Southgreen Homeowners Association

Notice of 2027 Budget and 2026 Annual Membership Meeting with Officer Elections

November 11, 2026

Website: southgreen.ngpcam.com

Dear Southgreen Neighbor,

Notice is hereby given that in accordance with the Bylaws of your community, Southgreen Homeowners Association will hold its Budget and Annual Membership Meetings at the following date, time and location:

2027 Budget Meeting and 2026 Annual Membership Meeting with Officer Elections

Date: 11/18/2026
Time: 6:30 P.M.
Location: Virtual via RingCentral Video Call, to join use:
https://v.ringcentral.com/join/605772318

The Board of Directors will conduct the Budget Meeting to review, discuss and adopt the 2027 Budget. A copy of the proposed budget is included.

The Annual Membership Meeting is being held to elect the three (3) Directors to serve a one (1) year term. No new candidates have submitted their nomination. If you are still interested in serving on the Board, nominations may be taken from the floor at the meeting. The Agendas for the Budget & Annual Meeting are listed below. If you have any questions please contact Mike Castro, Association Manager at 813.922.1339 or see email below.

2027 Budget Meeting Agenda:

1. Call to Order
2. Proof of Notice
3. Review & Approval of 2027 Budget
4. Ongoing Business
5. Adjournment

2026 Annual Meeting with Officer Elections Agenda:

1. Roll Call & Certification of Proxies
2. Call to Order
3. Proof of Notice
4. Reading / Approval of Previous Meeting Minutes
5. New Business
6. Nominations / Election
7. Adjournment

BY ORDER OF THE BOARD OF DIRECTORS THIS 3rd day of November 2026.

NewGauge Property Management 11928 Sheldon Rd. #101 Tampa, FL 33626
P. 813.922.1339 F.386.319.9301 m.castro@ngpcam.com

Southgreen HOA
Proposed 2027 Budget

Southgreen Proposed 2027 Budget January 1, 2027 through December 31, 2027					
	$120/mo/unit		$138/mo/unit	Mthly	
GL Account	Approved 2026	Projected 2026	Proposed 2027		
41100 - Maintenance Fee	44,640.00	44,640.00	51,336.00	138.00	15.0%
41110 - Reserve Assessments	200.00	200.00	100.00	0.27	
49999- Transfer to Reserves	(200.00)	(200.00)	(100.00)	(0.27)	
42200 - Delinquency Interest		15.76			
42250 - Late Fee Income		475.00			
42300 - Legal Fee Income					
42321 - Insurance Proceeds					
42322 - Operating Interest		10.00			
42400 - Deed Restrictions Compliance					
42450- Miscellanous Income					
Total Revenue	**$44,640.00**	**$45,140.76**	**$51,336.00**	**$138.00**	
51010 - CPA Audit/Taxes	350.00	500.00	500.00	1.34	42.9%
51040 - Bad Debt	800.00	-	500.00	1.34	-37.5%
51150 - Legal Fees	800.00	800.00	800.00	2.15	0.0%
51152 - Legal Fees&Collections	400.00	-	400.00	1.08	0.0%
51160 - Licenses Fees/ Corporate Filings	62.00	62.00	62.00	0.17	0.0%
51165 - Management/Bookkeeping	7,200.00	7,200.00	7,200.00	19.35	0.0%
51169 - Office Expense- Estoppel fees					
51170 - Office Supplies& Expenses	475.00	400.00	475.00	1.28	0.0%
51189 - Social Events					
Total Administrative	**10,087.00**	**8,962.00**	**9,937.00**	**26.71**	**-1.5%**
60011 - Electricity	7,995.00	7,668.00	8,000.00	21.51	0.1%
60050 - Water	4,000.00	4,150.00	4,350.00	11.69	8.7%
Total Utilities	**$11,995.00**	**$11,818.00**	**$12,350.00**	**$33.20**	**3.0%**
72025 - Insurance D&O	1,210.00	1,250.00	1,303.00	3.50	7.7%
72030 - Insurance-Liability	1,447.00	1,065.00	1,120.00	3.01	-22.6%
72040 - Insurance - Property Coverage	-	-	-	-	
72035 - Insurance- Bond					
Total Taxes & Insurance	**$2,657.00**	**$2,315.00**	**$2,423.00**	**$6.51**	**-8.8%**
80028 - Repairs & Maint- General	2,275.00	4,500.00	3,000.00	8.06	31.9%
80205 - SWFMWD Reporting and Drainage	4,000.00	12,000.00	8,226.00	22.11	105.7%
80030 - Holiday Décor/Social Event					
Total Repairs and Maintenance	**$6,275.00**	**$16,500.00**	**$11,226.00**	**$30.18**	**78.9%**
80191 - Irrigation Repairs	700.00	3,100.00	2,300.00	6.18	228.6%
80210 - Grounds Maintenance-Contract	9,526.00	9,155.00	9,800.00	26.34	2.9%
80211 - Grounds Non-Contract	1,400.00	1,000.00	1,400.00	3.76	0.0%
80300 - Street Maintenance-Contract	1,800.00	1,685.00	1,800.00	4.84	0.0%
80301 - Street Maintenance - Non-Contract					
Total Landscape Maintenance	**$13,426.00**	**$14,940.00**	**$15,300.00**	**$41.13**	**14.0%**
89000 - Transfer from Operating					
89001 - Interest Income - Reserves					
94050 - Reserve Allocation	200.00	200.00	100.00	0.27	
NET TOTAL:	**$200.00**	**$200.00**	**$100.00**	**$0.27**	
Income Accounts Total:	$44,640.00	$45,140.76	$51,336.00	$138.00	
Expense Accounts Total:	$44,640.00	$54,735.00	$51,336.00	$138.00	
Net Income/ Loss	**$0.00**	**-$9,597.24**	**$0.00**	**$0.00**	

