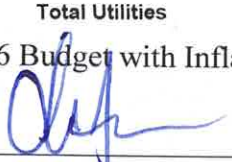
# HYPOLUXO'S MARINER'S CAY CONDOMINIUM ASSOCIATION
# PROPOSED BUDGET JANUARY 1, 2026 THROUGH DECEMBER 31, 2026
## BASED ON 240 HOMES
## With Inflation

| | 2025 Approved Budget | 2026 Proposed Budget |
|---|---|---|
| **INCOME** | | |
| **Income** | | |
| 3010-00 Maintenance Assessments | 1,823,791.00 | 1,833,581.00 |
| 3015-00 Reserve Income | 566,483.00 | 586,310.00 |
| 3025-00 Late Fee Income | 1,000.00 | 0.00 |
| 3030-00 Bank Interest Income-Operating | 1,000.00 | 0.00 |
| 3035-00 Admin Fee/Reminder/Demand Ltr | 0.00 | 0.00 |
| 3050-00 Gate/Key Cards | 2,000.00 | 0.00 |
| 3070-00 Cable Income | 1,000.00 | 0.00 |
| 3072-00 Storage Income | 5,000.00 | 0.00 |
| 3075-00 Screening Fees | 2,000.00 | 0.00 |
| 3085-00 Violations Fee | 2,000.00 | 0.00 |
| **Total Income** | 2,404,274.00 | 2,419,891.00 |
| **EXPENSE** | | |
| **Administrative** | | |
| 5100-00 Management Contract | 20,820.00 | 21,432.00 |
| 5105-00 Wages | 263,550.00 | 271,500.00 |
| 5108-00 Contracted Labor | 45,000.00 | 47,300.00 |
| 5109-00 Performance Based Merit | 1,800.00 | 2,000.00 |
| 5110-00 Licenses & Permits | 1,700.00 | 1,700.00 |
| 5115-00 Annual Condo Fees | 960.00 | 960.00 |
| 5120-00 Office Expense | 10,000.00 | 24,000.00 |
| 5125-00 Postage/Mailings/Etc | 0.00 | 0.00 |
| 5130-00 Administrative Expenses | 1,000.00 | 0.00 |
| 5135-00 Year End Report / Tax Prep | 7,500.00 | 8,400.00 |
| 5140-00 Legal Fees - General | 25,000.00 | 25,000.00 |
| 5145-00 Professional Fees | 20,000.00 | 15,000.00 |
| 5175-00 Screening Fees | 0.00 | 0.00 |
| **Total Administrative** | 397,330.00 | 417,292.00 |
| **Insurance** | | |
| 5160-00 Insurance | 816,000.00 | 780,000.00 |
| **Total Insurance** | 816,000.00 | 780,000.00 |
| **Utilities** | | |
| 5205-00 Electric | 48,000.00 | 53,500.00 |
| 5230-00 Water | 62,000.00 | 59,650.00 |
| 5235-00 Sewer | 86,000.00 | 81,100.00 |
| 5240-00 Telephone/Internet | 10,300.00 | 14,500.00 |
| 5245-00 Telephone - Alarm (ADT) | 820.00 | 860.00 |
| 5255-00 Trash Collection | 35,100.00 | 84,500.00 |
| **Total Utilities** | 242,220.00 | 294,110.00 |

