PROOF OF NOTICE

The undersigned deposes and says that notice of a meeting held as follows was distributed according to the Bylaws of the Association:

Association: TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO, INC.

Date: November 6, 2026

Time: 10:00 AM

Place: Clubhouse

Mailed: October 16, 2026

Brigette Mannino
Association Manager

State of Florida
County of Collier

SWORN TO and subscribed before me on 10/16/26 by

Brigette Mannino, Association Manager

Erika Garcia
NOTARY PUBLIC
State of Florida

ERIKA GARCIA
Notary Public
State of Florida
Comm# HH680780
Expires 9/20/2029

c/o Newell Property Management Corporation
5435 Jaeger Road #2, Naples Florida 34109, USA
Phone: 239-514-1199

TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO, INC.

C/O Newell Property Management
5435 Jaegar Road #4 Naples FL. 34109

Tropic Schooner Owners: 10/12/26

Enclosed is the final draft of the 2027 Budget and Reserve Plan presented by your Board of Directors for your review. This attached budget increases our monthly fee to $460 from $435, an increase of $25 or 5.75% per month. The increase of $25 per month is a decrease of $10 from last year's increase of $35 per month. The $25 increase is a result of overall rising prices, inflation and the age of our buildings. We have listed several reasons for the 2027 increase:

- Our Insurance Costs continue to increase, especially Flood Insurance, due to the current risky environment in the Florida insurance market. Last year's budget increase was $69,700. This year's budget increase is $14,880. This smaller increase is a result of Tropic Schooner attaining the "Insurance Prefunding" levels necessary to pay our insurance premiums up front. The Board of Directors will continue to monitor the prefund amount in preparation for higher insurance premiums in the future. This prefund will, more than likely, have to be increased in the future due to an escalating Insurance Costs.

- We are also seeing an increase of $2.75 per owner per month in our "Reserve Plan". This increase is due to increases in 5 reserve items and expenditures made in 6 reserve items. See "2027 Reserve Plan". The Reserve Plan must be continually "Audited" to assure that TS has adequate funds to meet the replacement costs listed.

- Finally, our buildings are approaching 45 years old and the Board has recognized the need for more than the usual maintenance to be completed on a yearly basis. Those maintenance updates must be completed in good order to maintain our condominium. The Board of Directors is expecting these maintenance costs to continue to increase in the future. Additional funding, in the future, will be necessary to maintain our common area.

A complete recap of the 2026 Budget will be provided, at the 2027 Annual Meeting, to take place in February. The current Board of Directors will continue to do everything possible to keep our Condominium Fees as low as possible while maintaining our current standards.

Thank You.

The Board of Directors, Mark Wagner - President Bob Edwards - Vice President
Megan Hart - Secretary Skip Kendall - Treasurer
Frank Callery - At Large

TROPIC SCHOONER CONDOMINIUM APARTMENTS OF MARCO, INC.

c/o Newell Property Management Corporation
5435 Jaeger Road #4, Naples, Florida 34109
(239) 514-1199

BOARD OF DIRECTORS Budget MEETING NOTICE

There will be a meeting of the Board of Directors:

Date: November 6th 2026
Time: 10:00am
Place: Clubhouse

Agenda:

1. Call to Order & Establish Quorum
2. Proof of Notice/Posting
3. Approval of Meeting Minutes
4. Officer Reports
5. Old Business
6,. Owner Questions, Comments, and Input for the Benefit of the Community
Owners are encouraged to share constructive suggestions and ideas that may enhance the safety, appearance, operations, and overall quality of life within Tropic Schooner.
7Adjournment

Microsoft Teams meeting

Join:

https://teams.microsoft.com/meet/232649859512063?p=VjpOUNEQDEWvMcE3N2
Meeting ID: 232 649 859 512 063
Passcode: sg9Js7Kp

Need help? | System reference

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Find a local number
Phone conference ID: 582 159 665#

