

ASSESSMENT BILLING NOTICE



IN THIS ISSUE

Your 2026 Statement

For questions about the 2026 budget, contact your Home Resort's general manager at 239-394-4192 or David.martella@hgv.com

Learn more about your maintenance fees with videos found here: my.hgv.com/maint-fees

Payment Information

Your maintenance fee payment is due by January 1, 2026, by 11:59 p.m. ET. Please note that if your fees are not paid on time, your account will be delinquent, and you'll be subject to late fees and interest.

We encourage you to send your payment by check as this provides cost savings for your association; credit card payments result in fees, which are passed back to Owners as operating costs. You may also make payments online at club.hiltongrandvacations.com.

Protect Yourself

Be wary of fraudulent calls, emails or letters claiming to buy, sell or rent your vacation ownership and benefits. Stay up-to-date on spotting red flags from timeshare scams with our educational resources. Visit our Timeshare Fraud Education page at my.hgv.com/fraud-protection for more information.

A MESSAGE FROM YOUR HOME RESORT

Greetings from Marco Island and The Charter Club of Marco Beach Condominium Association, Inc.!

At The Charter Club of Marco Beach, we've been focused on enhancing your home away from home. Recent updates include a resurfaced pool, upgraded cabinets, fans, and lighting in the grill hut, as well as a freshly refinished gazebo. We've also installed new room signs for all units and applied epoxy finishes to the flooring beneath both the north and south towers. The gym now features upgraded fitness equipment, and we've added two new Hobie Cat sailboats to the beach. Inside the units, we've replaced the hot water heaters during our annual maintenance weeks to ensure everything is running smoothly for your stay.

Looking ahead to 2026, we anticipate retiling the ground floor elevator landings in both towers and moving forward with our property-wide paver replacement project. Additional updates include sealcoating the parking lot, as well as updating the furniture in the clubhouse.

I'm also delighted to share that The Charter Club of Marco Beach received the 2024 Resort of the Year award, 2025 Best of Florida Regional Winner in the Hotels & Resorts category and RCI Gold Crown award.

Additionally, across Hilton Grand Vacations, 2025 has been a remarkable time of growth and recognition. We were honored to be named one of *USA Today's* Top Workplaces for the second year in a row and received 18 American Resort Development Association (ARDA) Awards — including two prestigious ARDA Circle of Excellence (ACE) Awards for Culture and Belonging and Resort of the Year for Maui Bay Villas, a Hilton Grand Vacations Club.

On behalf of the entire resort team, thank you for your continued loyalty and for being part of our family. We look forward to welcoming you back to your home away from home soon.

Warm regards,

David Martella
General Manager

ASSESSMENT BILLING NOTICE

2026 ASSESSMENT SUMMARY

Now available are the 2026 budget and statement for your association's assessment and real estate taxes. For 2026, the overall combined assessment for all unit types increased by \$214.96 (12.53%) an adjustment that reflects our continued commitment to your ownership at The Charter Club of Marco Beach.

As in previous years, your budget includes two key components:

- **Operations:** cover your Home Resort's day-to-day expenses
- **Reserves:** fund long-term property improvements

To preserve the long-term value of your vacation ownership, we're making strategic contributions to the reserve fund to support upcoming projects.

External factors have also continued to impact costs. Real estate taxes and property insurance premiums have risen, expenses that are essential to protecting our shared resort but are largely outside our control.

Operationally, state-mandated minimum wage increases have required wage adjustments across the board, but have ensured we can attract and retain quality Team Members who can deliver the exceptional service you expect. These wage increases have also impacted our vendors, especially housekeeping, which has resulted in higher service costs we've continued to absorb.

Other external factors that have affected your property's 2026 maintenance fees include boardwalk replacement, elevator modernization, standpipe replacement, and roof A/C electrical and conduit replacement.

Despite these challenges, your association's board and resort team remain focused on minimizing the impact on Owners. Every budget is carefully built by the corporate finance and on-site operations teams, reviewed by your resort's leadership and approved by your association board. Throughout this process, every effort is made to keep your maintenance fees as low as possible while maintaining the quality and integrity of your Home Resort.

