

From: <gunn0525@aol.com>
Date: Mon, Aug 31, 2026 at 12:55 PM
Subject: Green Acres Condo Association Docs
To: laura@thekramergroupwi.com <laura@thekramergroupwi.com>

Laura,

For your file.

We have a fiscal year of 11/1 - 10/31. For those who pay their dues annually in full by 11/1 of each year for the full fiscal year receive a 10% discount (savings of \$210.00 annual). Any Owner who goes ACH receives a 5% discount monthly. (savings of \$105.00 annual).

***** We have an annual meeting upcoming in November 2026. The above discounts is a new business topic to possibly discontinue.

We do not have a 'reserve' as 5 Owners. We only have an operating account of which the income is the monthly Association dues less above discounts applied. 2025-2026 income was \$11,550.00. It took us 3 years to build up funds to add two parking stalls, sealcoat and stripe parking lot, and we had a special assessment in May 2026 of \$600.00 for the garage re-roof. We spent about \$12K this year, and our operating account was significantly reduced.

On the good side of this we have needed improvements on the grounds completed, and Josh and my building was re-roofed in 2025 by Luecke Roofing. Plywood underlayment where needed, and 30 year shingles. Not just a re-shingle but a tear out any rotten plywood.

I'm available to discuss any financials or questions you may want to know as an FYI that Josh and Ana can't answer.

Thx. Michelle Gunn, Secretary/Treasurer