

# THE MOORS

Club Center: 17321 N.W. 66<sup>th</sup> Ct., Miami, FL 33015 Tel: (305) 821-9923 Fax: (305) 821-5401

October 13, 2025

**RE: MOORS MASTER MAINTENANCE ASSOCIATION, INC. /  
PROPOSED 2026 BUDGET**

Dear Moors Master Homeowner:

Please find attached a copy of the proposed 2026 budget for the Moors Master Maintenance Association, Inc. This is for the Master Association portion of your monthly maintenance fees ONLY. You should have received information on the Sub-Association fees separately. The Master includes bulk internet and TV service agreement with Hotwire-Fision.

Unit Type	2025 Master Assoc.	2026 Master Assoc.
	\$179.00	\$182.00

The Master Association proposed 2026 budget will be reviewed at the Budget meeting, which is scheduled for **THURSDAY, OCTOBER 30, 2025, AT 7:00 PM**, at the Administration Office Building 17321 NW 66 CT., Miami FL33015.

If you would like more information about the proposed budget please contact the onsite office Admin Carla Flores for further details.

On behalf of the Moors Master Association and each of the Sub-Associations, please visit our website [www.themoors.com](http://www.themoors.com) to obtain a copy of the Moors Master Association and Sub-Association official documents such as Covenants, Recorded Articles of Incorporation, By-Laws, Amendments, annual Budget, Rules & Regulations.

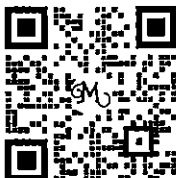
Respectfully,  
FOR THE BOARD OF DIRECTORS