We appreciate your continued trust and partnership as we work together to maintain the quality and value of your vacation ownership.

Please make sure to visit the Charter Club owner's website @ www.charterclubofmarcoisland.com for any information related to the Charter Club of Marco Beach.

BOARD OF DIRECTORS UPDATE

At the last Annual Owners Meeting, Bob Stammer, Martin Terry and Lyman Wood were elected to the Board of Directors, joining Gary Jelin and Carlos Wehby.

We would like to extend our thanks to your board members for their continued support and leadership.

Note: Your Annual Meeting is tentatively scheduled for March 4, 2026. At that meeting, two (2) board candidate(s) will be elected. If you are interested in pursuing candidacy, please complete by December 23, 2025. A Board of Directors Candidate Form or a one-sided informational statement (on no longer than 8.5" x 11" paper) and mail it to Hilton Grand Vacations, 599 S. Collier Blvd., #113, Marco Island, FL, 34145. You may also email the requested info to Riki Martin at Riki.Martin@hgv.com. The Candidate Form can be downloaded from the property's website at <http://charterclub.hgvc.com>. Your candidate biography will be printed verbatim and sent with the Annual Meeting Notice. Approximately 30 days prior to the Annual Meeting, you will receive additional information, including your meeting notice and proxy. Please watch for this material and reply as instructed — your feedback is important to ensuring the association's general operations.

BILLING STATEMENTS DELIVERED SMARTER

HGV makes it easier than ever to stay connected to your vacation ownership. By opting in to receive your billing statement and association communications by email, you'll benefit from:

- ✓ **Faster Access** – No more waiting for the mail
- ✓ **Eco-friendly Choice** – Help reduce paper waste
- ✓ **Cost Savings** – Lower printing and mailing costs for your association

Switch today at my.hgv.com/ManageCommunications (case sensitive). Simply select **Email & Print** to opt into electronic communications whenever available.

CONTRIBUTING TO ARDA-ROC

Your assessment statement includes a voluntary contribution to the American Resort Development Association—Resort Owners' Coalition (ARDA—ROC). ARDA promotes the interest of vacation ownership legislation on local, state and federal levels, including tax-related issues. If you don't wish to contribute to ARDA—ROC, simply subtract this fee from the total payment due. *Contributions to ARDA-ROC are not deductible for tax purposes.*

Learn more about ARDA-ROC and its initiatives at my.hgv.com/arda-roc

THE CHARTER CLUB OF MARCO BEACH CONDOMINIUM ASSOCIATION, INC.

