

**Budget\_Statement**  
**0586 MYSTIC POINTE TOWER 600 (3400)**  
**01/01/2026**

FIRSTSERVICE RESIDENTIAL  
C/O FIRSTSERVICE RESIDENTIAL  
Plantation FL 33317

| Account                       | Description                          | Monthly Budget   | Year Budget        |
|-------------------------------|--------------------------------------|------------------|--------------------|
| <b>REVENUE</b>                |                                      |                  |                    |
| 40000                         | Owner Assessments                    | 250,944          | 3,011,322          |
| 40002 00                      | Reserve Income                       | 15,060           | 180,720            |
| 40002 01                      | Reserve Income SIRS                  | 20,081           | 240,975            |
| 40009                         | Additional Reserve Funding           | 6,275            | 75,300             |
| 40011                         | Late Fee Income                      | 250              | 3,000              |
| 40025                         | Returned Check Fees                  | 42               | 500                |
| 40065                         | Violation Fees                       | 83               | 1,000              |
| 40070                         | Auto Decals                          | 167              | 2,000              |
| 40080                         | Interest Income                      | 1,375            | 16,500             |
| 40081                         | Reserve Interest                     | 3,750            | 45,000             |
| 40090                         | Miscellaneous Income                 | 750              | 9,000              |
| 40115 01                      | Administrative Fee - Reminder Letter | 71               | 850                |
| 40115 02                      | Administrative Fee - Demand Letter   | 67               | 800                |
| 40115 03                      | Administrative Fee - ATP             | 17               | 200                |
| 41005                         | Storage Income                       | 2,000            | 24,000             |
| 42020                         | Cable Income                         | 16,530           | 198,354            |
| 42030                         | Comcast Bonus                        | 915              | 10,981             |
| <b>**TOTAL REVENUE</b>        |                                      | <b>\$318,377</b> | <b>\$3,820,502</b> |
| <b>EXPENSES</b>               |                                      |                  |                    |
| <b>**ADMINISTRATIVE</b>       |                                      |                  |                    |
| 50005                         | Accounting Fees                      | 500              | 6,000              |
| 50011                         | Master Assessments                   | 16,001           | 192,010            |
| 50012 00                      | Bad Debts                            | 833              | 10,000             |
| 50015                         | Bank Charges                         | 508              | 6,100              |
| 50016                         | Bonus                                | 1,131            | 13,575             |
| 50024                         | Computer Maintenance                 | 250              | 3,000              |
| 50045 00                      | Legal Fees                           | 3,333            | 40,000             |
| 50048                         | Annual Condo Fees                    | 89               | 1,067              |
| 50050 00                      | License,Taxes,Permit                 | 272              | 3,265              |
| 50059                         | Social Events                        | 83               | 1,000              |
| 50066                         | Transponders Expense                 | 325              | 3,900              |
| 50075                         | Office Supplies                      | 333              | 4,000              |
| 50080                         | Postage                              | 194              | 2,330              |
| 50085                         | Printing                             | 219              | 2,625              |
| 50090 00                      | Professional Fees                    | 167              | 2,000              |
| 50109                         | Expense                              | 428              | 5,136              |
| <b>**TOTAL ADMINISTRATIVE</b> |                                      | <b>\$24,666</b>  | <b>\$296,008</b>   |
| <b>**INSURANCE</b>            |                                      |                  |                    |
| 52028                         | Property & Liability                 | 79,978           | 959,741            |
| 52034                         | Flood Insurance                      | 1,076            | 12,908             |
| 52035                         | Directors & Officers                 | 281              | 3,368              |
| 52038                         | Boiler                               | 276              | 3,311              |
| 52040                         | Ins Finance Charge                   | 3,503            | 42,040             |
| 52062 00                      | Insurance - Other                    | 423              | 5,070              |
| 52062 10                      | Insurance - Other Crime              | 80               | 960                |
| 52063                         | Workers Comp Ins.                    | 42               | 503                |
| <b>**TOTAL INSURANCE</b>      |                                      | <b>\$85,659</b>  | <b>\$1,027,901</b> |
| <b>**UTILITIES</b>            |                                      |                  |                    |

