

MISSION HILLS CONDOMINIUM ASSOCIATION, INC.

NOTICE OF 2026 BUDGET ADOPTION MEETING

To All MISSION HILLS CONDOMINIUM ASSOCIATION, INC. Members,

The BUDGET ADOPTION MEETING & SPECIAL ASSESMMENT of MISSION HILLS CONDOMINIUM ASSOCIATION, INC. will be held at the following DATE, TIME, and LOCATION:

- **DATE / TIME:** Thursday, October 30, 2025 at 5:00 PM
- **LOCATION:** Mission Hills Clubhouse
- **ZOOM:** <https://zoom.us/join>
Meeting ID:
Passcode:
- **PURPOSE:** This Special Assessment is for \$139,269 to fully fund the Reserves for 2026. There will be 3 payments beginning March 1st, 2026. The Budget Meeting of the Association will be held for the purpose of final approval and adoption of the 2026 Annual Budget, as well as the establishment of the annual assessment and/or Association fee(s) schedule for the 2026 calendar year. We have enclosed a copy of the 2026 Proposed Budget for your review.

Special Assesment Agenda items are as follows:

1. Call to Order
2. Certify Quorum of Board
3. Discussion on Special Assessment for \$139,269
4. Board Approval of Special Assessment

Budget Meeting Agenda items are as follows:

1. Call to Order
2. Certify Quorum of Board and the Membership
3. Proof of Notice of the Meeting
4. Board Approval of 2026 Annual Budget
5. Adjournment

BY ORDER OF THE BOARD OF DIRECTORS

Alexis Sesto, LCAM

MISSION HILLS CONDOMINIUM ASSOCIATION INC.

477 Units

JANUARY 1, 2026 - DECEMBER 31, 2026 PROPOSED BUDGET

ACCT	REVENUE	2025 ANNUAL	2026 PROPOSED ANNUAL	2026 MONTHLY AMOUNT
4010	Unit Maintenance Fees	\$3,428,011	\$3,428,011	\$285,668
4400	Interest Income	\$20	\$20	\$2
4660	Newsletter Income	\$5,570	\$5,570	\$464
4800	Other Income; Late fees, App Fees	\$5,000	\$5,000	\$417
	Special Assessment to Fully Fund	\$0	\$139,269	\$11,606
	TOTAL REVENUE	\$3,438,601	\$3,577,870	\$298,156
	OPERATING EXPENSES			
5010	Administrative / Office	\$29,500	\$26,000	\$2,167
	Website / Monthly Update \$55	\$0	\$1,410	\$118
	DBPR Maintain/Update	\$0	\$400	\$33
	Lockbox / Coupons	\$0	\$4,055	\$338
	Storage Boxes (48)	\$0	\$2,160	\$180
5015	Newsletter	\$4,000	\$3,000	\$250
5210	Rodent Control	\$3,000	\$6,000	\$500
5300	Insurance (Dec. 31)	\$622,421	\$612,000	\$51,000
5410	Grounds - Tree Trimming	\$50,000	\$60,000	\$5,000
5420	Irrigation Repairs	\$5,000	\$7,000	\$583
5610	Division Fees / Annual Report	\$1,908	\$1,998	\$167
5800	Management Fee (2020) Exp. 12/29 - 60 day notice	\$43,482	\$43,482	\$3,624
5900	Professional - Legal	\$20,000	\$35,000	\$2,917
5920	Audit / CPA	\$6,400	\$6,400	\$533
6100	Bldg Supplies/Repairs/Maintenance	\$29,000	\$42,500	\$3,542
6110	Supplies / Repair - Plumbing/ Maintenance	\$17,000	\$18,500	\$1,542
6120	Supplies / Repair - Grounds / Maintenance	\$11,000	\$21,000	\$1,750
6130	Roof Repair - Minor	\$10,000	\$10,000	\$833
6150	Clubhouse - maintenance / repair	\$20,000	\$20,000	\$1,667
6160	Safety / Fire Alarm Inspection	\$5,000	\$5,000	\$417
6170	Equipment Repair / Maintenance / Replace	\$12,500	\$7,500	\$625
6180	Equipment Fuel - gators / mowers	\$8,000	\$8,000	\$667
6200	Pool - Maintenance	\$12,000	\$14,000	\$1,167
6400	Salaries & Benefits	\$331,760	\$308,000	\$25,667
6410	Payroll Processing (Taxes & Insurance)	\$118,363	\$88,500	\$7,375
6500	Land Lease (New rate 11-2026)	\$485,080	\$490,000	\$40,833
7000	Utilities - Electric	\$47,500	\$54,700	\$4,558
7001	Utilities - Water Domestic	\$202,000	\$200,000	\$16,667
7002	Utilities - Sewer	\$179,000	\$180,000	\$15,000
7003	Utilities - Trash Pick-up & Bags	\$47,000	\$50,000	\$4,167
7005	Utilities - Stormwater	\$85,800	\$89,000	\$7,417
7006	Utilities - Gas	\$171,300	\$174,700	\$14,558
7007	Utilities - Telephone (Office & Cell)	\$1,610	\$2,700	\$225
7008	Utilities - Pool Electric	\$17,000	\$19,000	\$1,583
7009	Utilities - Cable TV/Internet (2025) (6 yrs)	\$350,100	\$312,884	\$26,074
7920	Truck Expenses / Insurance	\$5,000	\$5,000	\$417
8000	Operating Contingency	\$60,000	\$30,495	\$2,541
	TOTAL OPERATING EXPENSES	\$3,011,724	\$2,960,384	\$246,699