ANNUAL BUDGET FOR THE PERIOD

JANUARY 1, 2026 THROUGH DECEMBER 31, 2026

Description	4,080	2026	2026	2025	2025
	Unit/Weeks	Annual Budget	Per Unit/ Week	Per Unit/ Week	Annual Budget
<u>OPERATING REVENUE</u>					
Association Fees		6,224,895	1,525.71	1,434.67	5,853,471
Other HOA Revenue		1,600	0.39	0.39	1,600
Late Fee Income		10,350	2.54	2.45	10,000
Interest Income		30,000	7.35	8.82	36,000
Sales Rent Income		42,000	10.29	11.03	45,000
Concession Income		28,900	7.08	7.08	28,900
Flex Reservation Fees		43,000	10.54	10.54	43,000
Other Revenue		1,200	0.29	0.15	600
OPERATING REVENUE TOTAL		6,357,945	1,558.32	1,469.26	5,994,571
<u>OPERATING EXPENSES</u>					
<u>Administrative</u>					
Annual Audit		7,752	1.90	1.79	7,300
Other Administrative Expenses		326,203	79.95	65.24	266,190
Postage, Printing, Newsletter		45,400	11.13	9.85	40,200
HOA Management Fee Expense		216,216	52.99	51.55	210,324
Division Fees		8,160	2.00	2.00	8,160
Financial Services Fees		69,504	17.04	16.57	67,608
Board Of Directors		25,000	6.13	2.94	12,000
Total		698,235	171.14	149.95	611,782
<u>Operations</u>					
Office, Desk		617,514	151.35	137.45	560,785
Housekeeping, Laundry, Supplies		1,018,236	249.57	225.97	921,951
Security Provisions		106,575	26.12	24.71	100,800
Grounds & Landscaping		150,921	36.99	34.92	142,490
Pool & Spa		100,450	24.62	24.62	100,450
Parking		0	0.00	0.00	0
Recreation		311,949	76.46	65.88	268,776
Store		0	0.00	0.00	0
Total		2,305,645	565.11	513.54	2,095,252
<u>Utilities</u>					
Electric		177,996	43.63	41.54	169,500
Water, Sewer, Gas		123,887	30.36	29.54	120,528
Waste Removal		44,004	10.79	10.33	42,162
Telephone		23,400	5.74	3.97	16,200
Other Expenses		0	0.00	0.00	0
Cable Television		79,560	19.50	18.82	76,800
WAN Expense		12,500	3.06	2.65	10,800
Total		461,347	113.08	106.86	435,990
<u>Building</u>					
Maintenance - Service, Equipment, Supplies		808,439	198.15	188.59	769,443
Building & Equipment Contracts		10,980	2.69	2.62	10,680
Elevator Contracts		69,996	17.16	17.16	69,996
Board Authorized Project		40,000	9.80	9.80	40,000
Total		929,415	227.80	218.17	890,119
<u>Insurance & Taxes</u>					
Insurance Premium Expense		1,868,928	458.07	458.07	1,868,928
Income Tax		91,375	22.40	21.94	89,500
Total		1,960,303	480.47	480.01	1,958,428
<u>Sale of Association Weeks</u>					
Sale of Association Weeks		26,000	6.37	6.37	26,000
Cost of Sales		(29,000)	(7.11)	(7.11)	(29,000)
Total		(3,000)	(0.74)	(0.74)	(3,000)
OPERATING EXPENSES TOTAL		6,357,945	1,558.32	1,469.26	5,994,571
OPER. SURPLUS/(DEFICIT)		0	0.00	0.00	0

Ad Valorem Taxes on individual weeks are billed by the Collier County Property Appraiser's office based on the relative value of the unit week and therefore, are not reflected in the above operating budget.

THE CHARTER CLUB OF MARCO BEACH CONDOMINIUM ASSOCIATION, INC.

ANNUAL BUDGET FOR THE PERIOD

JANUARY 1, 2026 THROUGH DECEMBER 31, 2026

	Statutory Reserve Funding				With Owner Waiver of Statutory Reserve Funding	
	2026 Annual Budget	2026 Per Unit/ Week	2025 Per Unit/ Week	2025 Annual Budget	2026 Annual Budget	2026 Per Unit/ Week
RESERVE REVENUE						
RESERVE REVENUE TOTAL	2,063,099	505.66	280.57	1,144,734	1,650,331	404.49
RESERVE CONTRIBUTIONS						
Capital Reserves:						
Structural Components (SIRS)						
Roof	24,012	5.89	5.01	20,431	38,700	9.49
Capital Improvements	290,249	71.14	0.00	0	300,589	73.67
Total	314,261	77.02	5.01	20,431	339,289	83.16
Painting Reserve (SIRS)						
Painting Reserve	59,548	14.60	25.96	105,916	77,500	19.00
Total	59,548	14.60	25.96	105,916	77,500	19.00
Other Components (Non-SIRS)						
Interior	1,108,469	271.68	154.67	631,043	882,173	216.22
Paving	32,151	7.88	13.64	55,652	24,545	6.02
Capital Improvements	525,935	128.91	73.10	298,240	294,735	72.24
Recreation	22,735	128.91	8.20	33,452	32,089	7.86
Total	1,689,290	537.38	249.60	1,018,387	1,233,542	302.34
RESERVE CONTRIBUTIONS TOTAL	2,063,099	505.66	280.57	1,144,734	1,650,331	404.49
RESERVE SURPLUS/(DEFICIT)	0	0.00	0.00	0	0	0.00