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| Account                                  | Description                     | Monthly Budget   | Year Budget        |
|------------------------------------------|---------------------------------|------------------|--------------------|
| 54050 00                                 | Electricity                     | 14,738           | 176,850            |
| 54070 00                                 | Water & Sewer                   | 19,147           | 229,760            |
| 54080                                    | Gas/Fuel Oil                    | 1,419            | 17,028             |
| 54100 00                                 | Telephone                       | 388              | 4,656              |
| <b>**TOTAL UTILITIES</b>                 |                                 | <b>\$35,692</b>  | <b>\$428,294</b>   |
| <b>**CONTRACTS</b>                       |                                 |                  |                    |
| 60005                                    | Air Conditioning                | 750              | 9,000              |
| 60013                                    | Cable Television                | 16,530           | 198,354            |
| 60015                                    | Chemical Tower                  | 680              | 8,160              |
| 60027                                    | Concierge Service               | 19,815           | 237,781            |
| 60035                                    | Elevator Contract               | 1,937            | 23,240             |
| 60037 08                                 | Equipment Lease - Copier        | 487              | 5,846              |
| 60040                                    | Elevator Inspection             | 50               | 600                |
| 60050                                    | Fire Alarm System               | 336              | 4,033              |
| 60063                                    | Gen'l Salary Service            | 31,534           | 378,410            |
| 60066                                    | Health Benefits                 | 7,858            | 94,291             |
| 60070                                    | Generator                       | 116              | 1,393              |
| 60075                                    | Janitorial Service              | 11,500           | 138,002            |
| 60083                                    | Internet Svc/Support            | 83               | 1,000              |
| 60090                                    | Lawn Maintenance                | 1,350            | 16,200             |
| 61000                                    | Management Services             | 5,189            | 62,268             |
| 61010                                    | Pest Control                    | 523              | 6,275              |
| 61020                                    | Pool/Spa Contract               | 729              | 8,748              |
| 61045 05                                 | Security Services - Access Ctrl | 260              | 3,120              |
| 61055                                    | Trash Removal                   | 2,170            | 26,041             |
| 61058                                    | Trash Chute                     | 92               | 1,100              |
| 61060                                    | Uniforms Contract               | 83               | 1,000              |
| 61065                                    | Valet Service                   | 16,538           | 198,450            |
| 61075                                    | Window Services                 | 325              | 3,900              |
| <b>**TOTAL CONTRACTS</b>                 |                                 | <b>\$118,935</b> | <b>\$1,427,212</b> |
| <b>**REPAIRS &amp; MAINTENANCE</b>       |                                 |                  |                    |
| 70005                                    | R&M-Air Conditioning            | 583              | 7,000              |
| 70025                                    | R&M-Building                    | 1,667            | 20,000             |
| 70048 00                                 | R&M Equipment                   | 833              | 10,000             |
| 70048 20                                 | R&M Equipment - Fire            | 417              | 5,000              |
| 70048 21                                 | R&M Equipment - HVAC Filters    | 567              | 6,800              |
| 70040                                    | R&M-Elevator                    | 417              | 5,000              |
| 70045                                    | R&M-Electrical                  | 167              | 2,000              |
| 70063                                    | R&M-Generator                   | 208              | 2,500              |
| 70068                                    | R&M-Lighting                    | 100              | 1,200              |
| 70090                                    | R&M-Plumbing                    | 550              | 6,600              |
| 70095                                    | R&M-Pool/Spa/Fountai            | 500              | 6,000              |
| 70110                                    | R&M-Roof                        | 125              | 1,500              |
| 70135                                    | Landscaping Extras              | 992              | 11,900             |
| 70165                                    | Decorating                      | 67               | 800                |
| 70180                                    | Paint Supplies                  | 500              | 6,000              |
| 70190                                    | R&M-Supplies                    | 483              | 5,792              |
| 70203 14                                 | Fitness Center - R&M Equipment  | 83               | 1,000              |
| <b>**TOTAL REPAIRS &amp; MAINTENANCE</b> |                                 | <b>\$8,259</b>   | <b>\$99,092</b>    |
| <b>**RESERVE TRANSFERS</b>               |                                 |                  |                    |
| 80000 00                                 | Reserve Transfers               | 15,060           | 180,720            |

