



UNITED CIVIC ORGANIZATION, INC.

www.unitedcivic.org

AGENDA

DELEGATE ASSEMBLY

September 4, 2026

Pledge of Allegiance

Minutes

Law Enforcement Report

President's Report

- UCO Educational Gatherings
Coffee with the President – 2nd Fri. at UCO (invitational/rsvp)
President's Town Hall returns 10/16 – 3rd Fri. at Clubhouse (all are welcome)
- Next Condo Expo is Tue. 10/6
Association Officers who need it can register for the mandatory 4-hour course for free

Unfinished Business

New Business

- 2027 Budget Town Hall, Monday, September 14, 1:00 pm

Officers' Reports

Treasurer's Report

LCAM's Report

- Update on South Canal
- Update on North Canal
- Update on Plymouth Laundry renovation

UCO Reporter Report

Good of the Order

Adjournment

Delegate Meeting Minutes — August 7, 2026

Status: No quorum was present.

Approval of Minutes

A motion was made by Sandy LeVine and seconded by Joyce Reiss to approve the minutes as presented. The motion carried.

Law Enforcement Report

- PBSO reported that traffic infractions were down.
- PBSO reminded delegates about fraud and advised that if something sounds too good to be true, it probably is.
- PBSO reminded everyone to ask for help when needed and to be good neighbors.
- Security issues have been down.

Fire Department Report

- The Fire Department reported a busy month with 238 calls, 214 of which were medically related.
- Residents were reminded to place a sticker on their door if pets are in the home, so the Fire Department knows to look for pets if no one is home.
- Palm Beach County Fire Rescue now has a drone team that significantly assists with firefighting and rescue operations.
- Make sure your stove is turned off and stay safe.

President's Report

- Coffee with the President will continue the second Friday. Call the office if you would like to be added to the list of attendees.
- Hurricane packets will be available today from 11-2.
- The Delegate meeting agenda is available online on the Wednesday before the meeting for review.

LCAM Report

Donald Foster reported the following:

- South Canal is complete. A storm drain will be installed after Labor Day.
- North Canal has begun with trees and shrubs being removed.

- Plymouth Laundry is waiting for the new machines to arrive. These new machines will only take credit or debit cards.

Q & A

Delegates asked questions on various topics.

Treasurer's Report

Mary Jane Gorges reported that the preliminary budget was reviewed and that questions were sent to Academy Bus to estimate fuel costs. Mary Jane will host a Town Hall meeting on September 14 in Classroom C to discuss the upcoming budget.

UCO Reporter

Ruth Dreiss reported that the newspaper is doing very well and was ahead by \$10,844.

Officer Reports

Vice President Gerry Sutofsky reminded associations that the Village is entering the height of hurricane season and should be prepared. He also noted that many forms are now available online.

Recording Secretary Toni Burrows reminded everyone that school will be opening this week and allow extra travel time outside the Village due to school zones and school buses.

Corresponding Secretary David Boas reminded everyone to update their delegate forms. Forms are available online but must be printed and brought to the office by the Wednesday before the Delegate meeting.

Vice President Bruce Stutzman reminded everyone to pick up hurricane packets and to read the Vice Presidents' articles in the newspaper for information. Volunteers are still needed at the Bar Code desk and the front office. The best days to visit the UCO office are Tuesday, Wednesday, and Thursday. He also encouraged residents to donate used medical equipment to Flo Simpson so it can be reused by those in need.

Vice President Stewart Richland spoke about speeding on West Drive and asked everyone to watch for bicycle riders and vehicles backing up. He reminded everyone that fines for speeding through a school zone are expensive. He also asked residents to be sensitive to their neighbors' needs by lowering volume levels, repairing noisy air conditioners, and being good neighbors.

Vice President John Timmermann thanked the volunteers who help in the office. He encouraged everyone eligible to obtain a barcode, which costs \$10 and will help reduce traffic at the gate. He noted that gate traffic is heavier because of deliveries. He advised Board members to help tenants by ensuring they receive proper information. He also reminded everyone not to speed in the Village and asked residents to contact the office if they are able to volunteer.

