

THE GREENS CONDOMINIUM ASSOCIATION, INC.
Approved 2026 BUDGET

	Approved 2025	Approved Monthly 2026	Approved Yearly 2026
REVENUE:			
Owner Assessment	\$ 1,283,542.00	\$ 98,914.91	\$ 1,186,978.88
Reserve	\$ -	\$ 7,708.33	\$ 92,500.00
Reserve- SIRS		\$ 5,765.17	\$ 69,182.00
Laundry Income	\$ 31,995.00	\$ 2,500.00	\$ 30,000.00
TOTAL REVENUE:	\$ 1,315,537.00	\$ 114,888.41	\$ 1,378,660.88

Expense Description:

ADMINISTRATIVE & GENERAL:

Bad Debt	\$ 5,000.00	\$ -	\$ -
Bank Charges	\$ 756.00	\$ 25.00	\$ 300.00
Fees Payable to Divison (DBPR)	\$ 1,204.00	\$ 100.33	\$ 1,204.00
Legal & Professional	\$ 5,000.00	\$ 500.00	\$ 6,000.00
Licenses & Permits	\$ 3,000.00	\$ 375.00	\$ 4,500.00
Annual Fire Department Inspection/ Permit	\$ 1,800.00	\$ 200.00	\$ 2,400.00
Management	\$ 42,000.00	\$ 4,200.00	\$ 50,400.00
Maintenance (Salary)	\$ 97,300.00	\$ 6,586.67	\$ 79,040.00
Payroll Taxes/ Services	\$ 8,000.00	\$ 683.17	\$ 8,198.00
Office, Prinitng, & Postage	\$ 2,000.00	\$ 166.67	\$ 2,000.00
Audit/ Preparation Taxes	\$ 6,000.00	\$ 416.67	\$ 5,000.00
Insurance	\$ 495,873.00	\$ 33,905.83	\$ 406,870.00
Workmans Comp	\$ 4,132.00	\$ 322.08	\$ 3,865.00
Website		\$ 34.58	\$ 415.00
TOTAL A & G:	\$ 672,065.00	\$ 47,516.00	\$ 570,192.00

UTILITIES:

Electricity Expense	\$ 30,000.00	\$ 2,800.00	\$ 33,600.00
Elevator Phone Monitoring	\$ 6,732.00	\$ 595.16	\$ 7,141.88
Gas Expense	\$ 11,000.00	\$ 600.00	\$ 7,200.00
Water & Sewer Expense	\$ 288,000.00	\$ 25,000.00	\$ 300,000.00
TOTAL UTILITIES	\$ 335,732.00	\$ 28,995.16	\$ 347,941.88

REPAIRS & IMPROVEMENTS

Electrical Repairs	\$ 5,000.00	\$ 416.67	\$ 5,000.00
Elevators Repairs	\$ 5,000.00	\$ 500.00	\$ 6,000.00
General Repairs	\$ 30,000.00	\$ 3,000.00	\$ 36,000.00
Pool Repairs	\$ 1,500.00	\$ 233.33	\$ 2,800.00
Plumbing Repairs	\$ 25,000.00	\$ 2,500.00	\$ 30,000.00
Roof Repairs	\$ 3,000.00	\$ -	\$ -
TOTAL REPAIRS & IMPROVEMENTS	\$ 69,500.00	\$ 6,650.00	\$ 79,800.00

CONTRACT & SUPPLIES

Elevator Service	\$ 13,440.00	\$ 1,120.00	\$ 13,440.00
Elevator Annual Inspection	\$ 1,800.00	\$ 204.17	\$ 2,450.00
Fire Extinguisher Maintenance & Inspection	\$ 1,200.00	\$ 125.00	\$ 1,500.00
Fire Alarm Monitoring/ Maintenance	\$ 10,000.00	\$ 1,000.00	\$ 12,000.00
Fire Sprinkler Annual Inspection/ Repair		\$ 250.00	\$ 3,000.00
Lawn Service	\$ 38,400.00	\$ 2,800.00	\$ 33,600.00
General Supplies	\$ 5,000.00	\$ 333.33	\$ 4,000.00
Pest Control	\$ 4,000.00	\$ 295.00	\$ 3,540.00
Pool Service	\$ 7,200.00	\$ 690.00	\$ 8,280.00
Security	\$ 79,200.00	\$ 6,231.25	\$ 74,775.00
Landscaping & Trimming	\$ 30,000.00	\$ 1,250.00	\$ 15,000.00
Waste Collection	\$ 48,000.00	\$ 3,980.00	\$ 47,760.00
Camera Maintenance	\$ -	\$ 75.00	\$ 900.00
TOTAL SUPPLIES	\$ 238,240.00	\$ 18,353.75	\$ 219,345.00

TOTAL EXPENSES

\$ 1,315,537.00	\$ 101,514.91	\$ 1,217,278.88
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RESERVE- SIRS

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

\$ -	\$ 7,708.33	\$ 92,500.00
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TOTAL EXPENSES AND RESERVES

\$ 1,315,537.00	\$ 114,988.41	\$ 1,378,960.88
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MONTHLY MAINTENANCE AMOUNT PER UNIT TYPE:

Type of Unit	2025	2026
1 Bedroom (.026006%) 123 UNITS	\$ 278.16	\$ 292.34
2 Bedroom (.038209%) 178 UNITS	\$ 408.69	\$ 429.52

0.0026006
0.0038209