Budget\_Statement  
0586 MYSTIC POINTE TOWER 600 (3400)  
01/01/2026

FIRSTSERVICE RESIDENTIAL  
C/O FIRSTSERVICE RESIDENTIAL  
Plantation FL 33317

| Account                   | Description                | Monthly Budget | Year Budget |
|---------------------------|----------------------------|----------------|-------------|
| 80001                     | Reserve Interest           | 3,750          | 45,000      |
| 80003                     | Additional Reserve Funding | 6,275          | 75,300      |
| 80004 00                  | SIRS Reserve transfer      | 20,081         | 240,975     |
| **TOTAL RESERVE TRANSFERS |                            | \$45,166       | \$541,995   |
| **TOTAL EXPENSES          |                            | \$318,377      | \$3,820,502 |
| NET INCOME/(LOSS)         |                            | \$0            | \$0         |

# BUDGET SUBMISSION FORM

Association name

Entity Number

Number of Units

Please select (by checking the box) only one action (A or B)

A. ☒ Approved new budget

B. ☐ Amended budget ☐ Retroactive for full year? ☐ Or partial year, if so, From:  To

Homeowner's accounts to be adjusted?  If Yes, what is the effective date

Please complete all items below

1. Is this community under Developer control?
2. Are the Maintenance fees changing?  If all units pay the same, enter amount \$  /Unit
3. Frequency:  If Other, specify which months:
4. Is there a master association fee collected as a separate charge through this entity?   
If yes, please submit a separate fee schedule or enter the amount here if all homeowners pay the same amount. \$  /Unit
5. Are there additional fees collected as a separate charge through this entity (i.e. parking, dock, etc.)?   
If yes, please submit a separate fee schedule or enter the amount here if all homeowners pay the same amount. \$  /Unit
- 6 a. Are Reserves included in the budget? (A schedule must be included)
- 6 b. Are SIRS Reserves included in the budget? (A schedule must be included)
7. Is your Late Fee policy changing?  
☒ No, same as last year. (Note: if selected, the policy indicated on your payment notification will remain the same as last year).  
☐ Yes (If both Flat and Percentage rates are selected, only whichever is Greater will apply)  
☐ No Late Fee  
☐ Flat rate \$  after  days OR  
☐ Percentage rate only \$  % after  days
8. Is your Interest Fee policy changing?  
☒ No, same as last year. (Note: if selected, the policy indicated on your payment notification will remain the same as last year).  
☐ Yes (select one interest fee policy)  
☐ No Interest Fee  
☐ New Interest rate \$  % per annum after  days\*  
\*Interest is charged on the total cumulative assessment balances.
9. Do you have a continuing special assessment that requires payment notification?

## Order Instructions

10. Payment Notification Type: ☒ Payment Notification Letter ☐ Statements ☐ Both
11. Delivery Method:
12. Letter of Correspondence to be included:   
If yes, then please return to the previous page and attach a PDF copy as a general attachment (Maximum 6 pages).

Instructions :

Please ensure your budget package contains a final budget, reserve schedule, fee schedule by unit type and any correspondences (as a separate file). Any omissions will result in a rejected submission and no further action will occur.

**399-MYSTIC POINTE TOWER 600 (3400) - BudgetActuals**  
**Proposed Operating Budget**  
**January 1, 2026 - December 31, 2026**

