BUDGET MEETING

Thursday, November 19th, 2026 @ 7PM

MEETING LOCATION: CLUBHOUSE - 481 Quail Forest Blvd

Join Zoom Meeting

https://us02web.zoom.us/j/81699733236?pwd=GG5neFPkyFeEQYBArHzUYYVk3XVdCZ.1

Meeting ID: *816 9973 3236*

Passcode: 542458

1. Call to Order

2. Certify Quorum

3. Proof of Notice

4. Approval Minutes; *Motion to approve minutes from July 14th, 2026*

5. Owner Comments *2027- Comments related to the budget only*

6. 2027 Budget; *Discussion/Motion to Approve*

7. Adjournment

Notice: *The Budget meeting will discuss, then adopt the 2027 Proposed Budget and Reserves. This agenda is being sent electronically 14 days prior to the Budget Adoption, pursuant Florida Statutes 718.303 and MiraVista Governing Documents. The Budget attached is a proposed budget and may change at the budget meeting after Board discussion and collaboration.*

Highlighted Changes to the Budget/Reserves for 2026 vs. 2027 (proposed):

(a)The Parking lot Reserves for paving lot replacement for 2027 replacement under the reserves; deficit funding of 6,415.44 is being added for 2027 for the sake of inflation. The project expense was established through an engineering assessment of the parking lot. Engineering determined a ¾" surface which is at the end of its usable life. Any surplus to the paving reserves following the 2027 replacement project will remain in the reserves.

(b) The breezeway/railing reserves increased in preparation of funding an epoxy coating application on the breezeways/walkways at an undetermined date in the future. Catch up reserves are being carried into 2027 for recalibration in 2028.

(c) The Building Maintenance line item increased from $35K-$50K to account for increased building maintenance and preventative maintenance expenses.

(d) Mulch/Sod/Plants plantings increased from $7K to $20K to account landscape work; bushes sides & rear of buildings.

MIRAVISTA CONDOMINIUM ASSOCIATION INC.

2027 Budget-Proposed			2027 Budget Summary		
				ASSESSMENTS	*Quarterly*
QUARTERLY TOTAL	**$1,986.30**			**$6,972.38**	**$1,743.09**
				RESERVES	*Quarterly*
				$972.83	**$243.21**
	1/1/2026 thru 09/30/2026		**2025**	**2026**	**2027**
ACCOUNTS	**INCOME**	**EXPENSES**	**BUDGET**	**BUDGET**	**BUDGET**
INCOME					
Assessments - Operating					
4001 - Maintenance Assessments/Reserves	402,516.60	402,516.60	$616,136.56	$603,776.46	$648,431.35
Total Assessments - Operating	402,516.60	402,516.60	$616,136.56	**$603,776.46**	**$648,431.35**
RESERVES					
3501- Reserves			$84,845.00	$134,347.97	$90,473.52
Total Reserves			$84,845.00	**$134,347.97**	**$90,473.52**
Total Assessment/Reserves			$700,981.56	**$738,124.43**	**$738,904.87**
Other Income					
4010 - Late Fees	$5,727.62	$0.00	$0.00	$0.00	$0.00
4011 - Hotwire Communications	$0.00	$0.00	$0.00	$0.00	$0.00
4608 - Interest Income	738.96	$0.00	$0.00	$0.00	$0.00
Total Other Income	**$6,466.58**	$0.00	$0.00	$0.00	$0.00
Total Income	**$6,466.58**	$0.00	$0.00	$0.00	$0.00
EXPENSE					
Administration					
6000 - Management/Accounting	0	$34,000	$53,400.00	$55,800.00	$57,024.00
6010 - Tax Prep/Audit	0	$5,950	$3,750.00	$5,700.00	$4,000.00
6020 - Annual Corporate Fee	0	$56.25	$61.25	$75.00	$75.00
6022 - Annual Division Fee	0	$372.00	$372.00	$372.00	$372.00
6031 - Office Expense	0	$1,862.38	2625.03	$5,000.00	$3,000.00
6052 - Legal Fees	0	$4,175.06	$5,000.00	$3,500.00	$5,000.00
6062 - Licenses/Permits	0	$533.60	$800.35	$800.35	$800.35
6075 - Website/Elec Proxy	0	$1,012.50	$360.00	$1,350.00	$1,600.00
Total Administration	0	**$47,961.79**	**$70,413.60**	**$72,597.35**	**$71,871.35**

