

MIRAMAR CLUB CONDOMINIUM ASSOCIATION, INC.

**2026 APPROVED OPERATING BUDGET WITH WAIVED
GENERAL RESERVES AND SIRS POOLED RESERVES**

FOR THE PERIOD JANUARY 1, 2026 TO DECEMBER 31, 2026

MIRAMAR CLUB CONDOMINIUM ASSOCIATION INC.

2026 APPROVED OPERATING BUDGET WITH WAIVED GENERAL RESERVES & SIRS POOLED RESERVES

FOR THE PERIOD JANUARY 1, 2026 TO DECEMBER 31, 2026

	APPROVED 2025	APPROVED 2026
REVENUES:		
4000 MEMBERS ASSESSMENT INCOME	\$ 1,841,207.00	\$ 1,745,739.00
4001 MEMBERS SIRS ASSESSMENT INCOME		\$ 200,000.00
4002 MEMBERS GENERAL RESERVE INCOME	\$ 170,000.00	\$ -
4050 LATE FEE INCOME	\$ 500.00	\$ 500.00
6070 DEFERRED CABLE REVENUE	\$ 5,700.00	\$ 5,700.00
4040 SCREENING FEE INCOME	\$ 5,000.00	\$ 5,000.00
4080 MISCELLANEOUS INCOME	\$ 1,000.00	\$ 1,000.00
 SUBTOTAL WITHOUT MEMBERSHIP INCOME	\$ 12,200.00	\$ 12,200.00
 TOTAL REVENUES	\$ 1,853,407.00	\$ 1,957,939.00
 EXPENSES:		
GENERAL & ADMINISTRATIVE		
5005 ACCOUNTING FEES	\$ 37,620.00	\$ 37,620.00
5010 AUDIT FEES	\$ 6,000.00	\$ 6,500.00
5044 GOLF CAR LOAN INTEREST EXPENSE	\$ -	\$ -
5045 INSURANCE FINANCE EXPENSE	\$ 12,000.00	\$ 15,543.00
5079 FEES TO THE DIVISION	\$ 1,360.00	\$ 1,360.00
5078 LEGAL FEES & COLLECTIONS	\$ 5,000.00	\$ 5,000.00
5080 LICENSE / FEES / PERMITS	\$ 5,000.00	\$ 5,000.00
5095 OFFICE EXPENSE	\$ 8,000.00	\$ 10,000.00
5103 SCREENING FEES	\$ 2,000.00	\$ 2,000.00
6020 TELEPHONE	\$ 12,000.00	\$ 12,000.00
 TOTAL GENERAL & ADMINISTRATIVE	\$ 88,980.00	\$ 95,023.00

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FOR THE PERIOD JANUARY 1, 2026 TO DECEMBER 31, 2026

		APPROVED 2025	APPROVED 2026
7555	INSURANCE - MULTIPERIL	\$ 346,170.00	\$ 384,943.00
	TOTAL INSURANCE	\$ 346,170.00	\$ 384,943.00
	CONTRACT SERVICE EXPENSE		
7245	MANAGEMENT CONTRACT	\$ 70,000.00	\$ 94,000.00
7205	CABLE TV CONTRACT	\$ 229,157.00	\$ 235,573.00
7215	LANDSCAPE MAINTENANCE CONTRACT	\$ 36,000.00	\$ 36,000.00
7250	LAKE MAINTENANCE CONTRACT	\$ 2,100.00	\$ 2,100.00
7220	ELEVATOR MAINTENANCE CONTRACT	\$ 10,000.00	\$ 10,000.00
7230	PEST CONTROL CONTRACT	\$ 8,000.00	\$ 7,000.00
7200	POOL MAINTENANCE CONTRACT	\$ 6,000.00	\$ 6,300.00
	TOTAL CONTRACT SERVICE EXPENSE	\$ 361,257.00	\$ 390,973.00
5904	PAYROLL	\$ 168,000.00	\$ 168,000.00
	TOTAL PAYROLL:	\$ 168,000.00	\$ 168,000.00
	UTILITIES:		
7030	ELECTRICITY	\$ 22,000.00	\$ 22,000.00
7020	TRASH CONTRACT	\$ 90,000.00	\$ 90,000.00
6010	WATER & SEWER	\$ 400,000.00	\$ 415,000.00
	TOTAL UTILITIES:	\$ 512,000.00	\$ 527,000.00