Unfinished Business

Delegates asked questions on various topics.

Good of the Order

Commissioner Greg Weiss and Neils from Palm Beach County announced that Hurricane Survival packets would be distributed after the meeting from 11:00 a.m. to 2:00 p.m. The packets include provisions to help residents care for themselves for five days.

Commissioner Weiss advised everyone to fill water bottles and containers with tap water, which is safe to drink. He also mentioned that the County is aware of cyber-attacks that could potentially affect drinking water. Commissioner Weiss introduced Tom Witkoff and Neils from his office.

Neils spoke about a new K-12 school near the Village.

Delegates asked questions.

Victoria Green from Tax Collector Anne Gannon's office reminded everyone that estimated property tax notices would be issued soon, followed by the actual bills. Victoria also had Hurricane Guides available for anyone interested.

Elder Sanchez from Mike Caruso's office reminded everyone to visit mypalmbeachclerk.com to check for unclaimed money. He also reminded residents to register their condos for fraud protection. Passport applications are available at the main office and satellite offices.

Dr Paola Branda addressed the Delegates. She is running for Congress.

Dr. Johnson addressed the Delegates. She is running for County Commissioner.

President Fausto Fabbro

- He reminded everyone that a new garbage company will begin service on October 1. A raccoon bar for a dumpster will cost \$55 per dumpster.
- He advised checking the UCO website on a regular basis.

- One or two board members should be onsite year-round.
- Everyone should be working on budgets at this time.

Delegates asked questions on various topics.

Adjournment

With no further business, the meeting was adjourned at 10:22 a.m.

Submitted

Toni Burrows

Recording Secretary.

United Civic Organization, Inc
Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L
July 2026

	Actual	Total Budget	over Budget
Income			
Total 4100 Association Fees	\$ 718,241.20	\$ 782,917.75	-\$ 64,676.55
Total Income	\$ 718,241.20	\$ 782,917.75	-\$ 64,676.55
Gross Profit	\$ 718,241.20	\$ 782,917.75	-\$ 64,676.55
Expenses			
Total 7200 Transportation Expense	\$ 140,780.16	\$ 133,578.25	\$ 7,201.91
Total 7300 Security Expense	\$ 107,411.79	\$ 120,833.33	-\$ 13,421.54
Total 7400 Landscape and Irrigation	\$ 53,330.94	\$ 26,624.34	\$ 26,706.60
7502 Cable, Bulk Service	321,609.34	320,634.00	975.34
7504 Ambulance, Contract	11,419.72	11,420.00	-0.28
7600 General Expenses			0.00
7611 Admin & Office Expense			0.00
Annual Audit & Tax Return		1,041.67	-1,041.67
Bookkeeping	3,337.50	3,500.00	-162.50
CERT Committee		175.00	-175.00
Total Computer and Related Equipment	\$ 610.00	\$ 3,016.66	-\$ 2,406.66
Federal Corp Income Tax		416.67	-416.67
General Legal Counsel	2,070.11	7,083.33	-5,013.22
Insurance	47,388.22	45,833.33	1,554.89
Kitchen Expenses	373.09	416.67	-43.58
Office Cleaning	3,220.56	2,083.33	1,137.23
Total Office Supplies	\$ 4,256.46	\$ 3,750.00	\$ 506.46
Pest Control	970.22	708.33	261.89
Property Taxes		250.00	-250.00
Social Events		833.33	-833.33
Total 7611 Admin & Office Expense	\$ 62,226.16	\$ 69,108.32	-\$ 6,882.16
Total 7600 General Expenses	\$ 62,226.16	\$ 69,108.32	-\$ 6,882.16
7601 Utilities			0.00
Community Channels			
590/591/592	306.15	400.00	-93.85
Electric	16,879.09	15,833.33	1,045.76
Telephone Expense	1,919.09	2,083.33	-164.24
Water	4,711.73	6,250.00	-1,538.27
Total 7601 Utilities	\$ 23,816.06	\$ 24,566.66	-\$ 750.60