MIRAVISTA BUDGET - PAGE 2 - ACCOUNTS (CONT'D)	Expense Thru	9/30/2026	2025 BUDGET	2026 BUDGET	2027 Budget
BUILDING					
6200 - Building Maintenance	0	$61,883.08	$18,000.00	$35,000.00	$50,000.00
6260 - Janitorial Services/Supplies	0	$16,373.00	$22,925.00	$23,000.00	$23,000.00
6284 - Elevator: Monitoring, Inspections; Service	0	$7,093.65	$5,262.52	$5,500.00	$7,250.00
6292 - Elevator Repair	0	$0.00	$1,000.00	$1,500.00	$1,500.00
6324 - Emergency Systems/Fire Safety	0	$7,701.50	$7,900.00	$8,000.00	$8,000.00
6424 - Pest Control	0	$6,410.00	$3,079.22	$4,680.00	$6,500.00
Total Building	0	**$99,461.23**	$58,166.74	**$77,680.00**	**$96,250.00**
	0				
GROUNDS					
6400 - Landscape Contract	0	$12,348.00	$18,522.00	$13,500.00	$13,500.00
6440 - Grounds Maintenance	0	416.67	$3,500.00	$5,000.00	$15,000.00
6464 - Mulch/Sod/Plants	0	16,291.37	$6,000.00	$7,000.00	$20,000.00
6470 - Tree Trimming	0	10,500.00	$6,000.00	$7,500.00	$10,000.00
6492 - Irrigation Maintenance	0	3655.00	$3,500.00	$3,500.00	$4,000.00
Total Grounds	0	**26,791.37**	$37,522.00	**$36,500.00**	**$62,500.00**
INSURANCE					
6621 - Insurance	0	$182,939.16	$260,000.00	$210,000.00	$200,000.00
Total Insurance	0	**$182,939.16**	$260,000.00	**$210,000.00**	**$200,000.00**
MISC.					
Misc Expense	$0.00	$1,666.64	$2,500.00	$2,500.00	$2,500.00
Total Miscellaneous	$0.00	$1,666.64	$2,500.00	**$2,500.00**	**$2,500.00**
POOL					
6700 - Pool Contract	0	$4,124.97	$4,800.00	$5,500.00	$6,750.00
6702 - Pool Maintenance	0	$1,666.64	$2,500.00	$2,500.00	$2,500.00
6732 - Pool Heating	0	$9,375.03	$12,000.00	$12,500.00	$15,000.00
6742 - Clubhouse Equipment/Pool Furniture	0		$5,000.00	$500.00	$500.00
Total Pool	0	$16,200.00	$24,300.00	**$21,000.00**	**$24,750.00**

MIRAVISTA BUDGET - PAGE 3 --------ACCOUNTS (CONT'D)	Expense Thru	9/30/2026	2025 BUDGET	2026 BUDGET	2027 Budget
UTILITIES					
6900 - Electric	0	$4,446.23	$7,500.00	$8,000.00	$8,000.00
6953 - Water/Sewer	0	$61,884.88	$74,000.00	$75,000.00	$78,000.00
6970 - Trash	0	$8,624.97	$10,620.00	$11,500.00	$12,000.00
6990 - Cable	0	$60,138.54	$71,114.22	$89,000.00	$92,560.00
Total Utilities	0	$108,822.80	$163,234.22	**$183,500.00**	**$190,560.00**
Total Assessments	0	$410,757.68	$616,136.56	$603,776.46	**$648,431.35**
				Reserves	**$90,473.52**
				2027 Assessment/Reserve	**$738,904.87**

MIRAVISTA CONDOMINIUM ASSN., INC.
RESERVE SCHEDULE - 2027 PROPOSED

GL	RESERVE ITEM	Estimated Life When New (Years)	Estimated Replacement Cost	Estimated Remaining Life 2027	Current Reserve Balance 9/01/2026	Reserve Funding Pending 4th Qtr 20026	Estimated Reserve Est. Balance 12/31/2026	Estimated Additional Reserves Est. Life	Add'l Reserve Funding 2027	Quarterly Funding Proposed 2027	Annual Funding Proposed 2027
3510	Roof	20	400,000.00	9	206,582.59	5,181.50	211,764.09	188,235.91	0.00	5,181.50	20,726.00
3520	Painting	7	100,000.00	4	59,237.69	2,353.00	61,590.69	38,409.31	0.00	2,353.00	9,412.00
3530	Paving	25	150,000.00	0	132,186.97	16,151.27	148,338.24	1,661.76	6,000.00	1,915.44	6,415.44
3540	Pool	25	38,184.36	14	34,145.97	3521.45	37,667.42	516.94	6,000.00	1,687.75	6,751.00
3550	Breezeway/Railing	7	17,500.00	6	15,676.46	2253.77	17,930.23	420.23	8,831.08	2,253.77	9,015.08
3560	Elevator	25	211,510.00	22	46,148.33	1,733.75	47,882.08	163,627.92	0.00	1,733.75	6,935.00
3570	Carport	40	276,000.00	16	48,940.90	3,450.00	52,390.90	223,609.10	0.00	3,450.00	13,800.00
3580	Fire Alarms	25	250,000.00	22	31,717.11	2,429.75	34,146.86	215,853.14	0.00	2,429.75	9,719.00
	Mailboxes	50	35,000.00	50		0.00	0.00	35,000.00	0.00	175.00	700.00
	Light Poles	10	10,000.00	9		0.00	0.00	10,000.00	4,000.00	1,250.00	5,000.00
	Pool Furniture	5	10,000.00	5		0.00	0.00	10,000.00		500.00	2,000.00
3581	Reserve Interest				1874.76		1874.76				
4011	Hotwire Rebate		13,500.00								
	Total		**1,488,194.36**		**576,510.78**	**37,074.49**	**613,585.27**	**887,334.31**	**24,831.08**	**22,929.96**	**90,473.52**
									ANNUAL	**243.21**	**972.83**

PAVING: 2026 Est. Balance $148,338.24 ~ $6,000 for engineering 2027 - $1,661 + $6,000 = $7,661.76 total funding for 2027 - Reserve Holiday in 2028 to ZERO. Reserves reset In 2029 using a cost basis of $175K @ 25 years calculating a $25,000 useable life for inflation. Adjust for inflation due to fuel expense?

BREEZEWAY: 2026 Est. Balance $17,930.23 ~ **DEFICIT** FUNDING 2027 @ $8,831.08 addl reserves - @ $9,251.51- Annually

HOTWIRE Rebate of $13,950 collected in 2025 moved to paving in 2026 - reflected in the paving reserves. The HOTWIRE Rebate will drop off the reserve schedule in 2028

POOL: Expense replinishment in 2026 to cover replacement of the pool equipment under additional funding of $6,000 (pool pump & equipment)