**Doris Prado**

Community Association Manager



17321 NW 66 CT Miami, FL 33015  
Tel. 305-821-9923; Fax. 305-821-5401



Moors Digital Newsletter

**PROPOSED 2026 BUDGET**

Jan 1, 2026 - Dec 31, 2026

BUDGET LINE ITEM	Approved 2025 Budget		Proposed 2026 Budget		FOOT	NOTES/COMMENTS
	MONTHLY	ANNUAL	MONTHLY	ANNUAL		
<b>REVENUE</b>						
40000	Maint Fees	\$279,230.37	\$3,350,764.44	\$286,340.22	\$3,436,082.69	
40002-00	Reserve transfers	\$9,321.18	\$111,854.16	\$7,045.70	\$84,548.42	
40010-35	Lakeridge Apartments-175 units	\$17,954.43	\$215,453.13	\$17,954.43	\$215,453.13	
40010-36	Latitude Apartments- 358 units	\$36,729.63	\$440,755.54	\$36,729.63	\$440,755.54	
40010-38	Shopping Center- 18 units	\$1,799.75	\$21,596.98	\$1,799.75	\$21,596.98	
40010-39	Chase Bank- 2 units	\$199.97	\$2,399.66	\$199.97	\$2,399.66	
40011	Late Fee Income	\$2,000.00	\$24,000.00	\$2,000.00	\$24,000.00	1
40060	Gate/Key Cards (Barcodes)	\$1,000.00	\$12,000.00	\$1,000.00	\$12,000.00	2
41000	Rental Income (Party Rooms)	\$2,000.00	\$24,000.00	\$2,000.00	\$24,000.00	3 Salon rental & tennis
40080	Interest income (collections)	\$500.00	\$6,000.00	\$500.00	\$6,000.00	4
40090	Miscellaneous Income	\$0.00	\$0.00	\$0.00	\$0.00	6
41040	Social Event/Activities Income	\$0.00	\$0.00	\$0.00	\$0.00	7
	<b>TOTAL INCOME</b>	<b>\$350,735.33</b>	<b>\$4,208,823.91</b>	<b>\$355,569.70</b>	<b>\$4,266,836.42</b>	
<b>EXPENSES</b>						
<b>ADMINISTRATIVE</b>						
50005	Accounting Fees	\$1,388.00	\$16,656.00	\$1,388.00	\$16,656.00	8 CPA Audit
50012-00	Bad Debts	\$700.00	\$8,400.00	\$500.00	\$6,000.00	9 Bankruptcies
50045-01	Legal Fees- Assoc. Matters	\$500.00	\$6,000.00	\$500.00	\$6,000.00	10
50045-04	Legal Fees-Collections	\$1,300.00	\$15,600.00	\$1,300.00	\$15,600.00	11
50050-00	License, Taxes, Permit	\$100.00	\$1,200.00	\$100.00	\$1,200.00	12
50555	Holiday Decorations	\$1,375.00	\$16,500.00	\$1,375.00	\$16,500.00	Holiday decorations
50056	Entertainment	\$2,250.00	\$27,000.00	\$2,250.00	\$27,000.00	13 Community Events
50057	Social Committee	\$350.00	\$4,200.00	\$350.00	\$4,200.00	14
50060	Newsletters	\$400.00	\$4,800.00	\$0.00	\$0.00	15
50070	Office Equipment Lease	\$1,050.00	\$12,600.00	\$1,050.00	\$12,600.00	16
50075	Office Supplies	\$400.00	\$4,800.00	\$400.00	\$4,800.00	17 General office supplies
50076	Office Supplies / FSR misc fees	\$2,100.00	\$25,200.00	\$2,100.00	\$25,200.00	Coupons, collection lette
50080	Postage	\$1,000.00	\$12,000.00	\$1,000.00	\$12,000.00	18 All mailouts in-house
50112	Holiday Gifts	\$400.00	\$4,800.00	\$400.00	\$4,800.00	19 Staff bonuses
50125	Web Page/Newsletter updates	\$600.00	\$7,200.00	\$1,000.00	\$12,000.00	21
	<b>TOTAL ADMIN</b>	<b>\$13,913.00</b>	<b>\$166,956.00</b>	<b>\$13,713.00</b>	<b>\$164,556.00</b>	
<b>INSURANCE</b>						
52030	Multiperil/Property Insur.	\$15,000.00	\$180,000.00	\$15,000.00	\$180,000.00	22
	<b>TOTAL INSURANCE</b>	<b>\$15,000.00</b>	<b>\$180,000.00</b>	<b>\$15,000.00</b>	<b>\$180,000.00</b>	
<b>UTILITIES</b>						
54050-00	Electricity	\$4,500.00	\$54,000.00	\$5,800.00	\$69,600.00	23
54070-00	Water & Sewer	\$700.00	\$8,400.00	\$700.00	\$8,400.00	24
54100-00	Telephone Expense	\$1,000.00	\$12,000.00	\$500.00	\$6,000.00	26 VoIP rate & email
	<b>TOTAL UTILITIES</b>	<b>\$6,200.00</b>	<b>\$74,400.00</b>	<b>\$7,000.00</b>	<b>\$84,000.00</b>	