Draft Budget Plan for 2027			Tropic Schooner Condo Association			10/12/2026
Category	**TSC**	**2027 Budget**	2026 Budget	**Variance**	**Var/$/Mo**	**Comments**
Accounting/Audit	401	**$10,500**	$10,000	$500	$0.17	Cost based on Expenses for 2026
Fees/License	411	**$1,500**	$3,020	-$1,520	-$0.53	Cost based on Expenses for 2026
Insurance	420	**$526,092**	**$511,212**	**$14,880**	**$5.17**	**Increased in Insurance Rates/Satisfied Prefunding Levels**
Legal	424	**$9,600**	$6,216	$3,384	$1.18	Increase due to our Attorney apprasing all ESA applications
Management Svs	442	**$44,784**	$42,648	$2,136	$0.74	Contracted Increase
Office Supplies	448	**$9,000**	$12,000	-$3,000	-$1.04	Cost based on Expenses for 2026
Taxes	466	**$3,000**	$3,000	$0	$0.00	Local Taxes.
Sub Total		**$604,476**	$588,096	$16,380	**$5.69**	
Building Maint.	403	**$104,700**	$96,000	$8,700	$3.02	Aging Buildings Requiring Added Maintenance
Fire Ext	418	**$1,608**	$3,600	-$1,992	-$0.69	New Contract with ABC Fire Extinguishers
Janitorial	422	**$48,000**	$42,000	$6,000	$2.08	Contracted Increase
Sub Total		**$154,308**	$141,600	**$12,708**	**$4.41**	
Grounds M/S	415	**$55,800**	$51,600	$4,200	$1.46	Cost based on Expenses for 2026
Grounds Supply	416	**$81,000**	$78,000	$3,000	$1.04	Cost based on Expenses for 2026
Lake Maint	423	**$20,532**	$17,112	$3,420	$1.19	We have experienced higher costs for the fountains
Pest Control	450	**$18,240**	**$24,600**	**-$6,360**	**-$2.21**	**Phase 2 of the Termite Project transferred to Special Projects**
Pool Maintenance	454	**$16,800**	$14,820	$1,980	$0.69	New Service Contract on Heat Pumps and Pools
Special Projects	**460**	**$65,590**	**$45,600**	**$19,990**	**$6.94**	**Cost based on 6 Repipes, 4 lanai repairs & Phase 2 Termite Project**
Sprinkler Repairs	464	**$17,652**	$16,560	$1,092	$0.38	**Cost based on Expenses for 2026**
Tennis Courts	470	**$4,200**	$4,200	$0	$0.00	**Cost based on Expenses for 2026**
Tree Trim	474	**$14,400**	$13,800	$600	$0.21	**Cost based on Expenses for 2026**
Sub Total		**$294,214**	$266,292	$27,922	**$9.70**	
Electric	408	**$42,000**	$38,520	$3,480	$1.21	Cost based on Expenses for 2026 / Future Rate Increase
Cable	468	**$3,000**	$3,000	$0	$0.00	Cost based on Expenses for 2026
Trash	472	**$48,000**	$48,000	$0	$0.00	Reduced pick ups in the summer
Water	476	**$55,800**	$52,200	$3,600	$1.25	Cost based on Expenses for 2026 / Future Rate Increase
Sub Total		**$148,800**	$141,720	**$7,080**	**$2.46**	
Total Expenses		**$1,201,798**	$1,137,708	**$64,090**	**$22.25**	
Reserves		**$123,043**	$115,100	**$7,943**	**$2.75**	**See 2027 Reserve Plan**
Total		**$1,324,841**	$1,252,808	**$72,033**	**$25.00**	**5.75% Increase**
Total/Month		**$460**	$435			**$460 Per Month for 2027.**