| GL_Account_Number | Description                              | MonthlyApprovedBudget | AnnualApprovedBudget | ProposedMonthlyBudget | ProposedAnnualBudget |
|-------------------|------------------------------------------|-----------------------|----------------------|-----------------------|----------------------|
|                   | <b>**REVENUE</b>                         |                       |                      |                       |                      |
| 40000             | Owner Assessments                        | 242,906               | 2,914,870            | 250,944               | 3,011,322            |
| 40002-00          | Reserve Income                           | 61,226                | 734,711              | 21,335                | 256,020              |
| 40002-01          | Reserve Income-SIRS                      | 0                     | 0                    | 20,081                | 240,975              |
| 40011             | Late Fee Income                          | 250                   | 3,000                | 250                   | 3,000                |
| 40025             | Returned Check Fees                      | 42                    | 500                  | 42                    | 500                  |
| 40065             | Violation Fees                           | 83                    | 1,000                | 83                    | 1,000                |
| 40070             | Auto Decals                              | 354                   | 4,250                | 167                   | 2,000                |
| 40078             | Late Fee Interest                        | 0                     | 0                    | 0                     | 0                    |
| 40080             | Interest Income                          | 1,250                 | 15,000               | 1,375                 | 16,500               |
| 40081             | Reserve Interest                         | 2,500                 | 30,000               | 3,750                 | 45,000               |
| 40085             | Recovery of Bad Debt                     | 0                     | 0                    | 0                     | 0                    |
| 40090             | Miscellaneous Income                     | 750                   | 9,000                | 750                   | 9,000                |
| 40095             | Prior Yrs Srpl/(Def)                     | 18,592                | 223,100              | 0                     | 0                    |
| 40115-01          | Administrative Fee- -<br>Reminder Letter | 125                   | 1,500                | 71                    | 850                  |
| 40115-02          | Administrative Fee- - Demand<br>Letter   | 0                     | 0                    | 67                    | 800                  |
| 40115-03          | Administrative Fee- - ATP                | 0                     | 0                    | 17                    | 200                  |
| 41005             | Storage Income                           | 2,000                 | 24,000               | 2,000                 | 24,000               |
| 41010             | House Charges                            | 0                     | 0                    | 0                     | 0                    |
| 42020             | Cable Income                             | 14,267                | 171,198              | 16,530                | 198,354              |
| 42030             | Comcast Bonus                            | 493                   | 5,916                | 915                   | 10,981               |
|                   | <b>**TOTAL REVENUE</b>                   | <b>344,838</b>        | <b>4,138,045</b>     | <b>318,375</b>        | <b>3,820,502</b>     |
|                   |                                          |                       |                      |                       |                      |
|                   | <b>EXPENSES</b>                          |                       |                      |                       |                      |
|                   | <b>**ADMINISTRATIVE</b>                  |                       |                      |                       |                      |
| 50005             | Accounting Fees                          | 458                   | 5,500                | 500                   | 6,000                |

| GL_Account_Number | Description                       | MonthlyApprovedBudget | AnnualApprovedBudget | ProposedMonthlyBudget | ProposedAnnualBudget |
|-------------------|-----------------------------------|-----------------------|----------------------|-----------------------|----------------------|
| 50011             | Master Assessments                | 15,379                | 184,548              | 16,001                | 192,010              |
| 50012-00          | Bad Debts                         | 622                   | 7,469                | 833                   | 10,000               |
| 50015             | Bank Charges                      | 92                    | 1,100                | 508                   | 6,100                |
| 50016             | Bonus                             | 939                   | 11,265               | 1,131                 | 13,575               |
| 50024             | Computer Maintenance              | 83                    | 1,000                | 250                   | 3,000                |
| 50026             | Unrecorded US Bank PCard          | 0                     | 0                    | 0                     | 0                    |
| 50045-00          | Legal Fees                        | 1,667                 | 20,000               | 3,333                 | 40,000               |
| 50048             | Annual Condo Fees                 | 89                    | 1,067                | 89                    | 1,067                |
| 50050-00          | License,Taxes,Permit              | 272                   | 3,265                | 272                   | 3,265                |
| 50054             | Management Collected Fees         | 0                     | 0                    | 0                     | 0                    |
| 50059             | Social Events                     | 83                    | 1,000                | 83                    | 1,000                |
| 50066             | Transponders Expense              | 325                   | 3,900                | 325                   | 3,900                |
| 50075             | Office Supplies                   | 292                   | 3,500                | 333                   | 4,000                |
| 50080             | Postage                           | 123                   | 1,470                | 194                   | 2,330                |
| 50085             | Printing                          | 219                   | 2,625                | 219                   | 2,625                |
| 50090-00          | Professional Fees                 | 0                     | 0                    | 167                   | 2,000                |
| 50109-30          | Expense- - Office                 | 441                   | 5,293                | 428                   | 5,136                |
|                   | <b>**TOTAL ADMINISTRATIVE</b>     | <b>21,084</b>         | <b>253,002</b>       | <b>24,667</b>         | <b>296,008</b>       |
|                   |                                   |                       |                      |                       |                      |
|                   | <b>**PROPERTY INSURANCE</b>       |                       |                      |                       |                      |
| 52028             | Property & Liability              | 105,224               | 1,262,686            | 79,978                | 959,741              |
| 52034             | Flood Insurance                   | 1,160                 | 13,919               | 1,076                 | 12,908               |
| 52035             | Directors & Officers              | 656                   | 7,876                | 281                   | 3,368                |
| 52038             | Boiler                            | 355                   | 4,264                | 276                   | 3,311                |
| 52040             | Ins Finance Charge                | 4,470                 | 53,638               | 3,503                 | 42,040               |
| 52062-00          | Insurance - Other                 | 0                     | 0                    | 423                   | 5,070                |
| 52062-10          | Insurance - Other- Crime          | 116                   | 1,397                | 80                    | 960                  |
| 52063             | Workers Comp Ins.                 | 42                    | 509                  | 42                    | 503                  |
|                   | <b>**TOTAL PROPERTY INSURANCE</b> | <b>112,023</b>        | <b>1,344,289</b>     | <b>85,658</b>         | <b>1,027,901</b>     |
|                   |                                   |                       |                      |                       |                      |
|                   | <b>**UTILITIES</b>                |                       |                      |                       |                      |