2026 Budget with Inflated Reserves Approved by the Board of Directors on November 19, 2025



Chris Feather, Board President

| | | |
|---|---|---|
| **Contracts** | | |
| 5305-00 Access Control/Gate/CCTV Syste | 0.00 | 0.00 |
| 5320-00 Internet Svc/Support/Website | 1,000.00 | 0.00 |
| 5330-00 Fire/Life Safety - Monitoring | 14,000.00 | 14,350.00 |
| 5335-00 Fire Pump - Maintenance Contrac | 1,000.00 | 1,514.00 |
| 5340-00 Fire/Life Safety - Inspection | 1,000.00 | 1,275.00 |
| 5350-00 Elevator Contract | 4,800.00 | 5,276.00 |
| 5355-00 Security Alarm Contract - Elevato | 1,500.00 | 1,440.00 |
| 5390-00 Compactor Contract | 43,300.00 | 0.00 |
| 5405-00 Landscaping Contract (Spray/Irri) | 96,908.00 | 99,300.00 |
| 5415-00 Mangrove Preservation | 7,300.00 | 7,000.00 |
| 5425-00 Pest Control | 8,800.00 | 3,750.00 |
| 5445-00 Tree Trimming | 23,500.00 | 26,000.00 |
| 5610-00 Rust Prevention | 5,500.00 | 5,724.00 |
| 5650-00 Water Pump | 1,100.00 | 1,780.00 |
| 5695-00 Trash Chute Maintenance | 2,400.00 | 3,720.00 |
| 5705-00 Pool Maintenance Contract | 12,500.00 | 12,240.00 |
| 5730-00 Roof Maintenance Contracr | 12,558.00 | 12,560.00 |
| 5740-00 HVAC Maintenance | 3,300.00 | 3,300.00 |
| 5745-00 Fitness Center Maint Contract | 675.00 | 900.00 |
| 5750-00 Holiday Lighting | 3,100.00 | 1,850.00 |
| **Total Contracts** | 244,241.00 | 201,979.00 |
| **Repairs & Maintenance** | | |
| 5410-00 Landscape Extras | 12,000.00 | 15,000.00 |
| 5435-00 Irrigation - Repairs & Maintenance | 3,000.00 | 3,000.00 |
| 5620-00 Elevator Repairs & Maintenance | 6,000.00 | 5,000.00 |
| 5635-00 Life/Safetry R&M - Alarm / Sprink | 15,000.00 | 15,500.00 |
| 5640-00 HVAC Parts & Repairs | 4,500.00 | 5,000.00 |
| 5645-00 Fitness Equipment R&M | 1,000.00 | 1,000.00 |
| 5655-00 Plumbing Repairs & Maintenance | 0.00 | 0.00 |
| 5660-00 General Repairs & Maintenance | 55,000.00 | 60,000.00 |
| 5670-00 Carpet & Floors Repairs/Maint | 3,000.00 | 1,500.00 |
| 5672-00 Electrical Supplies | 0.00 | 0.00 |
| 5675-00 Maintenance Supplies | 8,000.00 | 6,000.00 |
| 5680-00 Cleaning Supplies | 4,000.00 | 3,000.00 |
| 5685-00 CCTV Repairs & Maintenance | 5,000.00 | 7,000.00 |
| 5690-00 Backflow | 4,000.00 | 4,000.00 |
| 5710-00 R&M Pool/Spa/Fountain | 6,000.00 | 5,000.00 |
| 5715-00 R&M Pool Furniture | 1,000.00 | 1,000.00 |
| 5760-00 R&M Painting | 2,000.00 | 1,500.00 |
| 5765-00 R&M Fire Extinguisher | 2,000.00 | 2,200.00 |
| 5770-00 R&M Hurricane | 2,000.00 | 1,000.00 |
| 5775-00 R&M Gate | 4,000.00 | 3,000.00 |
| 5785-00 Doggie Park Maintenance | 500.00 | 500.00 |
| **Total Repairs & Maintenance** | 138,000.00 | 140,200.00 |
| **Reserve Funding** | | |
| 6010-00 Reserve - Pooled - Non SIRS | 310,380.00 | 321,243.00 |
| **Total Reserve Funding** | 310,380.00 | 321,243.00 |
| **Reserve Funding** | | |
| xxxx-xx Reserves - SIRS Pooled | 256,103.00 | 265,067.00 |
| **Total Reserve Funding** | 256,103.00 | 265,067.00 |
| **TOTAL EXPENSE** | 2,404,274.00 | 2,419,891.00 |
| **NET INCOME/(LOSS):** | 0.00 | 0.00 |

**HYPOLUXO'S MARINER'S CAY CONDOMINIUM ASSOCIATION**
**MAINTENANCE FEES SCHEDULE**
**PROPOSED BUDGET JANUARY 1, 2026 THROUGH DECEMBER 31, 2026**
**BASED ON 240 HOMES - With Inflation**

| | |
|---|---|
| **Maintenance Assessments** | **1,833,581.00** |
| **Reserve Assessments** | **586,310.00** |
| **Total Assessments** | **2,419,891.00** |

| 2026 WITH FULL RESERVES | | | | | | |
|---|---|---|---|---|---|---|
| Unit | Units | Individual Unit % of Total Sq. Ft. | Total Unit Type % of Sq Ft | Owner Monthly Assessment | Owner Annual Assessment | Owner Monthly Assessment |
| B5 | 24 | 0.3584% | 8.6016% | 722.74 | 8,672.89 | $ 208,149.34 |
| B4 | 24 | 0.3584% | 8.6016% | 722.74 | 8,672.89 | $ 208,149.34 |
| A1 | 32 | 0.3623% | 11.5936% | 730.61 | 8,767.27 | $ 280,552.48 |
| B1 | 16 | 0.3989% | 6.3824% | 804.41 | 9,652.96 | $ 154,447.12 |
| B6 | 24 | 0.4057% | 9.7368% | 818.12 | 9,817.50 | $ 235,619.95 |
| B7 | 24 | 0.4447% | 10.6728% | 896.77 | 10,761.26 | $ 258,270.13 |
| B2 | 16 | 0.4540% | 7.2640% | 915.53 | 10,986.31 | $ 175,780.88 |
| B3 | 16 | 0.4569% | 7.3104% | 921.37 | 11,056.48 | $ 176,903.71 |
| C1 | 64 | 0.4662% | 29.8368% | 940.13 | 11,281.53 | $ 722,018.04 |
| | 240 | | 100.00% | | | $ 2,419,891.00 |