**MOORS MASTER MAINTENANCE ASSOCIATION**

Signature \_\_\_\_\_

**PROPOSED 2026 BUDGET**

Jan 1, 2026 - Dec 31, 2026

BUDGET LINE ITEM	Approved 2025 Budget		Proposed 2026 Budget		FOOT-	NOTES/COMMENTS	
	MONTHLY	ANNUAL	MONTHLY	ANNUAL			
<b>CONTRACTS</b>							
60013	Cable Television & Internet	\$125,000.00	\$1,500,000.00	\$128,000.00	\$1,536,000.00	27 TV & Internet plus 4%	
60029-00	Contract Labor (Salaries)	\$52,500.00	\$630,000.00	\$52,000.00	\$624,000.00	28 Office, maint., & Rec.	
60066	Health Benefits	\$4,500.00	\$54,000.00	\$4,500.00	\$54,000.00	Staff health insurance	
60071	Golf Cart Rental	\$500.00	\$6,000.00	\$500.00	\$6,000.00	29 2 golf cars	
60075	Janitorial Supplies	\$1,000.00	\$12,000.00	\$1,500.00	\$18,000.00	30	
60085	Lake/Pond Maint.	\$446.00	\$5,352.00	\$800.00	\$9,600.00	31	
60090	Lawn Maintenance & Fert. Contr	\$5,838.00	\$70,056.00	\$6,000.00	\$72,000.00	32 34 cuts per year	
61000	Management Services	\$2,719.00	\$32,628.00	\$2,811.00	\$33,732.00	33	
61020	Pool/Spa Service Contract	\$1,850.00	\$22,200.00	\$2,500.00	\$30,000.00	34	
61045-00	Security Services	\$78,500.00	\$942,000.00	\$81,000.00	\$972,000.00	35 SFSG-\$25.00 hr	
61045-04	Smart Intercom System Serv.	\$6,000.00	\$72,000.00	\$6,000.00	\$72,000.00	Akuvox- Smart entry	
61045-01	Metro-Dade Add'l Patrols	\$5,800.00	\$69,600.00	\$5,600.00	\$67,200.00	36 PD Offduty reduced 14 h	
61045-10	Security- Equipment	\$1,417.00	\$17,004.00	\$1,400.00	\$16,800.00	37 Gate arms & scanners.	
61045-20	Security- Alarm Monitoring	\$100.00	\$1,200.00	\$200.00	\$2,400.00	38	
61045-30	Security- Supplies	\$500.00	\$6,000.00	\$500.00	\$6,000.00	39 Moors ID, barcodes	
61055	Trash Removal	\$1,700.00	\$20,400.00	\$1,700.00	\$20,400.00	40	
61068	Vehicle Lease/Exp. (Repairs & G	\$300.00	\$3,600.00	\$300.00	\$3,600.00	41 Maintenance truck	
	<b>TOTAL CONTRACTS</b>	<b>\$288,670.00</b>	<b>\$3,464,040.00</b>	<b>\$295,311.00</b>	<b>\$3,543,732.00</b>		
<b>REPAIRS/MAINTENANCE</b>							
70045	R&M- Electrical	\$1,500.00	\$18,000.00	\$1,500.00	\$18,000.00	42	
70048-28	R&M- Equipment Irrigation	\$3,000.00	\$36,000.00	\$3,500.00	\$42,000.00	43	
70060	R&M- General	\$6,500.00	\$78,000.00	\$6,200.00	\$74,400.00	44	
70095	R&M-Pool/Spa/Fountain	\$500.00	\$6,000.00	\$700.00	\$8,400.00	45	
70117	R&M-Storm Drains	\$300.00	\$3,600.00	\$400.00	\$4,800.00	46	
70135	Landscaping Extras	\$3,200.00	\$38,400.00	\$3,200.00	\$38,400.00	47	
70138	Tree trimming	\$2,000.00	\$24,000.00	\$2,000.00	\$24,000.00	48	
	<b>TOTAL REPAIRS/MAINT.</b>	<b>\$17,000.00</b>	<b>\$204,000.00</b>	<b>\$17,500.00</b>	<b>\$210,000.00</b>		
<b>RESERVES</b>							
80000-00	Reserve Transfers	\$9,321.18	\$111,854.16	\$7,045.70	\$84,548.42	49	
80001	Reserve Interest	\$0.00	\$0.00	\$0.00	\$0.00	50	
	<b>TOTAL RESERVES</b>	<b>\$7,045.70</b>	<b>\$111,854.16</b>	<b>\$7,045.70</b>	<b>\$84,548.42</b>		
	<b>TOTAL EXPENSES</b>	<b>\$347,828.70</b>	<b>\$4,173,944.42</b>	<b>\$355,569.70</b>	<b>\$4,266,836.42</b>		
<i>Comments: Footnotes are explained on the next page</i>							
<b>MONTHLY MAINTENANCE ASSESSMENT PAYMENT</b>					<b>\$182.00</b>		