Summary	Statutory Reserve Funding				With Owner Waiver of Statutory Reserve Funding	
	2026 Annual Budget	2026 Per Unit/ Week	2025 Per Unit/ Week	2025 Annual Budget	2026 Annual Budget	2026 Per Unit/ Week
Operating Fee	6,224,895	1,525.71	1,434.67	5,853,471	6,224,895	1,525.71
Capital Reserve Contribution (SIRS)	314,261	77.02	5.01	20,431	339,289	83.16
Painting Reserve Contribution (SIRS)	59,548	14.60	25.96	105,916	77,500	19.00
Capital Reserve Contribution (Non-SIRS)	1,689,290	414.04	249.60	1,018,387	1,233,542	302.34
TOTAL AMOUNT BILLED	8,287,994	2,031.37	1,715.25	6,998,205	7,875,226	1,930.21

RESERVE ANALYSIS FOR THE PERIOD

JANUARY 1, 2026 THROUGH DECEMBER 31, 2026

	4,080 Unit/Weeks	Average Estimated Useful Life in years	Estimated Remaining Life (in years) on 01/01/2026	Estimated Replacement Cost as of 01/01/2026	2026 Statutory Reserve Funding	(A) Estimated Fund Balance at 01/01/2026	2026 Proposed Reserve Assessment	2026 Projected Expenses	Estimated Fund Balance 12/31/2026
Structural Components (SIRS)									
Roof		20.16	18.60	780,000	24,012	333,449	38,700	0	372,149
Waterproofing and Exterior Painting		10.00	6.45	775,000	59,548	390,822	77,500	0	468,322
Capital Improvements (SIRS)		12.33	8.28	3,204,217	290,249	800,000	300,589	102,237	998,352
				4,759,217	373,809	1,524,271	416,789	102,237	1,838,823
Other Components (Non-SIRS)									
Interior		16.38	7.68	9,771,960	1,108,469	1,263,847	882,173	741,800	1,404,220
Paving		13.85	4.28	340,000	32,151	202,401	24,545	130,000	96,946
Capital Improvements (Non-SIRS)		16.91	7.07	4,983,900	525,935	1,264,000	294,735	1,348,800	209,935
Recreation		6.07	3.09	194,890	22,735	124,650	32,089	80,000	76,739
				15,290,750	1,689,290	2,854,898	1,233,542	2,300,600	1,787,840
TOTAL				20,049,967	2,063,099	4,379,169	1,650,331	2,402,837	3,626,663

(A) Allocate based on % of estimated replacement cost

	2026 Statutory Reserve Funding	2026 Proposed Reserve Funding	
Operating Fee	\$1,525.71	\$1,525.71	** The State of Florida mandates that condominium associations prepare calculations to fully fund reserves. The Law also provides the reserve requirement for Non-SIRS may be waived or reduced, allowing the unit owners to put less money into the reserve accounts. To meet fully funded requirements for both SIRS and NON-SIRS reserves, the resulting annual maintenance fee would be \$2,031.37. The Board of Directors recommends a vote in favor of waiving the statutory Non-SIRS funding requirements which will occur at the annual meeting, thereby establishing the maintenance fee at \$1,930.21 for the 2026 budget year.
Capital Reserve (SIRS)	\$77.02	\$83.16	
Painting Reserve (SIRS)	\$14.60	\$19.00	
Capital Reserve (Non-SIRS)	\$414.04	\$302.34	
TOTAL AMOUNT BILLED	\$2,031.37	\$1,930.21	

NOTE:

There may be some items that require future replacement and are not reserved for, i.e.: replacement of plumbing, railings, electrical wiring, etcetera. These types of items will need to be paid from operating funds or will require a special assessment.

The components' actual replacement costs and useful lives may vary from the estimated amounts. If additional funds are needed, the Association has the right, subject to Board approval, to increase regular assessments, pass special assessments, or delay major repairs and replacements until funds are available.

There are 4,080 periods of 7-day annual use availability that exist within the timeshare plan for which annual fees are required to be paid to the Division of Florida Condominiums, Timeshares, and Mobile Homes, Bureau of Standards and Registration in accordance with Section 721.27, Florida Statutes.