| GL_Account_Number | Description                      | MonthlyApprovedBudget | AnnualApprovedBudget | ProposedMonthlyBudget | ProposedAnnualBudget |
|-------------------|----------------------------------|-----------------------|----------------------|-----------------------|----------------------|
| 54050-00          | Electricity                      | 14,333                | 172,000              | 14,738                | 176,850              |
| 54070-00          | Water & Sewer                    | 18,500                | 222,000              | 19,147                | 229,760              |
| 54080             | Gas/Fuel Oil                     | 1,100                 | 13,200               | 1,419                 | 17,028               |
| 54100-00          | Telephone                        | 388                   | 4,656                | 388                   | 4,656                |
|                   | <b>**TOTAL UTILITIES</b>         | <b>34,321</b>         | <b>411,856</b>       | <b>35,691</b>         | <b>428,294</b>       |
|                   |                                  |                       |                      |                       |                      |
|                   | <b>**CONTRACTS</b>               |                       |                      |                       |                      |
| 60005             | Air Conditioning                 | 750                   | 9,000                | 750                   | 9,000                |
| 60013             | Cable Television                 | 14,267                | 171,198              | 16,530                | 198,354              |
| 60015             | Chemical Tower                   | 485                   | 5,821                | 680                   | 8,160                |
| 60027             | Concierge Service                | 18,788                | 225,461              | 19,815                | 237,781              |
| 60035             | Elevator Contract                | 1,845                 | 22,134               | 1,937                 | 23,240               |
| 60037-08          | Equipment Lease- - Copier        | 341                   | 4,095                | 487                   | 5,846                |
| 60040             | Elevator Inspection              | 50                    | 600                  | 50                    | 600                  |
| 60050             | Fire Alarm System                | 336                   | 4,033                | 336                   | 4,033                |
| 60063             | Gen'l Salary Service             | 29,686                | 356,227              | 31,534                | 378,410              |
| 60066             | Health Benefits                  | 3,194                 | 38,333               | 7,858                 | 94,291               |
| 60070             | Generator                        | 116                   | 1,393                | 116                   | 1,393                |
| 60075             | Janitorial Service               | 10,457                | 125,479              | 11,500                | 138,002              |
| 60083             | Internet Svc/Support             | 204                   | 2,448                | 83                    | 1,000                |
| 60090             | Lawn Maintenance                 | 1,350                 | 16,200               | 1,350                 | 16,200               |
| 61000             | Management Services              | 5,189                 | 62,268               | 5,189                 | 62,268               |
| 61010             | Pest Control                     | 523                   | 6,275                | 523                   | 6,275                |
| 61020             | Pool/Spa Contract                | 672                   | 8,062                | 729                   | 8,748                |
| 61045-05          | Security Services- - Access Ctrl | 260                   | 3,120                | 260                   | 3,120                |
| 61055             | Trash Removal                    | 2,087                 | 25,040               | 2,170                 | 26,041               |
| 61058             | Trash Chute                      | 92                    | 1,100                | 92                    | 1,100                |
| 61060             | Uniforms Contract                | 83                    | 1,000                | 83                    | 1,000                |
| 61065             | Valet Service                    | 15,750                | 189,000              | 16,538                | 198,450              |
| 61075             | Window Services                  | 175                   | 2,100                | 325                   | 3,900                |
|                   | <b>**TOTAL CONTRACTS</b>         | <b>106,700</b>        | <b>1,280,387</b>     | <b>118,934</b>        | <b>1,427,212</b>     |