Total 7605 Repairs & Maint	\$	24,997.61	\$	25,000.00	-\$	2.39
Total Payroll Expenses	\$	10,689.64	\$	9,730.92	\$	958.72
Total Expenses	\$	756,281.42	\$	741,495.82	\$	14,785.60
Net Operating Income	-\$	38,040.22	\$	41,421.93	-\$	79,462.15
Other Income						
Total 4140 Interest Income	\$	0.00	\$	12.50	-\$	12.50
Total 4180 Rental Income	\$	3,789.13	\$	3,844.25	-\$	55.12
4250 Gate Passes & Repairs						0.00
Barcode Order				-1,250.00		1,250.00
Gate Pass Income		1,494.00		1,333.33		160.67
Gate Pass Sales Tax		-95.30		-83.33		-11.97
Total 4250 Gate Passes & Repairs	\$	1,398.70	\$	0.00	\$	1,398.70
7307 Investigations						0.00
4120 Investigations Income		15,300.00		11,250.00		4,050.00
Background Reports		-6,291.79		-9,166.67		2,874.88
Fair Housing Review				-2,083.33		2,083.33
Total 7307 Investigations	\$	9,008.21	\$	0.00	\$	9,008.21
Laundry						0.00
4450 Laundry Income				2,608.33		-2,608.33
7100 Laundry Expenses						0.00
7101 Electricity, Laundry		-63.92		-125.00		61.08
7102 Propane, Laundry				-708.33		708.33
7103 Repairs, Laundry				-833.33		833.33
7104 Water, Laundry		-984.24		-833.33		-150.91
7105 Laundry Sales Tax		0.00		-108.33		108.33
Total 7100 Laundry Expenses	-\$	1,048.16	-\$	2,608.32	\$	1,560.16
Total Laundry	-\$	1,048.16	\$	0.01	-\$	1,048.17
UCO Reporter Group						0.00
4110 Advertising Revenue		10,065.53		7,425.00		2,640.53
7701 Printing Production		-3,297.00		-3,333.33		36.33
7702 Graphic Artwork		-4,468.00		-2,916.67		-1,551.33
7707 Paper Delivery		-479.25		-500.00		20.75
7740 Bookkeeping Fees		-450.00		-541.67		91.67
Total UCO Reporter Group	\$	1,371.28	\$	133.33	\$	1,237.95
Total Other Income	\$	14,519.16	\$	3,990.09	\$	10,529.07
Other Expenses						
8000 Reserve Transfer		41,421.83		41,421.83		0.00
Total Other Expenses	\$	41,421.83	\$	41,421.83	\$	0.00
Net Other Income	-\$	26,902.67	-\$	37,431.74	\$	10,529.07
Net Income	-\$	64,942.89	\$	3,990.19	-\$	68,933.08

United Civic Organization, Inc
Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L
January - July, 2026

