard Insurance (2025)	\$48,000
Landscaping	\$3,000
Building Maintenance & Repairs	\$3,000
Association Expenses	\$750
Keswick Area Entrance Beautification	\$1,500
Keswick Area Picnic Area	\$1,500
Office Supplies	\$200
Gifts	\$80
PreStar Building Appraisal	\$500
Meir Fire Alarm & Inspection	\$260
Fire & Safety Inspections	\$250
Legal Expenses	\$2,000
Termite Insurance	\$1,300
Seacrest Management	\$10,222
Managerial Expenses	\$3,300
Florida Power and Light	\$850
Florida State Fees	\$161
Contribution to Reserves	\$10,000
Contribution to Reserves	\$500

CONDOMINIUM ASSOCIATION INC
 ANALYSIS FOR THE PERIOD:
 12/31/2026

ITEMS	USEFUL LIFE YRS	REMAINING LIFE YRS	COST TO REPLACE	FUND BALANCE 12/31/25	ANTICIPATED YR END EXPENSES	D minus E-F		G divided by C		H divided by 12	
						REQUIRED TO FUND	TO FUND	ANNUAL FUNDING	2026 MONTHLY		
EPLACEMENT	25	25	\$ 100,000.00	\$ 10,000.00	\$ -	\$ 90,000.00	\$ 3,600.00	\$ 300.00			
G & WATERPROOFING	8	6	\$ 18,000.00	\$ 4,500.00	\$ -	\$ 13,500.00	\$ 2,250.00	\$ 187.50			
& RESURFACING	20	15	\$ 7,000.00	\$ 2,000.00	\$ -	\$ 5,000.00	\$ 333.33	\$ 27.78			
ITY MACHINES	15	2	\$ 6,000.00	\$ 6,000.00	\$ -	\$ -	\$ -	\$ -			
ECTION & REPAIRS	10	9	\$ 12,000.00	\$ 1,200.00	\$ -	\$ 10,800.00	\$ 1,200.00	\$ 100.00			
ANE RESERVES	10	10	\$ 48,111.10	\$ 20,033.00	\$ -	\$ 28,078.10	\$ 2,807.81	\$ 233.98			
			\$ 191,111.10	\$ 43,733.00		\$ 147,378.10	\$ 10,191.14	\$ 849.26			

**AFFIDAVIT OF MAILING OF
NOTICE TO UNIT OWNERS**

STATE OF FLORIDA

COUNTY OF BROWARD

BEFORE ME, personally appeared Heather Weber, after being duly sworn that the Notice of BUDGET MEETING for KESWICK B Condominium Association Inc. was emailed, mailed or hand delivered in accordance with applicable law. Notice was mailed to each unit owner at the address of record as such address appears on the books of the Association.

KESWICK B Condominium Association Inc.

By: Heather Weber

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 3rd day of Oct 2025 by, Heather Weber, as agent for **KESWICK B . Condominium Association Inc.**, a Florida not-for-profit corporation.

Personally Known OR
Produced Identification

Type of Identification

NOTARY PUBLIC - STATE OF FLORIDA

Sign: [Signature]
Print: _____
My Commission expires: _____

