



Grove Gardens Condominium Association

December 4, 2025

Dear Grove Gardens owners,

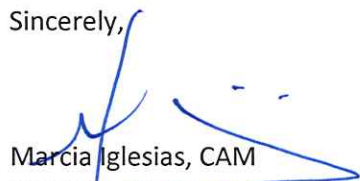
Please be advised that per the budget meeting of the Board of Directors that took place yesterday, December 3, 2025, the budget for 2026 was approved with a 3% increase. Attached is the approved budget.

Note that if your current payment is:

\$427.00,	your new payment will be	\$440.00	beginning January 1 st , 2026
\$452.00	your new payment will be	\$465.00	beginning January 1 st , 2026
\$460.00	your new payment will be	\$474.00	beginning January 1 st , 2026
\$485.00	your new payment will be	\$499.00	beginning January 1 st , 2026

We appreciate everyone's cooperation to keep your payments on time and also please follow the governing documents and Rules and Regulations of the Association to ensure the safety, cleanliness and comfort of all in the community.

Sincerely,


Marcia Iglesias, CAM
Property Manager, Amprex Property Management
On behalf of the Board of Directors of Grove Gardens Condominium

Grove Gardens Condominium				
Approved Budget 2026				
	2025	3% increase Annual	Per month	
Income				
MAINTENANCE ASSESS FEE	777940	802,741.00	66,895.08	
Late charges	3600	3,300.00	275.00	
Washers permits	0	14,400.00	1,200.00	
Gate clickers & Keys	810	900.00	75.00	
Washer & Laundry Income	12000	12,000.00	1,000.00	
Applications & questionnaires	3600	4,200.00	350.00	
Interest	0	9,000.00	750.00	
Rental income		25,200.00	2,100.00	
MISCELLANEOUS	2400	360.00	30.00	
Total INCOME	800350	872,101.00		
Expense				
ADMINISTRATIVE EXPENSES				
ACCOUNTING	9000	9,000.00	750.00	
LEGAL & PROFESSIONAL FEES	3000	12,000.00	1,000.00	
DUES & SUBSCRIPTIONS QB	600	600.00	50.00	
PRINTING & POSTAGE	2760	2,640.00	220.00	
BK. SERVICES CHARGES	120	120.00	10.00	
LOAN REPAYMENT & INTEREST	3600	27,000.00	2,250.00	
OFFICE EXPENSES	1200	1,200.00	100.00	
MISCELLANEOUS/Web site	900	900.00	75.00	
ADMINISTRATIVE EXPENSES	21180	53,460.00	4,455.00	
TAXES, LICENSES, PERMITS				
ANNUAL CONDO REPORT	708	708.00	59.00	
STATE	61.25	61.25	5.10	
LICENSES AND PERMITS	3600	2,400.00	200.00	
FINES & VIOLATIONS	600	600.00	50.00	
PROPERTY TAXES	550	4,864.00	405.33	
TAXES, LICENSES, PERMITS	5519.25	8,633.25	719.44	
INSURANCE				
PROPERTY	282000	258,000.00	21,500.00	
WORKERS COMPENSATION	1350	1,350.00	112.50	
TOTAL INSURANCE	283350	259,350.00		
PAYROLL				
SALARIES	56016	56,360.00	4,696.67	
PAYROLL TAXES & EXPENSES	4285	15,292.00	1,274.33	
TOTAL PAYROLL	60301	71,652.00	5,971.00	
CONTRACT SERVICES				
MANAGEMENT	24624	24,624.00	2,052.00	
LANDSCAPING	18000	18,000.00	1,500.00	
ELEVATOR MAINTENANCE	10800	10,800.00	900.00	
GATE MAINTENANCE	3000	3,000.00	250.00	
PEST CONTROL	7320	9,000.00	750.00	
POOL MAINTENANCE	7800	9,120.00	760.00	
ALARM & SECURITY	2247	8,400.00	700.00	
WASTE & REC. REMOVAL	81600	86,400.00	7,200.00	
Total CONTRACT SERVICES	155391	169,344.00		
UTILITY EXPENSES				
ELECTRICITY	24480	24,480.00	2,040.00	
WATER SEWER	178500	168,000.00	14,000.00	
TELEPHONE EXPENSE	14400	20,400.00	1,700.00	
Total UTILITY EXPENSES	217380	212,880.00		
REPAIRS & MAINTENANCE				
ALARM & ELECTRICAL REPAIR	3000	3,000.00	250.00	
ELECTRICAL INSPECTION & REPAIRS	16800	10,800.00	900.00	
FIRE EQUIPMENT INSP. & MAINTENANCE	4800	4,800.00	400.00	
ELEVATORS REPAIR	2400	6,000.00	500.00	
CAMERAS	600	3,000.00	250.00	
PAINTING	1800	900.00	75.00	
PLUMBING REPAIRS	2400	10,800.00	900.00	
LOCKSMITH	600	600.00	50.00	
CLEANING & JANITORIAL SUPPLIES	2400	900.00	75.00	
POOL REPAIRS	1800	600.00	50.00	
GENERAL REPAIRS	8628.75	7,381.75	615.15	
Total REPAIRS & MAINTENANCE	45228.75	48,781.75		
RESERVES				
	12000	48,000.00	4,000.00	
Total Expenses	800350	872,101.00		
NET INCOME	0	-		
One bedroom				
	427	440.00		
One bedroom with W/D				
	452	465.00		
Two bedroom				
	460	474.00		
Two bedroom with W/D				
	485	499.00		