# HYPOLUX'S MARINER'S CAY CONDOMINIUM ASSOCIATION
# 2026 POOLING RESERVE SCHEDULE - SIRS

| Replacement Item | Total Estimated Life | Cost | Remaining Years | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ROOFING | 24 | $2,363,946 | 20 | | | | | | | | | | |
| PAINTING/WATERPROOFING | 8 | $294,299 | 4 | | | | | | | | | | |
| STRUCTURE/RESTORATION | 32 | $1,577,422 | 9 | | | | | | | | | | |
| FIRE PROTECTION SYSTEMS | 27 | $619,900 | 10 | | | | | | | | | | |
| PLUMBING | 49 | $1,404,800 | 25 | | | | | | | | | | |
| ELECRICAL SYSTEMS | 45 | $480,800 | 20 | | | | | | | | | | |
| WINDOWS/EXTERIOR DOORS | 37 | $291,550 | 12 | | | | | | | | | | |
| | | | | (9,700) | (67,050) | | | (842,671) | (58,650) | (4,950) | (822,912) | (123,100) | (58,550) |
| | | Beginning Cash | | 566,124 | 812,527 | 1,010,544 | 1,284,574 | 1,567,568 | 1,016,854 | 1,259,125 | 1,564,060 | 1,059,996 | 1,264,708 |
| | WITH INFLATION | Annual Contribution | | 256,103 | 265,067 | 274,030 | 282,994 | 291,957 | 300,921 | 309,885 | 318,848 | 327,812 | 336,775 |
| | | Annual Expenditures | | (9,700) | (67,050) | 0 | 0 | (842,671) | (58,650) | (4,950) | (822,912) | (123,100) | (58,550) |
| | | Ending Cash | | 812,527 | 1,010,544 | 1,284,574 | 1,567,568 | 1,016,854 | 1,259,125 | 1,564,060 | 1,059,996 | 1,264,708 | 1,542,933 |
| | | Inflation Percent | | | 3.50% | 7.00% | 10.50% | 14.00% | 17.50% | 21.00% | 24.50% | 28.00% | 31.50% |

# HYPOLUX'S MARINER'S CAY CONDOMINIUM ASSOCIATION
## 2026 POOLING RESERVE SCHEDULE - NON SIRS

| Replacement Item | Total Estimated Life | Cost | Remaining Years | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ROOFING | 25 | $261,651 | 21 | | | | | | | | | | |
| PAVING | 26 | $791,747 | 5 | | | | | | | | | | |
| ELEVATORS | 31 | $367,210 | 7 | | | | | | | | | | |
| MECHANICAL ITEMS | 13 | $204,013 | 4 | | | | | | | | | | |
| AIR CONDITIONING | 13 | $59,560 | 7 | | | | | | | | | | |
| POOL & SPA | 17 | $173,805 | 4 | | | | | | | | | | |
| CLUBHOUSE BLDG | 23 | $451,250 | 6 | | | | | | | | | | |
| OFFICE BLDG | 24 | $254,241 | 6 | | | | | | | | | | |
| TOWER BLDG INTERIORS | 19 | $275,562 | 5 | | | | | | | | | | |
| GARAGE STRUCTURES | 24 | $51,200 | 11 | | | | | | | | | | |
| GENERAL COMPONENTS | 30 | $491,722 | 11 | | | | | | | | | | |
| SEAWALL | 38 | $237,547 | 13 | | | | | | | | | | |
| | | | | (338,704) | (92,050) | (41,758) | (98,345) | (657,676) | (1,067,030) | (17,965) | (11,060) | (2,200) | (76,650) |
| | | **Beginning Cash** | | **0** | (28,324) | **200,869** | **491,218** | **735,843** | **432,000** | (277,935) | (111,532) | **67,109** | **259,943** |
| | **WITH INFLATION** | **Annual Contribution** | | **310,380** | **321,243** | **332,107** | **342,970** | **353,833** | **357,095** | **184,368** | **189,701** | **195,034** | **200,367** |
| | | **Annual Expenditures** | | (338,704) | (92,050) | (41,758) | (98,345) | (657,676) | (1,067,030) | (17,965) | (11,060) | (2,200) | (76,650) |
| | | **Ending Cash** | | (28,324) | **200,869** | **491,218** | **735,843** | **432,000** | (277,935) | (111,532) | **67,109** | **259,943** | **383,660** |
| | | **Inflation Percent** | | | 3.50% | 7.00% | 10.50% | 14.00% | 17.50% | 21.00% | 24.50% | 28.00% | 31.50% |