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**THE GREENS CONDOMINIUM ASSOCIATION, INC.
NOTICE OF MEETING OF THE BOARD OF DIRECTORS**

September 1, 2026

TO ALL ASSOCIATION MEMBERS:

NOTICE IS HEREBY GIVEN in accordance with Chapter 718, Florida Statutes, and the Association's by-laws that a meeting of the Board of Directors will be convened at the Community Clubhouse **on September 23, 2026, at 7:00 PM.**

AGENDA

1. Call to order by the President
2. Establish a quorum of Directors.
3. Reading and approval of Meeting Minutes
4. Review and Approval Proposed 2027 Budget
5. Adjournment

FOR THE BOARD OF DIRECTORS

Joaquin Alvarez, CAM

**THE GREENS CONDOMINIUM ASSOCIATION, INC.
PROPOSED 2026 BUDGET**

REVENUE:	Approved Monthly 2026	Approved Yearly 2026	Proposed Monthly 2027	Proposed Yearly 2027
Owner Assessment	\$ 99,106.57	\$ 1,189,278.84	\$ 99,106.57	\$ 1,189,278.84
Reserve	\$ 7,708.33	\$ 92,500.00	\$ 7,708.33	\$ 92,500.00
Reserve- SIRS	\$ 5,765.17	\$ 69,182.00	\$ 5,765.17	\$ 69,182.00
Laundry Income	\$ 2,500.00	\$ 30,000.00	\$ 2,000.00	\$ 24,000.00
Parking Rental	\$ -	\$ -	\$ 650.00	\$ 7,800.00
Storage Rental	\$ -	\$ -	\$ 600.00	\$ 7,200.00
TOTAL REVENUE:	\$ 115,080.07	\$ 1,380,960.84	\$ 115,830.07	\$ 1,389,960.84

Expense Description:

ADMINISTRATIVE & GENERAL:

Bad Debt	\$ -	\$ -	\$ -	\$ -
Bank Charges	\$ 25.00	\$ 300.00	\$ 25.00	\$ 300.00
Fees Payable to Divison (DBPR)	\$ 100.33	\$ 1,204.00	\$ 100.33	\$ 1,204.00
Legal & Professional	\$ 500.00	\$ 6,000.00	\$ 500.00	\$ 6,000.00
Licenses & Permits	\$ 375.00	\$ 4,500.00	\$ 375.00	\$ 4,500.00
Annual Fire Department Inspection/ Permit	\$ 200.00	\$ 2,400.00	\$ 200.00	\$ 2,400.00
Management	\$ 4,200.00	\$ 50,400.00	\$ 4,200.00	\$ 50,400.00
Maintenance (Salary)	\$ 9,053.33	\$ 108,640.00	\$ 10,400.00	\$ 124,800.00
Payroll Taxes/ Services	\$ 1,016.50	\$ 12,198.00	\$ 266.67	\$ 3,200.00
Office, Printng. & Postage	\$ 166.67	\$ 2,000.00	\$ 166.67	\$ 2,000.00
Audit/ Preparation Taxes	\$ 416.67	\$ 5,000.00	\$ 416.67	\$ 5,000.00
Insurance	\$ 33,905.83	\$ 406,870.00	\$ 30,572.33	\$ 366,868.00
Workmans Comp	\$ 322.08	\$ 3,865.00	\$ 322.08	\$ 3,865.00
Website	\$ 34.58	\$ 415.00	\$ 34.58	\$ 415.00
TOTAL A & G:	\$ 50,316.00	\$ 603,792.00	\$ 47,579.33	\$ 570,952.00

UTILITIES:

Electricity Expense	\$ 2,800.00	\$ 33,600.00	\$ 3,200.00	\$ 38,400.00
Elevator Phone Monitoring	\$ 595.16	\$ 7,141.88	\$ 613.33	\$ 7,360.00
Gas Expense	\$ 600.00	\$ 7,200.00	\$ 800.00	\$ 9,600.00
Water & Sewer Expense	\$ 25,000.00	\$ 300,000.00	\$ 25,000.00	\$ 300,000.00
TOTAL UTILITIES	\$ 28,995.16	\$ 347,941.88	\$ 29,613.33	\$ 355,360.00

