

Mystic Pointe Condominium No. Two Association, Inc.
("Tower 100")
Approved Budget for the period January 1, 2026 through December 31, 2026
with Full Reserves

GL	Description	2025 Approved	2026 Approved w/Reserves
Revenue			
400100	Maintenance Fees	3,997,911	4,173,291
400300	Screening Fees	100	100
400301	MoveIn-MoveOut Income	-	-
400400	Late Fees	2,000	3,000
401120	Bank Interest Income	-	-
400108	Contra Revenue - Bad Debt	(1,200)	(1,200)
400110	Special Assessment Income	-	-
420164	Storage Income	30,000	30,000
420900	Misc Income	12,000	12,000
420180	Prior Year Surplus carried forward	-	-
	Total Revenue	4,040,811	4,217,191
General & Administrative Expenses			
530119	Office Expenses	10,000	15,000.00
520132	Web Services	8,450	8,900.00
520133	Technology/FFE	1,600	1,600.00
530114	Loan Fee Expense	-	-
530100	Accounting Fees -- Audit	7,500	7,500.00
530110	Legal Fees	15,000	10,000.00
540100	Screening Fees	-	-
540101	Move In - Move Out Expense	-	-
540130	License, Fees, Permits	-	-
540141	Fees to Division - License, Fees, Permits	1,200	5,300.00
540142	Reserve Study and Appraisal	-	-
	Joint Council	-	-
540150	Bad Debt Expense	-	-
540999	Interest Expense	-	-
510105	Multiperil Insurance	1,067,494	824,995.00
510125	Flood Insurance	31,539	31,556.00
600000	Management Services Contract	50,453	50,452.50
	Total General & Administrative Services	1,193,236	955,304
Contract Services			
520121	Office Drinking water	-	-
520124	Office Equipment/Computers/IT	1,000	1,500
555100	Office Personnel	226,737	251,335
555115	Valet Service	181,770	200,020
555125	Health Benefits - Castle Staff	25,740	27,540
555131	Concierge / Front Desk	202,544	216,181
555200	Maintenance Personnel	153,441	184,374
555300	Janitorial Personnel	136,049	153,606
555402	Holiday Fund - Hospitality & Bonuses	15,000	20,000
555405	Uniforms	1,500	1,500
702020	Roof Maintenance	-	-
702035	Elevator Maintenance Contract	18,360	20,000
702073	Handy track	840	1,000
702075	Air Conditioning Maintenance Contract	9,180	9,500
702092	Compactor Maintenance	3,400	3,400
702145	Window Services	11,500	14,000
702178	Pest Control	4,320	4,320
706030	Alarm Monitoring	9,360	9,360
712500	Pool Area 100/200	176,030	185,000
	Total Contract Services	1,176,771	1,302,635
Repairs and Maintenance			
700145	Floral & Foliage Maintenance	3,336	3,445

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702000	Misc. Building Repairs	6,700	13,700
702003	Leak/Flood Restoration Remediation	5,000	5,000
702008	Contingency	17,000	
702010	Repairs and Maintenance - Supplies	15,000	15,000
702023	Repairs and Maintenance - Roofs	1,200	1,500
702025	Paint Supplies	2,500	3,200
702040	Repairs and Maintenance - Elevator	15,000	21,000
702060	Repairs and Maintenance - Generator	1,500	1,500
702072	Repairs and Maintenance - Plumbing	5,000	5,000
702076	A/C Filters	5,127	6,889
702077	A/C Common Area	15,000	21,000
702080	Repairs and Maintenance - Lighting	3,500	3,500
702091	Electrical - Common Areas	1,000	1,000
702110	Repairs and Maintenance - Signs	-	-
702112	Keys / Locks/ Doors	5,000	5,000
702146	Repairs and Maintenance - Windows	-	-
702191	Repairs and Maintenance - Exterior	-	-
702201	Repairs and Maintenance - Fire Equipment	5,000	5,000
702925	Inspection Expense	2,000	2,000
704137	Security Equip. Cam/Access Control & Other IT	4,000	4,000
704220	Repair and Maintenance - Gates	-	-
707043	Janitorial Supplies	5,000	8,000
	Special Projects -- UV Equipment		
	Special Projects --Floor Care Equipment	-	-
	Special Projects - Elevator Room AC	-	-
	Special Projects - HVAC Controllers	-	-
	Special Projects - Skylights	-	-
	Special Projects - Pallet Jack	-	-
	Speical Projects - Assn Office & Staff Areas	-	-
	Special Projects - M2E Findings; \$TBD	-	-
	Special Projects - Capital Painting Payments	-	-
	Total Repairs and Maintenance	117,863	125,734
	Utilities		
705010	Electricity	200,000	190,000
705030	Water & Sewer	150,000	150,000
705032	Water Treatment	5,618	5,618
705050	Cable TV and INTERNET	379,139	397,000
705060	Trash Removal/Compactor/Recycling	32,000	35,000
705070	Telephone - Office/Elevator/Emergency Cell	6,000	12,000
	Total Utilities	772,757	789,618
	Reserves		
300100	General Reserves	780,186	557,300
NEW GL SIRS		-	442,700
	Total Reserves	780,186	1,000,000
	Total Expenses	4,040,813	4,173,291
	Net Income/(Loss)	(2)	43,900
	Monthly Maintenance with Reserves	3,997,911	4,173,291
	Monthly Maintenance Cable Portion	-	-
		3,997,911	4,173,291
	Other Income	42,900	43,900
		4,040,811	4,217,191