**MOORS MASTER MAINTENANCE ASSOCIATION PROPOSED 2026 RESERVES SCHEDULE**

	LINE ITEM	ESTIMATED REPLACEMENT COST	PROJECTED BALANCE 12/31/25	FUNDABLE RESERVE	REMAINING USEFUL LIFE	2026 ANNUAL RESERVE AMOUNT	2026 MONTHLY RESERVE AMOUNT	COMMENTS
30000 01	1 A/C EQUIPMENT	17,985.00	13,350.00	4,635.00	2	2,317.50	193.13	All units- office, Salon, Gym & guardhouses
30000 04	2 CAPITAL IMPROVEMENT	14,010.00	14,010.00	0.00	1	0.00	0.00	
30000 06	3 CONTINGENCY	22,308.00	22,308.00	0.00	1	0.00	0.00	Miscellaneous/unforeseen projects
30000 10	4 COURT FENCING	38,001.00	38,001.00	0.00	1	0.00	0.00	Tennis court fencing
30000 14	5 DOCKS/ BEACH DECK	29,898.00	29,898.00	0.00	1	0.00	0.00	
30000 16	6 EQUIPMENT (OFFICE/MAINT)	25,000.00	25,000.00	0.00	1	0.00	0.00	Office computers, copier, stamp machine, phone system etc.
30000 214E	23 VEHICLE	45,000.00	45,000.00	0.00	1	0.00	0.00	Maintenance truck & security vehicle
30000 24	8 GYM EQUIPMENT	30,000.00	30,000.00	0.00	1	0.00	0.00	Purchase / replace gym equipment, flooring, etc. - \$25,016.60 FIA
30000 245	9 HURRICANE DEDUCT. & EXPOSURES	100,000.00	96,217.00	3,783.00	1	3,783.00	315.25	
30000 32	LANSACAPE REPLACEMENT	200,002.00	200,002.00	0.00	1	0.00	0.00	For Med. Blvd., Club Center & 67 Ave planters
30000 40	10 PAINT (EXTERIOR Club House)	250,000.00	50,004.00	199,996.00	5	39,999.20	3,333.27	Paint recreation center buildings and guardhouses ( last painted in 2023)
30000 43	11 POOL DECK (Pavers)	34,998.00	34,998.00	0.00	1	0.00	0.00	Replace pool deck
30000 46	12 PUMPS/MOTORS/HEATERS	34,989.00	34,989.00	0.00	1	0.00	0.00	Pool heaters, sprinkler, pumps, fountain equipment
30000 48	13 PERIMETER WALL (PAINT)	80,000.00	39,996.00	40,004.00	5	8,000.80	666.73	Paint perimeter walls - Med. Blvd., 67th Ave. and 183 St. (done 2023)
30000 51	14 POOL FURNITURE	19,997.00	19,997.00	0.00	1	0.00	0.00	New pool furniture (tables & chairs), pool fence
30000 55	15 RECREATION CENTER	15,001.00	15,001.00	0.00	1	0.00	0.00	Salon & Banquet rooms for new tables, chairs, appliances.
30000 56	16 POOL (REMARCIING/COPING)	79,993.00	79,993.00	0.00	1	0.00	0.00	Resurface pool & kiddie pool interior (diamond brick & cobble done 2011)
30000 60	17 ROOFS	351,000.00	30,844.00	320,156.00	24	13,339.83	1,111.65	Club Center & guardhouses roofs
30000 65	18 SEALCOATING/ OVERLAY	425,000.00	108,202.00	316,798.00	24	13,199.92	1,099.99	Master Roads
30000 66	19 SECURITY EQUIPMENT (ACCESS SYS)	59,998.00	59,998.00	0.00	1	0.00	0.00	
30000 68	20 STREET LIGHTS	90,000.00	90,000.00	0.00	1	0.00	0.00	Street lights (67) and landscaping lighting for entrances
30000 70	21 TENNIS COURTS	76,002.00	76,002.00	0.00	1	0.00	0.00	All courts resurfacing & lighting (resurfacing last done in 2018)
30000 71	22 TOT LOT	155,000.00	61,204.00	93,796.00	24	3,908.17	325.68	Complete replacement of equipment and sand box
30000 90a	24 WINDSCREENS (COURTS)	9,990.00	9,990.00	0.00	1	0.00	0.00	Tennis court windcreens
30080	INTEREST		3,506.00					* transfer to gym equip \$20,060, vehicle \$6,473, tennis courts \$13,308 & Street Lights \$4,671
	TOTAL RESERVES	2,204,172.00	1,228,510.00	979,168.00		84,548.42	7,045.70	
	Reserve calculation is based on the assumption that there will be no disbursements from reserves from 7/31/25 through year end.							