| GL_Account_Number | Description                            | MonthlyApprovedBudget | AnnualApprovedBudget | ProposedMonthlyBudget | ProposedAnnualBudget |
|-------------------|----------------------------------------|-----------------------|----------------------|-----------------------|----------------------|
|                   |                                        |                       |                      |                       |                      |
|                   | <b>**SALARIES &amp; BENEFITS</b>       |                       |                      |                       |                      |
|                   | <b>**TOTAL SALARIES &amp; BENEFITS</b> | 0                     | 0                    | 0                     | 0                    |
|                   |                                        |                       |                      |                       |                      |
|                   | <b>**REPAIRS/MAINTENANCE</b>           |                       |                      |                       |                      |
| 70005             | R&M-Air Conditioning                   | 583                   | 7,000                | 583                   | 7,000                |
| 70025             | R&M-Building                           | 1,667                 | 20,000               | 1,667                 | 20,000               |
| 70040             | R&M-Elevator                           | 417                   | 5,000                | 417                   | 5,000                |
| 70045             | R&M-Electrical                         | 167                   | 2,000                | 167                   | 2,000                |
| 70048-00          | R&M Equipment                          | 833                   | 10,000               | 833                   | 10,000               |
| 70048-20          | R&M Equipment- - Fire                  | 417                   | 5,000                | 417                   | 5,000                |
| 70048-21          | R&M Equipment- - HVAC Filters          | 400                   | 4,800                | 567                   | 6,800                |
| 70063             | R&M-Generator                          | 208                   | 2,500                | 208                   | 2,500                |
| 70068             | R&M-Lighting                           | 100                   | 1,200                | 100                   | 1,200                |
| 70090             | R&M-Plumbing                           | 292                   | 3,500                | 550                   | 6,600                |
| 70095             | R&M-Pool/Spa/Fountai                   | 500                   | 6,000                | 500                   | 6,000                |
| 70110             | R&M-Roof                               | 125                   | 1,500                | 125                   | 1,500                |
| 70135             | Landscaping Extras                     | 667                   | 8,000                | 992                   | 11,900               |
| 70165             | Decorating                             | 67                    | 800                  | 67                    | 800                  |
| 70180             | Paint Supplies                         | 208                   | 2,500                | 500                   | 6,000                |
| 70190             | R&M-Supplies                           | 250                   | 3,000                | 483                   | 5,792                |
| 70203-14          | Fitness Center- - R&M Equipment        | 83                    | 1,000                | 83                    | 1,000                |
|                   | <b>**TOTAL REPAIRS/MAINTENANCE</b>     | 6,984                 | 83,800               | 8,258                 | 99,092               |
|                   |                                        |                       |                      |                       |                      |
|                   | <b>**AMENITIES</b>                     |                       |                      |                       |                      |
|                   | <b>**TOTAL AMENITIES</b>               | 0                     | 0                    | 0                     | 0                    |
|                   |                                        |                       |                      |                       |                      |
|                   | <b>**RECREATION CENTER</b>             |                       |                      |                       |                      |