Southgreen HOA
2027 Asset Reserves

SOUTHGREEN HOA Straight Line Reserve Analysis Worksheet January 1, 2027- December 31, 2027											
DESCRIPTION	REPLACEMENT COST	USEFUL LIFE IN YEARS	ESTIMATED YEARS REMAINING	ACCUMULATED BALANCE AS OF 12/31/2025	ADDITONAL Reserves through the end of year	TOTAL RESERVES THRU END OF YEAR 2027	EST EXPENSES THRU END OF YEAR	BALANCE TO BE FUNDED	ANNUAL CONTRIBUTION	Monthly Contribution	FUNDING PERCENTAGE
Fence	$20,000	25	10	$18,289	$0	$18,289	$0	$1,711	$0	$0	100
Paving	**$65,000**	10	3	$30,158	$100	$30,258	$0	$34,842	$100	$8	100
Reserves	$18,000	0	0	$18,000	$0	$18,000	$0	$0	$0	$0	100
Totals	$103,000			$66,447	$100	$66,547	$0	$36,553	$100	$8	
SOUTHGREEN HOA Straight Line Reserve Analysis Worksheet January 1, 2026- December 31, 2026											
DESCRIPTION	REPLACEMENT COST	USEFUL LIFE IN YEARS	ESTIMATED YEARS REMAINING	ACCUMULATED BALANCE AS OF 12/31/2025	ADDITONAL Reserves through the end of year	TOTAL RESERVES THRU END OF YEAR 2026	EST EXPENSES THRU END OF YEAR	BALANCE TO BE FUNDED	ANNUAL CONTRIBUTION	Monthly Contribution	FUNDING PERCENTAGE
Fence	$20,000	25	11	$18,239	$50	$18,289	$0	$1,761	$50	$4	100
Paving	**$65,000**	10	4	$30,008	$150	$30,158	$0	$34,992	$150	$13	100
Reserves	$18,000	0	0	$18,000	$0	$18,000	$0	$0	$0	$0	100
Totals	$103,000			$66,247	$200	$66,447	$0	$36,753	$200	$17	

NEW GAUGE PROPERTY MANAGEMENT RECOMMENDS PERFORMING A COMPLETE RESERVE STUDY EVERY FIVE (5) YEARS. WHEN NOT PERFORMING THE COMPLETE STUDY, A RESERVE STUDY UPDATE SHOULD BE PERFORMED.

SOUTHGREEN HOMEOWNERS ASSOCIATION

PROXY

11/18/2026
ANNUAL MEMBERS MEETING

KNOW ALL PERSONS BY THESE PRESENTS that the undersigned hereby appoints the Secretary of the Association or _____, attorney and agent with the power of substitution for and in the name, place, and stead of the undersigned, to vote as proxy in order to establish a quorum at the Annual Meeting of the Membership. I hereby authorize and instruct my proxy to use his or her best judgement on all procedural matters which properly come before the meeting and for the election of directors, if any.
This meeting will be held on **11/18/2026 at 7:00 pm Virtual. Meeting link:**
https://v.ringcentral.com/join/605772318 **,** and any adjournment thereof, according to the number of votes that the undersigned would be entitled to cast in order to establish a quorum as set forth in the Notice of Meeting, a copy of which is enclosed with this proxy.

PROXY WILL ALSO BE USED TO ESTABLISH A QUORUM

GENERAL POWERS: YOU MAY GIVE YOUR PROXY-HOLDER THE RIGHT TO VOTE IN CONNECTION WITH THE ELECTION, OR IF YOU DO NOT WISH TO DO SO THEN YOU WOULD BE REQUIRED TO PERSONALLY VOTE IN CONNECTION WITH THE ELECTION IN ORDER FOR YOUR VOTE TO BE COUNTED. THERE MAY OR MAY NOT BE AN ELECTION HELD AT THE ANNUAL MEETING. PLEASE CHECK THE APPROPRIATE SPACE BELOW.

_____ My proxy holder is to have this authority.

_____I must personally vote in connection with the election and my proxy holder is not authorized to do so.

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 indicated below (see attached Notes of Explanation on Proxy Items):

I. ____ YES _____ NO Should any excess membership income (excess of Association revenue over Association expenses) from this year be carried over to next year for Revenue Rule 70-604 purposes?

All OWNERS or their designated voting representative for the property must sign below:

Dated: _____

Property Address

_____

_____
Signature of Owner (s) or Designated Voter

_____
Print Name

_____
Signature of Owner(s) or Designated Voter

_____
Print Name

NewGauge Property Management 11928 Sheldon Rd. #101 Tampa, FL 33626
P. 813.922.1339 F.386.319.9301 m.castro@ngpcam.com

SUBSTITUTION PROXY

The undersigned, appointed as proxy above, does hereby designate _____ to substitute for me in the proxy set forth above.

Date:_____

_____
Original Proxyholder Signature

This Section is only to be filled in by proxy holders if they wish to appoint a substitute proxy holder.

THIS PROXY IS REVOCABLE BY THE LOT 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 (90) DAYS FROM THE DATE OF THE ORIGINAL MEETING FOR WHICH IT WAS GIVEN.

PLACE THIS PROXY IN THE SELF-ADDRESSED ENVELOPE AND MAIL TO SOUTHGREEN HOMEOWNERS ASSOCIATION, c/o NEWGAUGE MANAGEMENT AT LEAST 5 DAYS PRIOR TO THE MEETING OR YOU MAY FAX TO 386-319-9301.