REPAIRS & IMPROVEMENTS

Electrical Repairs	\$ 416.67	\$ 5,000.00	\$ 833.33	\$ 10,000.00
Elevators Repairs	\$ 500.00	\$ 6,000.00	\$ 1,333.33	\$ 16,000.00
General Repairs	\$ 3,000.00	\$ 36,000.00	\$ 3,000.00	\$ 36,000.00
Pool Repairs	\$ 233.33	\$ 2,800.00	\$ 533.33	\$ 6,400.00
Plumbing Repairs	\$ 4,166.67	\$ 50,000.00	\$ 2,916.67	\$ 35,000.00
Roof Repairs	\$ -	\$ -	\$ -	\$ -
TOTAL REPAIRS & IMPROVEMENTS	\$ 8,316.67	\$ 99,800.00	\$ 8,616.67	\$ 103,400.00

CONTRACT & SUPPLIES

Elevator Service	\$ 1,120.00	\$ 13,440.00	\$ 1,300.00	\$ 15,600.00
Elevator Annual Inspection	\$ 204.17	\$ 2,450.00	\$ 204.17	\$ 2,450.00
Fire Extinguisher Maintenance & Inspection	\$ 125.00	\$ 1,500.00	\$ 125.00	\$ 1,500.00
Fire Alarm Monitoring/ Maintenance	\$ 1,000.00	\$ 12,000.00	\$ 833.33	\$ 10,000.00
Fire Sprinkler Annual Inspection/ Repair	\$ 250.00	\$ 3,000.00	\$ 250.00	\$ 3,000.00
Lawn Service	\$ 2,800.00	\$ 33,600.00	\$ 2,884.00	\$ 34,608.00
Maintenance Supplies	\$ 333.33	\$ 4,000.00	\$ 500.00	\$ 6,000.00
Janitorial Supplies	\$ -	\$ -	\$ 300.00	\$ 3,600.00
Paint Supplies	\$ -	\$ -	\$ 666.67	\$ 8,000.00
Pest Control	\$ 295.00	\$ 3,540.00	\$ 600.00	\$ 7,200.00
Pool Service	\$ 690.00	\$ 8,280.00	\$ 750.00	\$ 9,000.00
Security	\$ 6,231.25	\$ 74,775.00	\$ 6,500.17	\$ 78,002.00
Landscaping & Trimming	\$ 1,250.00	\$ 15,000.00	\$ 1,458.33	\$ 17,500.00
Waste Collection	\$ 3,980.00	\$ 47,760.00	\$ 4,400.00	\$ 52,800.00
Camera Maintenance	\$ 75.00	\$ 900.00	\$ 150.57	\$ 1,806.88
TOTAL SUPPLIES	\$ 18,353.75	\$ 220,245.00	\$ 20,922.24	\$ 251,066.88

TOTAL EXPENSES

\$ 105,981.57	\$ 1,271,778.88	\$ 106,731.57	\$ 1,280,778.88
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RESERVE- SIRS

\$ 5,765.17	\$ 69,182.00	\$ 5,765.17	\$ 69,182.00
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RESERVE

\$ 3,333.33	\$ 39,999.96	\$ 3,333.33	\$ 39,999.96
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TOTAL EXPENSES AND RESERVES

\$ 115,080.07	\$ 1,380,960.84	\$ 115,830.07	\$ 1,389,960.84
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MONTHLY MAINTENANCE AMOUNT PER UNIT TYPE:

Type of Unit	2025	2026	2027
1 Bedroom (.026006%) 123 UNITS	\$ 278.16	\$ 292.78	\$ 292.78
2 Bedroom (.038209%) 178 UNITS	\$ 408.69	\$ 429.52	\$ 429.52

THE GREENS CONDOMINIUM ASSOCIATION, INC.

RESERVES DESCRIPTIONS

Replacement Cost	Collected as of 12/31/2026	Fundable Reserves	Expectancy Life	Remaining Life	Monthly Reserve	Annual Reserve
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RESURFACING PARKING LOTS	\$ 80,000.00	\$ 26,666.67	\$ 53,333.33	7	2	\$ 2,222.22	\$ 26,666.67
POOL RESURFACING	\$ 80,000.00	\$ 13,333.33	\$ 66,666.67	15	5	\$ 1,111.11	\$ 13,333.33
SIRS REPORT	\$ 138,364.00	\$ 69,182.00	\$ 69,182.00	1	1	\$ 5,765.17	\$ 69,182.00

TOTALS	\$ 298,364.00	\$ 109,182.00	\$ 189,182.00			\$ 9,098.50	\$ 109,182.00
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