Missionwood at Miramar

November 10, 2026

To: All Unit Owners

From: The Board of Directors

Subject: Special Meeting of the Board of Directors for Proposed 2027 Annual Budget

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There will be a Special Board of Directors' Meeting on Tuesday, November 24, 2026, at 7:30 p.m. at the Clubhouse, and via ZOOM. Below is the information on how to access the meeting via ZOOM:

Join Zoom Meeting
https://us06web.zoom.us/j/89771320831?pwd=Xm4f3Ak0SQMvtiDiGfNikuz4qzEWUB.1
Meeting ID: 897 7132 0831
Passcode: 445857

One tap mobile
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One of the agenda items will be to adopt the enclosed proposed budget for January 1, 2027, through December 31, 2027.

The proposed budget is enclosed for your review.

Your questions concerning the proposed budget will be courteously answered at the November 24, 2026, meeting. All unit owners are invited to attend and participate in this meeting.

The Board will vote to adopt the proposed budget for January 1, 2027, through December 31, 2027, at this meeting.

Missionwood at Miramar Condominium Association, Inc.
Proposed Budget
January 1, 202 Through December 31, 2027
Revenue and Expense Calculations

	2026 Adopted Budget	2027 Proposed Budget
Revenues		
Maintenance assessments	1,203,050	1,108,490
Reserve assessments	145,154	171,794
Interest	200	-
Rental income	22,800	22,800
Miscellaneous	8,000	5,000
Screening fees	6,000	4,000
Total Revenues	1,385,204	1,312,084
Operating Expenses		
General and Administrative		
Accounting services reimbursements	4,000	4,500
Association owned unit fees	5,380	5,200
Audit fees	4,000	4,000
Bad debts	10,000	10,000
Bank charges	1,000	1,000
Financial management	32,400	33,600
Legal fees	5,000	10,000
Licenses, fees and permits	2,700	5,000
Office supplies	5,000	5,000
Computer/IT expenses	2,500	2,500
Postage and printing	2,000	500
Special events	1,500	1,500
Total General and Administrative	75,480	82,800
Insurance		
All other lines	454,860	354,620
Flood	178,500	117,250
Workers' compensation	8,000	4,890
Total Insurance	641,360	476,760
Payroll and Payroll Taxes		
Maintenance staff	74,720	86,320
Office staff	80,080	86,950
Bonuses	1,000	1,000
Payroll taxes	11,850	13,260
Payroll processing fees	1,500	1,500
Total Payroll and Payroll Taxes	169,150	189,030

Missionwood at Miramar Condominium Association, Inc.
Proposed Budget
January 1, 202 Through December 31, 2027
Revenue and Expense Calculations

	2026 Adopted Budget	2027 Proposed Budget
Repairs and Maintenance		
Association owned unit expenses	1,000	1,000
Building maintenance	50,000	100,000
Contingency	10,000	10,000
Garage rebates	1,000	1,000
Electrical maintenance	3,000	5,000
Entry system	750	700
Irrigation repair and replacements	3,000	5,000
Janitorial supplies	1,500	3,000
Lake treatment	2,800	3,000
Landscaping	50,000	50,000
Landscaping extras	4,000	4,000
Pool supplies and repairs	15,000	16,000
Roof repairs	50,000	50,000
Termite treatment	20,000	20,000
Tree trimming	15,000	16,000
40-year recertification	94,010	70,000
Truck & Golf Cart expenses	2,000	4,000
Total Repairs and Maintenance	323,060	358,700
Utilities		
Electricity	20,000	22,000
Telephone	6,000	6,000
Water and sewer	5,000	5,000
Total Utilities	31,000	33,000
Total Operating Expenses	1,240,050	1,140,290
Transfer to Reserves	145,154	171,794
Total	-	-

Missionwood at Miramar Condominium Association, Inc.
Proposed Budget
January 1, 202 Through December 31, 2027
Maintenance Fee Schedule

Unit Type	Percentage of Ownership Per Unit	# of Units	2026 Monthly Maintenance Fees With Reserves	2027 Monthly Maintenance Fees With Reserves	$ Increase (Decrease)	% Increase (Decrease)
A Fourplex / 48	0.4405%	48	494.88	$469.95	($24.93)	-5.0%
B&C / Fourplex / 48+48	0.3990%	96	448.26	$425.67	($22.59)	-5.0%
B&C / Triplex / 16+16	0.3991%	32	448.37	$425.78	($22.59)	-5.0%
D / 2 Bedrooms / Fourplex / 16	0.4142%	16	465.34	$441.89	($23.45)	-5.0%
D / 2 Bedrooms / Triplex / 16	0.4333%	16	486.80	$462.28	($24.52)	-5.0%
D / 3 Bedrooms / Fourplex / 32	0.4444%	32	499.27	$474.12	($25.15)	-5.0%
		240				

Missionwood at Miramar Condominium Association, Inc.
Proposed Budget
January 1, 2027 Through December 31, 2027
Reserve Schedule

Component	Estimated Replacement Cost	Estimated Useful Life	Estimated Funds as of 12/31/26	Estimated Remaining Useful Life	2027 Funding Requirement
Roofing	$1,677,110	30	$193,736	27	$54,940
Painting	$425,000	8	$350,000	1	$90,394
Paving	$300,000	20	$194,822	6	$17,530
Repairs & replacements	$150,000	20	$19,476	17	$7,678
Truck replacement	$25,000	15	$17,487	6	$1,252
Total	$2,577,110		$775,520		$171,794