TROPIC SCHOONER CONDOMINIUM ASSOCIATION										Completed	10/12/2026		
DRAFT RESERVE PLAN for 2027					********** 01/01/27-12/31/27								
Description	Est Life	Last Year Repl	Remain'g Life in Yrs	Remain'g Life in Months	Est Replace Cost	12/31/25 Fund Balance	2026 Contrib	2026 Exp	12/31/26 Est Balance	Required To Fund 100% Reser.	2027 Reserve Funding	2027 Monthly Funding	2027 Mo Funding / Owner
Roofs (1)	**25**	**2019**	**17**	**204**	**$1,500,000**	**$703,296**	**$44,736**	**$107,512**	**$640,520**	**$859,480**	**$50,558**	**$4,213**	**$17.55**
Painting (1)	**12**	**2019**	**4**	**48**	**$350,000**	**$276,377**	**$16,361**	**$9,300**	**$283,438**	**$66,562**	**$16,641**	**$1,387**	**$5.78**
Resurf Pools (2)	**15**	**2026**	**15**	**180**	**$135,000**	**$98,095**	**$11,904**	**$109,999**	**$0**	**$135,000**	**$9,000**	**$750**	**$3.13**
Pool Filt'g (2)	**25**	**2026**	**25**	**300**	**$75,000**	**$32,000**	**$0**	**$32,000**	**$0**	**$75,000**	**$3,000**	**$250**	**$1.04**
Pool Heat'g (2)	**20**	**2026**	**20**	**240**	**$120,000**	**$55,141**	**$11,856**	**$66,997**	**$0**	**$120,000**	**$6,000**	**$500**	**$2.08**
Roads	20	2015	8	96	$68,000	$25,694	$4,453	$0	$30,147	$37,853	$4,732	$394	$1.64
Park'g Lot 1	20	2015	8	96	$76,000	$32,825	$4,545	$0	$37,370	$38,630	$4,829	$402	$1.68
Park'g Lot 2	20	2016	9	108	$52,000	$20,469	$3,003	$0	$23,472	$28,528	$3,170	$264	$1.10
Park'g Lot 3	20	2017	10	120	$38,000	$13,269	$2,151	$0	$15,417	$22,583	$2,258	$188	$0.78
Park'g Lot 4	20	2017	10	120	$38,000	$13,269	$2,151	$0	$15,420	$22,580	$2,258	$188	$0.78
Park'g Lot 5	20	2017	10	120	$38,000	$13,269	$2,151	$0	$15,420	$22,580	$2,258	$188	$0.78
Park'g Lot 6	20	2016	9	108	$66,000	$25,745	$3,834	$0	$29,579	$36,421	$4,047	$337	$1.41
Pool Furn (3)	**12**	**2019**	**5**	**60**	**$56,000**	**$14,190**	**$7,958**	**$6,200**	**$15,948**	**$40,052**	**$8,010**	**$668**	**$2.78**
Front Ent (4)	**11**	**2019**	**3**	**36**	**$60,000**	**$41,150**	**$0**	**$0**	**$41,150**	**$18,850**	**$6,283**	**$524**	**$2.18**
Ins Ded.	N/A	N/A	N/A	N/A	N/A	$25,000	$0	$0	$25,000	$0	$0	$0	$0.00
Total					**$2,672,000**	**$1,389,789**	**$115,101**	**$332,008**	**$1,172,879**	**$1,524,121**	**$123,043**	**$10,254**	**$42.72**

Notes:

(1) **In 2026 TS expensed $107,512 from the Roof Reserve in order to replace 2000' of Roof Facia Board.**
The result of this expenditure owners will contribute an additional $2.02 per month.

In 2026 TS expensed $9,300 from the Painting Reserve in order to paint both pools.
The result of this expenditure owners will contribute an additional $.10 per month.

In 2026 TS expensed $6,200 for the replacement of 16 Tabletops and 16 Umbrella Bases for our Pools.
The result of this expenditure owneres will contribute as additional $.02 per month per owner

(2) **The 3 Pool Reserves were reestablished based on new revised costs and a new replacement schedule. These revisions resulted in a increase of $121,000 for the total of these 3 reserves. These increases were a result of our successful Pool Renovation Project and projected future cost increases for these 3 reserves.**
The result of these(3) revised Pool Related Reserves, the owners contributions will decrease by $2.00 per month.

(3) **This change to the 2027 Reserve Plan is a increase in the replacement cost of Pool Furniture of $6,000.**
This brings our new replacement cost for this reserve to $56,000 projected to be done in 2032 (Date subject to revision).

(4) **This change to the 2027 Reserve Plan is a increase in the replacement cost of Front Entrances of $18,850.**
This brings our new replacement cost for this reserve to $60,000 projected to be done in 2030 (Date subject to revision).

*** **As a result of the all revisions to the 2027 Reserve Plan TS owners will have a increase of $2.75 per month**