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Replacement Item	Year 2025	Year 1 2026	Year 2 2027	Year 3 2028	Year 4 2029	Year 5 2030	Year 6 2031	Year 7 2032	Year 8 2033	Year 9 2034	Year 10 2035	
Boiler/Equipment	0	45,000	0	0	0	0	0	0	0	0	0	
Domestic water Pumps/Equip	0	0	0	79,568	0	0	0	0	0	0	130,477	
Domestic Water System - Replace	0	0	0	0	0	0	0	0	0	0	0	
Elevator Mechanical Modernization	0	0	0	0	0	0	0	0	0	0	0	
Fire Alarm System Modernization	0	0	0	0	0	0	0	0	0	0	0	
Fire Pump/Equipment	0	0	0	0	120,200	0	0	0	0	0	0	
Exit/Emergency Fixtures - Replace	0	0	0	0	0	0	0	0	0	0	0	
Generator/Equipment	0	0	0	0	120,255	0	0	0	0	0	793,563	
HVAC, Cooling Tower/Equipment	0	0	0	0	0	0	0	0	0	0	0	
HVAC, Hallways - Replace	0	0	0	0	0	0	0	0	0	0	1,102,338	
HVAC, Hallways Condenser	0	0	0	0	0	0	0	0	0	0	0	
HVAC - Elev Room	0	0	0	0	0	0	18,548	0	0	0	0	
HVAC - Controllers	0	0	0	0	0	0	0	0	0	0	0	
HVAC, Pump/Motor 60HP	0	0	0	0	0	0	0	0	0	0	0	
HVAC (CT Pump Room) - Replace	0	0	0	0	0	0	0	0	0	0	0	
HVAC (Hotwire Room) - Replace	0	0	0	0	0	0	7,593	0	0	0	0	
HVAC (Maintenance Room) - Replace	0	0	0	0	0	0	0	0	0	0	0	
HVAC (Office) - Replace	0	0	0	0	0	0	0	0	0	0	0	
Variable Frequency Drives - Replace	0	0	0	0	0	0	0	0	0	0	0	
Variable Frequency CT 1/2 Fan - Replace	0	0	0	0	0	0	0	0	0	0	0	
Interiors, Common Rooms Carpet	0	0	0	0	0	0	0	0	0	0	0	
Interiors, Common Rooms Furn/Finis	0	0	0	0	0	0	0	0	0	0	0	
Interiors, Elevator Cabs	0	0	0	0	0	0	0	0	0	0	0	
Interiors, Hallway Carpet	0	0	0	0	334,374	0	0	0	0	0	0	
Interiors, 1 Floor Hallway Renovation	0	0	0	0	0	0	0	0	0	0	0	
Interiors, Hallway Wall/Door Finishes	0	0	0	0	265,533	0	0	0	0	0	0	
Interiors, Lobby Furnishings	0	0	0	0	0	0	0	0	0	0	0	
Interiors, Lobby Renovation	0	0	0	0	0	0	0	0	0	0	0	
Interiors, Restrooms	0	0	0	0	0	0	0	0	0	0	0	
Interiors, TV Room Remodel	0	0	0	0	0	0	0	0	0	0	0	
Interiors, Light Replace	0	0	0	0	177,568	0	0	0	0	0	0	
Interiors, Surfaces - Repaint	0	0	0	0	0	0	0	0	0	0	0	
Elevator Landings - Remodel	0	0	0	0	0	202,592	0	0	0	0	0	
Card Room - Remodel	0	0	0	0	0	0	0	0	0	0	0	
Paint/Waterproof Bldg, Exteriors	0	0	0	0	0	0	0	0	0	0	0	
Pavers, Parking/Drives	0	0	0	0	0	0	0	0	0	0	0	
Rallings/Handrails	0	0	0	0	0	0	0	0	0	0	0	
Roofing	0	0	0	0	0	768,216	0	0	0	0	0	
Security, Access Control	0	0	0	0	0	0	0	0	0	63,592	0	
Security, Video Surveillance	0	0	0	0	51,959	0	0	0	0	0	0	
Skylights, Porte Corchere	0	0	0	0	0	0	0	0	0	0	0	
Trash Chute	0	0	0	0	0	0	0	0	0	0	0	