	Actual	Total Budget	over Budget
Income			
Total Income	\$ 5,415,549.03	\$ 5,480,424.25	-\$ 64,875.22
Gross Profit	\$ 5,415,549.03	\$ 5,480,424.25	-\$ 64,875.22
Expenses			
Total 7200 Transportation Expense	\$ 934,586.46	\$ 935,047.75	-\$ 461.29
Total 7300 Security Expense	\$ 782,133.68	\$ 845,833.31	-\$ 63,699.63
Total 7400 Landscape and Irrigation	\$ 186,863.05	\$ 186,370.38	\$ 492.67
7502 Cable, Bulk Service	2,251,572.69	2,244,438.00	7,134.69
7504 Ambulance, Contract	68,518.32	79,940.00	-11,421.68
7600 General Expenses			0.00
7611 Admin & Office Expense			0.00
Annual Audit & Tax Return	12,500.00	7,291.69	5,208.31
Bookkeeping	23,950.00	24,500.00	-550.00
CERT Committee		1,225.00	-1,225.00
Total Computer and Related Equipment	\$ 16,314.99	\$ 21,116.62	-\$ 4,801.63
Federal Corp Income Tax		2,916.69	-2,916.69
General Legal Counsel	15,906.45	49,583.31	-33,676.86
Insurance	337,077.54	320,833.31	16,244.23
Appraisal	39,411.75		39,411.75
Total Insurance	\$ 376,489.29	\$ 320,833.31	\$ 55,655.98
Kitchen Expenses	3,739.07	2,916.69	822.38
Office Cleaning	21,178.80	14,583.31	6,595.49
Total Office Supplies	\$ 18,896.13	\$ 26,250.00	-\$ 7,353.87
Pest Control	10,110.78	4,958.31	5,152.47
Postage	146.90		146.90
Property Taxes	519.98	1,750.00	-1,230.02
Social Events	5,695.26	5,833.31	-138.05
Total 7611 Admin & Office Expense	\$ 505,447.65	\$ 483,758.24	\$ 21,689.41
Total 7600 General Expenses	\$ 505,447.65	\$ 483,758.24	\$ 21,689.41
7601 Utilities			0.00
Community Channels			
590/591/592	2,143.05	2,800.00	-656.95
Electric	117,292.34	110,833.31	6,459.03
Telephone Expense	7,734.58	14,583.31	-6,848.73
Water	48,011.95	43,750.00	4,261.95
Total 7601 Utilities	\$ 175,181.92	\$ 171,966.62	\$ 3,215.30
Total 7605 Repairs & Maint	\$ 88,817.30	\$ 175,000.00	-\$ 86,182.70
Total Payroll Expenses	\$ 72,043.45	\$ 68,116.44	\$ 3,927.01

Total Expenses	\$ 5,065,164.52	\$ 5,190,470.74	-\$ 125,306.22
Net Operating Income	\$ 350,384.51	\$ 289,953.51	\$ 60,431.00
Other Income			
Total 4140 Interest Income	\$ 6,010.36	\$ 87.50	\$ 5,922.86
4160 Installation Luncheon, Net	-3,225.00		-3,225.00
Total 4180 Rental Income	\$ 28,600.12	\$ 26,909.75	\$ 1,690.37
4250 Gate Passes & Repairs			0.00
Barcode Order	-4,998.00	-8,750.00	3,752.00
Gate Pass Income	14,249.00	9,333.31	4,915.69
Gate Pass Sales Tax	-684.70	-583.31	-101.39
Total 4250 Gate Passes & Repairs	\$ 8,566.30	\$ 0.00	\$ 8,566.30
7307 Investigations			0.00
4120 Investigations Income	120,220.00	78,750.00	41,470.00
Background Reports	-56,659.41	-64,166.69	7,507.28
Fair Housing Review	-9,280.00	-14,583.31	5,303.31
Total 7307 Investigations	\$ 54,280.59	\$ 0.00	\$ 54,280.59
Laundry			0.00
4450 Laundry Income	4,365.00	18,258.31	-13,893.31
7100 Laundry Expenses			0.00
7101 Electricity, Laundry	-492.93	-875.00	382.07
7102 Propane, Laundry	806.93	-4,958.31	5,765.24
7103 Repairs, Laundry	-19.26	-5,833.31	5,814.05
7104 Water, Laundry	-6,983.76	-5,833.31	-1,150.45
7105 Laundry Sales Tax	-204.44	-758.31	553.87
Total 7100 Laundry Expenses	-\$ 6,893.46	-\$ 18,258.24	\$ 11,364.78
Total Laundry	-\$ 2,528.46	\$ 0.07	-\$ 2,528.53
UCO Reporter Group			0.00
4110 Advertising Revenue	61,646.31	51,975.00	9,671.31
7701 Printing Production	-22,628.00	-23,333.31	705.31
7702 Graphic Artwork	-22,396.00	-20,416.69	-1,979.31
7707 Paper Delivery	-3,357.00	-3,500.00	143.00
7740 Bookkeeping Fees	-3,125.00	-3,791.69	666.69
Total UCO Reporter Group	\$ 10,140.31	\$ 933.31	\$ 9,207.00
Total Other Income	\$ 101,844.22	\$ 27,930.63	\$ 73,913.59
Other Expenses			
8000 Reserve Transfer	289,952.81	289,952.81	0.00
Total Other Expenses	\$ 289,952.81	\$ 289,952.81	\$ 0.00
Net Other Income	-\$ 188,108.59	-\$ 262,022.18	\$ 73,913.59
Net Income	\$ 162,275.92	\$ 27,931.33	\$ 134,344.59