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FOR THE PERIOD JANUARY 1, 2026 TO DECEMBER 31, 2026

		APPROVED 2025	APPROVED 2026
REPAIRS & MAINTENANCE			
7110	R&M - LANDSCAPE OTHER/TREE TRIM	\$ 12,000.00	\$ 12,000.00
7105	R&M - FIRE EQUIPMENT & INSPECTION	\$ 3,000.00	\$ 5,000.00
7130	R&M - GENERAL BLDG REPAIR	\$ 150,000.00	\$ 155,000.00
7170	R&M - POOL SUPPLIES & EQUIP	\$ 7,000.00	\$ 3,000.00
7100	R&M - ELEVATOR & INSPECTION	\$ 5,000.00	\$ 7,000.00
6999	SECURITY RENTAL DEPOSIT FUNDING	\$ 30,000.00	\$ 10,000.00
TOTAL REPAIRS & MAINTENANCE		\$ 207,000.00	\$ 192,000.00
RESERVES:			
7570	RESERVES (POOLED) - SIRS AND GENERAL	\$ 170,000.00	\$ 200,000.00
TOTAL RESERVES:		\$ 170,000.00	\$ 200,000.00
TOTAL EXPENSES		\$ 1,853,407.00	\$ 1,957,939.00
TOTAL OPERATING INCOME (LOSS)		\$ -	\$ -

MIRAMAR CLUB CONDOMINIUM ASSOCIATION, INC.
2026 APPROVED MONTHLY MAINTENANCE CALCULATION
WITH WAIVED GENERAL AND SIRS POOLED RESERVES
FOR THE PERIOD JANUARY 1, 2026 TO DECEMBER 31, 2026