Trash Compactor/Equipment	0	0	0	0	0	0	0	0	0	0	0	
Windows & Doors (Common) - Replace	0	0	712,245	0	0	0	0	0	0	0	0	
Gate Operator - Replace	0	0	0	0	0	0	0	0	6,149	0	0	
Garage Gate - Replace	0	0	0	0	0	0	0	0	0	0	0	
WSHP (Lobby) Replace	0	0	8,240	0	0	0	0	0	9,716	0	0	
WSHP (TV Room) - Replace	0	7,900	0	0	0	0	0	0	0	0	0	
WSHP (Card Room) - Replace	0	0	0	0	0	0	0	0	0	0	0	
WSHP (Trash Room) - Replace	0	0	0	0	0	0	0	7,379	0	0	0	
Library Remodel	0	0	0	0	0	0	0	0	0	0	0	
Mailboxes - Remodel	0	0	0	0	0	0	0	0	0	0	0	
Balcony Railings - Replacement	0	0	0	0	0	0	0	0	0	1,560,509	0	
Building Exterior - Restoration	0	0	0	0	0	0	0	0	0	0	326,193	
Automatic Doors - Replace	0	0	0	0	0	0	0	0	0	0	0	
Management Office Remodel	0	0	0	0	0	0	0	0	0	0	0	
Total Projected Cash Outflows	\$0	0	(52,900)	(720,485)	(79,568)	(1,069,889)	(970,808)	(26,141)	0	(23,244)	(63,592)	(3,913,080)
Beginning Cash Balance	\$1,652,973	\$1,285,926	\$1,977,867	\$2,029,226	\$2,751,023	\$2,509,751	\$2,387,048	\$3,240,127	\$4,161,611	\$5,003,578	\$5,812,290	
Loan Proceeds (Payment)												
Annual Reserve Funding	\$749,010	\$706,970	\$726,562	\$748,358	\$770,809	\$793,934	\$817,752	\$842,285	\$817,517	\$826,510	\$835,602	
Interest	\$20,368	\$37,871	\$45,282	\$53,007	\$57,808	\$54,171	\$61,468	\$79,199	\$47,694	\$45,794	\$46,650	
Ending Cash Balance	\$2,422,351	\$1,977,867	\$2,029,226	\$2,751,023	\$2,509,751	\$2,387,048	\$3,240,127	\$4,161,611	\$5,003,578	\$5,812,290	\$2,781,462	

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FEE SCHEDULE

Description	Unit Type	Number of Units	Percentage of Ownership	2025 Approved Budget	2026 Approved Budget			
Total Maintenance Fees w/ full reserves		283		3,997,911	4,173,291	4.39%		
Other Income				42,900	43,900			
Total Budget w/full reserves				4,040,811	4,217,191			
Monthly Maintenance Fees w full reserves						Change	Extension	
Lines: 04	A	28	0.228100%	759.94	793.27	4.39%	33.34	266,539.75
Line B-07	B	19	0.290400%	967.49	1,009.94	4.39%	42.44	230,265.50
C-03, 08	C	47	0.308200%	1,026.80	1,071.84	4.39%	45.04	604,517.89
D 02,09	D	59	0.362800%	1,208.70	1,261.72	4.39%	53.02	893,301.29
E -01,10	E	59	0.360800%	1,202.04	1,254.77	4.39%	52.73	888,376.80
EM 05	E/M	30	0.377500%	1,257.68	1,312.85	4.39%	55.17	472,625.21
F 06	F	30	0.433600%	1,444.58	1,507.95	4.39%	63.37	542,861.69
BC 07/08	BC	11	0.598600%	1,994.29	2,081.78	4.39%	87.49	274,794.52
								4,173,282.65