| GL_Account_Number | Description                | MonthlyApprovedBudget | AnnualApprovedBudget | ProposedMonthlyBudget | ProposedAnnualBudget |
|-------------------|----------------------------|-----------------------|----------------------|-----------------------|----------------------|
|                   | **TOTAL RECREATION CENTER  | 0                     | 0                    | 0                     | 0                    |
|                   |                            |                       |                      |                       |                      |
|                   | **HOTEL SERVICES           |                       |                      |                       |                      |
|                   | **TOTAL HOTEL SERVICES     | 0                     | 0                    | 0                     | 0                    |
|                   |                            |                       |                      |                       |                      |
|                   | **MORTGAGE EXPENSES        |                       |                      |                       |                      |
|                   | **TOTAL MORTGAGE EXPENSES  | 0                     | 0                    | 0                     | 0                    |
|                   |                            |                       |                      |                       |                      |
|                   | **CLUB OPERATIONS          |                       |                      |                       |                      |
|                   | **TOTAL CLUB OPERATIONS    | 0                     | 0                    | 0                     | 0                    |
|                   |                            |                       |                      |                       |                      |
|                   | **CABANAS                  |                       |                      |                       |                      |
|                   | **TOTAL CABANAS            | 0                     | 0                    | 0                     | 0                    |
|                   |                            |                       |                      |                       |                      |
|                   | **MARINA                   |                       |                      |                       |                      |
|                   | **TOTAL MARINA             | 0                     | 0                    | 0                     | 0                    |
|                   |                            |                       |                      |                       |                      |
|                   | **SOCIAL DEPARTMENT        |                       |                      |                       |                      |
|                   | **TOTAL SOCIAL DEPARTMENT  | 0                     | 0                    | 0                     | 0                    |
|                   |                            |                       |                      |                       |                      |
|                   | **SPECIAL PROJECTS         |                       |                      |                       |                      |
|                   | **TOTAL SPECIAL PROJECTS   | 0                     | 0                    | 0                     | 0                    |
|                   |                            |                       |                      |                       |                      |
|                   | **SPECIAL ASSESSMENT       |                       |                      |                       |                      |
|                   | **TOTAL SPECIAL ASSESSMENT | 0                     | 0                    | 0                     | 0                    |
|                   |                            |                       |                      |                       |                      |
|                   | **RESERVE TRANSFERS        |                       |                      |                       |                      |

| GL_Account_Number | Description                                 | MonthlyApprovedBudget | AnnualApprovedBudget | ProposedMonthlyBudget | ProposedAnnualBudget |
|-------------------|---------------------------------------------|-----------------------|----------------------|-----------------------|----------------------|
| 80000-00          | Reserve Transfers                           | 61,226                | 734,711              | 21,335                | 256,020              |
| 80001             | Reserve Interest                            | 2,500                 | 30,000               | 3,750                 | 45,000               |
| 80004-00          | SIRS Reserve transfer-SIRS Reserve Transfer | 0                     | 0                    | 20,081                | 240,975              |
|                   | **TOTAL RESERVE TRANSFERS                   | 63,726                | 764,711              | 45,166                | 541,995              |
|                   |                                             |                       |                      |                       |                      |
|                   | **PRIOR YEAR ACTIVITY                       |                       |                      |                       |                      |
| 70298-00          | Prior Year Expense                          | 0                     | 0                    | 0                     | 0                    |
|                   | **TOTAL PRIOR YEAR ACTIVITY                 | 0                     | 0                    | 0                     | 0                    |
|                   |                                             |                       |                      |                       |                      |
|                   | **TOTAL EXPENSES                            | 344,838               | 4,138,045            | 318,374               | 3,820,502            |
|                   |                                             |                       |                      |                       |                      |
|                   | Operating Net Income or Loss                | 0                     | 0                    | 01                    | 0                    |