United Civic Organization, Inc
Balance Sheet
As of July 31, 2026

	Total
ASSETS	
Current Assets	
Bank Accounts	
10001 Operating Funds	
Total 10001 Operating Funds	\$ 1,784,542.38
10009 Reserve Funds	
10009.9 Reserve Checking	
BB&T 5808	692,096.77
10010.9 Reserve ICS Sweep	
BB&T	12,591,928.49
Truist Money Market 6189	252,094.90
Total 10009 Reserve Funds	\$ 13,536,120.16
South Canal Sweep	499,100.00
South Canal Truist 5455	-153,941.25
Total Bank Accounts	\$ 15,665,821.29
Accounts Receivable	
Total 10400 Accounts	
Receivable	\$ 206,254.12
Total Accounts Receivable	\$ 206,254.12
Other Current Assets	
Total 10600 Prepaid Insurance	\$ 241,581.13
QuickBooks Tax Holding	
Account	2,780.52
Total Other Current Assets	\$ 244,361.65
Total Current Assets	\$ 16,116,437.06
Total Fixed Assets	\$ 357,561.75
TOTAL ASSETS	\$ 16,473,998.81
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Total 30100 Accounts Payable	\$ 13,070.45

Total Accounts Payable	\$	13,070.45
Credit Cards		
BB&T CC 3927		4,578.51
Total Credit Cards	\$	4,578.51
Other Current Liabilities		
30250 Veterans' 5K Walk		0.00
30251 Honor Flight		0.00
Total 30400.1 Payroll		
Liabilities	\$	6,882.08
30700 Deferred Revenue		1,295,910.00
Prepaid Assessments		1,565,865.42
Total 30700 Deferred Revenue	\$	2,861,775.42
30702 Prepaid Expenses		-10,267.90
Bad Debt		-1,500.00
Prepaid Laundry Expense		-1,990.20
Total South Canal	\$	306,374.25
Total Other Current Liabilities	\$	3,161,273.65
Total Current Liabilities	\$	3,178,922.61
Long-Term Liabilities		
30900 Infrastructure Reserve		
Funds		
Total 4140.11 Interest Income, Reserve	\$	73,267.58
RSV A/C UCO Office, Guardhouses		16,354.21
RSV Beautification Fund		30,000.00
RSV Computer and Telephone		
Equi		60,999.00
RSV Copy Machine		10,921.75
RSV Emergency and Hurricane		
Cle		100,000.00
RSV Fence 2-4		33,740.75
RSV Generator		14,960.95
RSV Irrigation/Piping		4,229,148.20
RSV Laundry Equipment		
Repair/Re		-142,402.90

RSV Roadway	8,996,348.89
RSV Service Charges	-1,230.00
RSV Storm Drain Cleanout and	
Re	114,011.73
Total 30900 Infrastructure	
Reserve Funds	\$ 13,536,120.16
Total Long-Term Liabilities	\$ 13,536,120.16
Total Liabilities	\$ 16,715,042.77
Equity	
35000 Retained Earnings	-356,596.18
Net Income	162,275.92
Total Equity	-\$ 241,043.96
TOTAL LIABILITIES AND EQUITY	\$ 16,473,998.81