		BLDG 2,3,5 & 12				BLDG 1,4 & 6					
		\$ 277,962.71				\$ 277,962.71					
PREV YR		UNITS	% per Unit	BLDG 2,3,5 & 12	BLDG 2,3,5 & 12	UNITS	% per Unit	BLDG 1,4 & 6	BLDG 1,4 & 6	PREV YR	
\$ INCR				ANNUAL	UNIT MONTHLY			ANNUAL	UNIT MONTHLY	\$ INCR	
% INCR										% INCR	
\$ 23.51		101	1.8891%	\$ 5,250.99	\$ 437.58	101	1.92487%	\$ 5,350.42	\$ 445.87	\$ 23.96	
5.68%		201	1.8891%	\$ 5,250.99	\$ 437.58	201	1.92487%	\$ 5,350.42	\$ 445.87	5.68%	
		301	1.8891%	\$ 5,250.99	\$ 437.58	301	1.92488%	\$ 5,350.45	\$ 445.87		
		116	1.8891%	\$ 5,250.99	\$ 437.58	116	1.92487%	\$ 5,350.42	\$ 445.87		
		216	1.8891%	\$ 5,250.99	\$ 437.58	216	1.92487%	\$ 5,350.42	\$ 445.87		
		316	1.8891%	\$ 5,250.99	\$ 437.58	316	1.92488%	\$ 5,350.45	\$ 445.87		
\$ 24.95		104	2.0049%	\$ 5,572.87	\$ 464.41	104	2.04287%	\$ 5,678.42	\$ 473.19	\$ 25.42	
5.68%		204	2.0049%	\$ 5,572.87	\$ 464.41	204	2.04287%	\$ 5,678.42	\$ 473.19	5.68%	
		304	2.0049%	\$ 5,572.87	\$ 464.41	304	2.04287%	\$ 5,678.42	\$ 473.19		
		105	2.0049%	\$ 5,572.87	\$ 464.41	105	2.04287%	\$ 5,678.42	\$ 473.19		
		205	2.0049%	\$ 5,572.87	\$ 464.41	205	2.04287%	\$ 5,678.42	\$ 473.19		
		305	2.0049%	\$ 5,572.87	\$ 464.41	305	2.04287%	\$ 5,678.42	\$ 473.19		
		106	2.0049%	\$ 5,572.87	\$ 464.41	106	2.04287%	\$ 5,678.42	\$ 473.19		
		206	2.0049%	\$ 5,572.87	\$ 464.41	206	2.04287%	\$ 5,678.42	\$ 473.19		
		306	2.0049%	\$ 5,572.87	\$ 464.41	306	2.04287%	\$ 5,678.42	\$ 473.19		
		107	2.0049%	\$ 5,572.87	\$ 464.41	107	2.04287%	\$ 5,678.42	\$ 473.19		
		207	2.0049%	\$ 5,572.87	\$ 464.41	207	2.04287%	\$ 5,678.42	\$ 473.19		
		307	2.0049%	\$ 5,572.87	\$ 464.41	307	2.04287%	\$ 5,678.42	\$ 473.19		
		108	2.0049%	\$ 5,572.87	\$ 464.41	108	2.04287%	\$ 5,678.42	\$ 473.19		
		208	2.0049%	\$ 5,572.87	\$ 464.41	208	2.04287%	\$ 5,678.42	\$ 473.19		
		308	2.0049%	\$ 5,572.87	\$ 464.41	308	2.04287%	\$ 5,678.42	\$ 473.19		
		109	2.0049%	\$ 5,572.87	\$ 464.41	109	2.04287%	\$ 5,678.42	\$ 473.19		
		209	2.0049%	\$ 5,572.87	\$ 464.41	209	2.04287%	\$ 5,678.42	\$ 473.19		
		309	2.0049%	\$ 5,572.87	\$ 464.41	309	2.04287%	\$ 5,678.42	\$ 473.19		
		110	2.0049%	\$ 5,572.87	\$ 464.41	110	2.04287%	\$ 5,678.42	\$ 473.19		
		210	2.0049%	\$ 5,572.87	\$ 464.41	210	2.04287%	\$ 5,678.42	\$ 473.19		
		310	2.0049%	\$ 5,572.87	\$ 464.41	310	2.04287%	\$ 5,678.42	\$ 473.19		
		111	2.0049%	\$ 5,572.87	\$ 464.41	111	2.04287%	\$ 5,678.42	\$ 473.19		
		211	2.0049%	\$ 5,572.87	\$ 464.41	211	2.04287%	\$ 5,678.42	\$ 473.19		
		311	2.0049%	\$ 5,572.87	\$ 464.41	311	2.04287%	\$ 5,678.42	\$ 473.19		
		112	2.0049%	\$ 5,572.87	\$ 464.41	112	2.04287%	\$ 5,678.42	\$ 473.19		
		212	2.0049%	\$ 5,572.87	\$ 464.41	212	2.04287%	\$ 5,678.42	\$ 473.19		
		312	2.0049%	\$ 5,572.87	\$ 464.41	312	2.04287%	\$ 5,678.42	\$ 473.19		
		113	2.0049%	\$ 5,572.87	\$ 464.41	113	2.04287%	\$ 5,678.42	\$ 473.19		
		213	2.0049%	\$ 5,572.87	\$ 464.41	213	2.04287%	\$ 5,678.42	\$ 473.19		
		313	2.0049%	\$ 5,572.87	\$ 464.41	313	2.04287%	\$ 5,678.42	\$ 473.19		
\$ 23.85		103	1.9166%	\$ 5,327.43	\$ 443.95	103	1.95287%	\$ 5,428.25	\$ 452.35	\$ 24.30	
5.68%		203	1.9166%	\$ 5,327.43	\$ 443.95	203	1.95287%	\$ 5,428.25	\$ 452.35	5.68%	
		303	1.9166%	\$ 5,327.43	\$ 443.95	303	1.95287%	\$ 5,428.25	\$ 452.35		
		114	1.9166%	\$ 5,327.43	\$ 443.95	114	1.95287%	\$ 5,428.25	\$ 452.35		
		214	1.9166%	\$ 5,327.43	\$ 443.95	214	1.95287%	\$ 5,428.25	\$ 452.35		
		314	1.9166%	\$ 5,327.43	\$ 443.95	314	1.95287%	\$ 5,428.25	\$ 452.35		
\$ 31.44		102	2.5267%	\$ 7,023.28	\$ 585.27	102	2.57457%	\$ 7,156.34	\$ 596.36	\$ 32.04	
5.68%		202	2.5267%	\$ 7,023.28	\$ 585.27	202	2.57457%	\$ 7,156.34	\$ 596.36	5.68%	
		302	2.5267%	\$ 7,023.28	\$ 585.27	302	2.57458%	\$ 7,156.37	\$ 596.35		
		115	2.5267%	\$ 7,023.28	\$ 585.27	115	2.57457%	\$ 7,156.34	\$ 596.36		
		215	2.5267%	\$ 7,023.28	\$ 585.27	215	2.57457%	\$ 7,156.34	\$ 596.36		
		315	2.5267%	\$ 7,023.28	\$ 585.27	315	2.57458%	\$ 7,156.37	\$ 596.35		
\$ 23.13		217	1.8586%	\$ 5,166.21	\$ 430.51						
5.68%											
		TOTALS	100.00%	\$ 277,962.71	\$ 23,163.55	100.0000%		\$ 277,962.71	\$ 23,163.24		
		TOTAL FOR 2,3,5 & 12		\$ 1,111,850.85	\$ 92,654.20	TOTAL FOR 1,4 & 6		\$ 833,888.14	\$ 92,652.96		
		TOTAL FOR 1,2,3,4,5,6 & 12		\$ 1,945,739.00							