399-MYSTIC POINTE TOWER 600 (3400) - Proposed\_Maintenance  
Schedule Of Proposed Maintenance  
January 1, 2026 - December 31, 2026

| Building#-Unit Type | Unit Remarks | Percentage Of Unit Ownership | Number Of Units | Total Percentage  | Current Payment | Proposed Monthly Without Reserves | Proposed Monthly Reserves | Proposed Monthly SIRS Reserves | Cable Income* (Per Unit) | Proposed Monthly Per Unit Maintenance | Proposed Monthly Total All Units Maintenance |
|---------------------|--------------|------------------------------|-----------------|-------------------|-----------------|-----------------------------------|---------------------------|--------------------------------|--------------------------|---------------------------------------|----------------------------------------------|
| 0000-B              |              | 0.380200000                  | 126             | 47.905200000      | \$1213.15       | \$954.09                          | \$81.12                   | \$76.35                        | \$65.86                  | \$1177.42                             | \$148354.92                                  |
| 0000-DM             |              | 0.374400000                  | 1               | 0.374400000       | \$1195.51       | \$939.53                          | \$79.88                   | \$75.18                        | \$65.86                  | \$1160.45                             | \$1160.45                                    |
| 0000-D              |              | 0.417100000                  | 124             | 51.720400000      | \$1325.37       | \$1046.69                         | \$88.99                   | \$83.76                        | \$65.86                  | \$1285.30                             | \$159377.20                                  |
| Total               |              |                              | 251             | 100.00000000<br>0 |                 |                                   |                           |                                |                          |                                       | \$308892.57                                  |

# 399-MYSTIC POINTE TOWER 600 (3400)

## Pooled Reserve Analysis Worksheet

### January 1, 2026 - December 31, 2026

| GLCode     | Type                | Short_Description               | CostOfReplacement | UseFullLife | EstimatedUsefulRemainingLife |
|------------|---------------------|---------------------------------|-------------------|-------------|------------------------------|
| 30000-133c | Reserves            | Roof - Residential              | \$160,970         | 32          | 32                           |
| 30000-361  | Reserves            | Misc Site Impr.                 | \$1,882,884       | 23          | 12                           |
| 30000-001  | Reserves            | Pooled                          | \$0               | 0           | 0                            |
| 30000-19a  | Reserves            | Furniture/Fixtures/Equipment    | \$1,635,935       | 16          | 8                            |
| 30000-97a  | Reserves            | Misc Building - Site Components | \$1,471,481       | 23          | 12                           |
| 30000-35a  | Reserves            | Mechanical - Electrical         | \$4,122,416       | 25          | 8                            |
| 30000-93j  | Reserves            | Painting - Waterproofing        | \$547,679         | 22          | 22                           |
| 30010-02   | Reserve Liab-Expend | Bank Charges                    | \$0               | 0           | 0                            |
| 30000-15   | Reserves            | Elevator                        | \$1,310,218       | 13          | 13                           |
| 30000-50   | Reserves            | Paving                          | \$1,251,775       | 34          | 34                           |
| 30000-00   | Reserves            | Reserves                        | \$0               | 0           | 0                            |
|            |                     | Totals                          | \$12,383,358      |             |                              |

| ReserveHeaders                           | ReserveTotals |
|------------------------------------------|---------------|
| Accumulated Balance                      | \$1,637,536   |
| Additional Reserve Funding Thru Year End | \$197,546     |
| Total Reserves Thru Year End             | \$1,835,082   |
| Estimated Expenses Thru Year End         | \$0           |
| Balance To Be Funded                     | \$10,548,276  |
| Annual Contribution                      | \$256,020     |
| Monthly Contribution                     | \$21,335      |

399-MYSTIC POINTE TOWER 600 (3400)  
 SIRS Pooled Reserve Analysis Worksheet  
 January 1, 2026 - December 31, 2026

| GLCode    | Type          | Short_Description | CostOfReplacement | UseFullLife | EstimatedUsefulRemainingLife |
|-----------|---------------|-------------------|-------------------|-------------|------------------------------|
| 30003-001 | SIRS Reserves | Pooled            | \$16,567,091      | 23          | 0                            |
|           |               | Totals            | \$16,567,091      |             |                              |

| ReserveHeaders                           | ReserveTotals |
|------------------------------------------|---------------|
| Accumulated Balance                      | \$0           |
| Additional Reserve Funding Thru Year End | \$200,000     |
| Total Reserves Thru Year End             | \$200,000     |
| Estimated Expenses Thru Year End         | \$0           |
| Balance To Be Funded                     | \$16,367,091  |
| Annual Contribution                      | \$240,975     |
| Monthly Contribution                     | \$20,081      |