5%

RESERVES		2025 ANNUAL	2026 PROPOSED ANNUAL	2026 MONTHLY AMOUNT
9010	Reserves - Painting	\$15,469	\$26,096	\$2,175
9020	Reserves - Paving	\$10,000	\$72,525	\$6,044
9025	Reserves - Seal Coating	\$6,000	\$30,642	\$2,554
9030	Reserves - Roof Replacement	\$275,000	\$362,743	\$30,229
9080	Reserves - Pool	\$3,408	\$852	\$71
9090	Reserves - Water Heaters (19)	\$25,000	\$4,952	\$413
9095	Reserves - Major Equipment Replacement	\$0	\$19,338	\$1,612
9110	Reserves - Underground Replacements	\$0	\$0	\$0
9100	Reserves - Deferred Maintenance	\$0	\$40,000	\$3,333
9120	Reserves - Termite Treatment	\$0	\$0	\$0
9060	Reserves - Carports	\$92,000	\$60,337	\$5,028
9200	Reserves - Insurance / Deduct / Catis	\$0	\$0	\$0
TOTAL RESERVES		\$426,877	\$617,485	\$51,457
TOTAL EXPENSES		\$3,438,601	\$3,577,869	\$298,156

ASSOCIATION FEES FOR 2026 WILL BE:

UNIT STYLE	2026 NEW MONTHLY FEES	2025 MONTHLY FEES	INCREASE AMOUNT
1 bed, 1 bath	\$513.92	\$513.92	\$0.00
2 bed, 2 bath	\$660.13	\$660.13	\$0.00
2 bed, 1 bath	\$616.32	\$616.32	\$0.00
2 bed, 1 bath special	\$621.45	\$621.45	\$0.00

RESERVE ANALYSIS

JANUARY 1, 2026 - DECEMBER 31, 2026

MISSION HILLS CONDOMINIUM ASSOCIATION INC.

RESERVES	Current Replacement cost	Current Reserves 1/1/2026	Expect Life Yrs.	Remain Life Yrs	Unreserved Amounts	2026 Fully Funded Annual Reserves	2026 Actual Funded Budgeted Amount
Painting	\$315,000	\$158,421	10	6	\$156,579	\$26,096	\$26,096
Paving	\$771,000	\$45,746	35	10	\$725,254	\$72,525	\$72,525
Seal Coating	\$58,696	\$28,054	10	1	\$30,642	\$30,642	\$30,642
Roofing Replacement	\$5,000,000	\$284,339	25	13	\$4,715,661	\$362,743	\$362,743
Pool	\$40,000	\$26,365	20	16	\$13,635	\$852	\$852
Water Heaters / 4 @ \$16,000 ea	\$64,000	\$14,485	10	10	\$49,515	\$4,952	\$4,952
Major Equipment Replacement	\$28,000	\$8,662	5	1	\$19,338	\$19,338	\$19,338
Underground Replace		\$225			\$0	\$0	\$0
Deferred Reserves		\$20,210			\$0	\$40,000	\$40,000
Termite Treatment		\$12,950			\$0	\$0	\$0
Carports Replacements	\$711,000	\$167,967	30	9	\$543,033	\$60,337	\$60,337
Insurance / Deduct / Catastrophic		\$0				\$0	
TOTALS	\$6,987,696	\$767,423			\$6,253,658	\$617,486	\$617,486

ASSOCIATION FEE SCHEDULE PARTIALLY FUNDED

UNIT STYLE	# UNITS	Percentage %	2026 PARTIALLY FUNDED MONTHLY BASE	Cable & Internet	2026 FULLY FUNDED WITH CABLE
1 bed, 1 bath	151	0.17652%	\$458.24	\$55	\$513.92
2 bed, 2 bath	163	0.23352%	\$606.20	\$55	\$660.13
2 bed, 1 bath	162	0.21644%	\$561.87	\$55	\$616.32
2 bed, 1 bath special	1	0.21844%	\$567.06	\$55	\$621.45
			2026 MONTHLY AMOUNT (FULLY FUNDED)		
			477		

Percentage %	SPECIAL ASSESSMENT \$139,269	PAYMENTS ³ DUE MARCH, APRIL, MAY
0.17652%	245.84	\$81.95
0.23352%	325.22	\$108.41
0.21644%	301.43	\$100.48
0.21844%	304.22	\$101.41