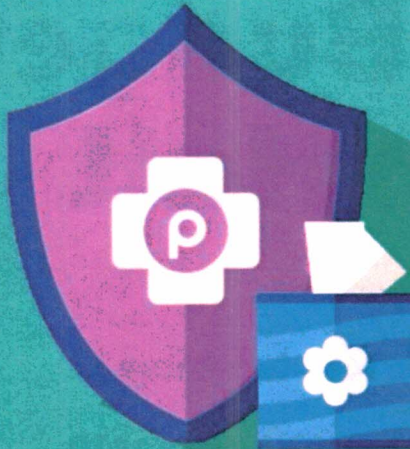
United Civic Organization Inc
Profit & Loss Budget vs. Actual
2024

UCO Laundry Breakdown			
	Jan-Jul	Budget	\$ Over Budget
Laundry			
4450 · Laundry Income	4,365	18,258	-13,893
7100 · Laundry Expenses			
7101 · Electricity, Laundry	-493	-875	-382
7102 · Propane, Laundry	-807	-4,958	-4,151
7103 · Repairs, Laundry	-19	-5,833	-5,814
7104 · Water, Laundry	-6,984	-5,833	1,151
7105 · Laundry Sales Tax	-204	-758	-554
Total 7100 · Laundry Expenses	-8,507	-18,257	-9,196
Total Laundry	-4,142	1	-4,697

United Civic Organization Inc
Profit & Loss Budget vs. Actual
2024

UCO Reporter Breakdown

	Jan-Jul	Budget	\$ Over Budget
4110 · Advertising Revenues	\$61,646	\$51,975	\$9,671
7700 · Reporter Expenses			
7701 · Printing Production	-\$22,628	-\$23,333	\$705
7702 · Graphic Artwork	-\$22,396	-\$20,417	-\$1,979
7707 · Paper Delivery	-\$3,357	-\$3,500	\$143
7740 · Accounting Fees	-\$3,125	-\$3,792	\$667
Total Reporter Expenses	-\$51,506	-\$51,042	-\$464
Total UCO Reporter	\$10,140	\$933	\$9,207



Protect the ones you love by getting your flu shot.

**A Publix Immunizer will be on site to
offer vaccinations**

Date: 9/4/2026

Time: 10:00am – 12:00pm

Location: 5500 Century Blvd. West Palm Beach, FL 33417
Main Clubhouse- Party Room

Clinic Name: Century Village

Appointments may be made online starting:

8/25/2026



Appointments scheduled within 24 hours of the clinic start date will also be provided a paper consent form to complete on site.



Pharmacy

UCO Budget Town Hall

**Monday, September 14
1:00 pm
Main Clubhouse, Meeting Room C**

**All CV Unit Owners are welcome to
attend.**

*The draft 2027 UCO Budget will be brought to the October
Delegate Assembly (10/2) for review and approval.*



NEW DUMPSTERS ARE BEING DELIVERED

If a CV association wants to have raccoon bars installed on their dumpsters, the charge is \$55. Please send raccoon bars requests to UCOGARBAGE@GMAIL.COM.



Coastal Waste & Recycling will be your new waste collection service provider, effective **October 1, 2026**.

Your current provider will continue to collect your waste using this dumpster until **October 1, 2026**.

If you have any questions, please call
954.947.4000



PALM BEACH CONDO & HOA EXPO

Palm Beach County Convention Center
Tuesday, October 6, 2026



Association Officers who need to take their
mandatory board certification course can do so at
no charge at the Condo & HOA Expo.

Register at **PBCONDOHOAEXPO.COM**

UNITEDCIVIC.ORG



24/7 ACCESS

FROM YOUR COMPUTER OR PHONE



Community
News



Sale/Rental
Applications



Association
Forms



CV Bus
Schedules



Meeting
Calendars



Questions &
Comments