**MIRAMAR CLUB CONDOMINIUM ASSOCIATION, INC.
APPROVED OPERATING BUDGET
FOR THE PERIOD JANUARY 1, 2026 THROUGH DECEMBER 31, 2026
FULLY FUNDED GENERAL RESERVES & SIRS POOLED RESERVE SCHEDULE**

	Useful Life	Remaining Life	Replacement Cost	Reserve Balance 9.30.25	Estimated Reserve Balance 12.31.25	1-26 to 12-26 Fully Funded Contribution	Fully Funded %
ROOF	20	9	SIRS	33,056.00	33,056.00		
PAINTING	10	4	SIRS	0.00	0.00		
PAVING	20	17	445,000	56,808.00	56,808.00		
POOLED RESERVES	20	18-20		434,480.00	306,981.00	375,813.00	100.0000%
UNRESTRICTED INTEREST				8,003.00	8,903.00		
BLDG & OTHER IMPROVEMENTS > \$10k	20-30	22	1,020,605	0.00	0.00		
SIRS RESERVES - ROOF	20	9	1,388,937	0.00	81,827.27	138,863.70	
SIRS RESERVES - STRUCTURE			10,500 ANNUAL	0.00	10,500.00	10,500.00	
SIRS RESERVES - FIRE SYSTEM	25	10	25,000	0.00	2,272.73	2,272.73	
SIRS RESERVES - PLUMBING			10,500 ANNUAL	0.00	10,500.00	10,500.00	
SIRS RESERVES - ELECTRICAL SYSTEMS			10,500 ANNUAL	0.00	10,500.00	10,500.00	
SIRS RESERVES - EXT. PAINTING & WATERPROOFING	10	4	272,000	0.00	54,400.00	54,400.00	
			3,151,542	532,347.00	575,748.00	602,849.43	100.00%

Notes:

- A) The Association has reserves for roof, painting, paving and building & other improvements in excess of \$10,000.00. The Board of Directors have elected each fiscal year to utilize the Pooling Method for All Reserves as of 1/1/2018.
- B) The Association contracted with Florida Engineering, LLC to prepare the Structural Integrity Reserve Study (SIRS) and at the time of preparation of the 2026 Operating Budget, the SIRS report was not available but should be available before 12/31/2025. The SIRS report was estimated and not yet available for the preparation of the operating budget years 2025 and 2026.
- C) The Board of Directors prior to 12/31/2025 will motion to transfer \$170,000 from General Pooled Reserves to the SIRS Reserves categories as estimated by the engineering firm to meet the SIRS statutory funding requirements.