

THE MOORS

Club Center: 17321 N.W. 66th Ct., Miami, FL 33015 Tel: (305) 821-9923 Fax: (305) 821-5401
www.themoors.com

October 9, 2023

RE: PATIO HOMES ASSOCIATION 2024 PROPOSED BUDGET

Dear Patio Homes Homeowner:

Attached please find a copy of the proposed 2024 budget for the Moors Patio Homes Maintenance Association, Inc. This is for the Patio Homes portion of your monthly maintenance fees ONLY. You received information on the Master Association fees separately.

The Patio Homes proposed 2024 budget will be reviewed at the Budget meeting, which is scheduled for **WEDNESDAY, OCTOBER 25, 2023, at 6:30 PM** at the Administration Office Building 17321 NW 66 CT., Miami FL 33015.

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

Respectfully,
FOR THE BOARD OF DIRECTORS

Doris Prado

Community Association Manager
First Service Residential

Unit Type	2023 Patio Homes Fee	2023 Master Fee	Total 2023 Combined Payment	2024 Patio Homes Fee	2024 Master Fee	Total 2024 Combined Payment
321	\$87	\$130	\$217	\$89	\$173	\$262

The Moors Patio Homes

Proposed 2024 Budget
Jan. 1, 2024 - Dec. 31, 2024

Signature _____

GL CODE	BUDGET LINE ITEM	Approved 2023 Budget		Proposed 2024 Budget	
		MONTHLY	ANNUAL	MONTHLY	ANNUAL
REVENUE					
40000	Assessments	26,487	317,844	27,450	329,400
40002-00	Reserve Income	1,439	17,268	1,118	13,410
40065	Violation Fees	0	0	0	0
40081	Reserve Interest	0	0	0	0
	Miscellaneous Income	0	0	0	0
	TOTAL REVENUE	27,926	335,112	28,568	342,810
EXPENSES					
ADMINISTRATIVE					
50005	Accounting Fees	400	4,800	400	4,800
50012-00	Bad Debts	500	6,000	500	6,000
50045-00	Legal Fees	150	1,800	150	1,800
50050-00	License, Taxes, Permit	30	360	30	360
50075	Office Supplies(Postage)	50	600	50	600
	TOTAL ADMIN	1,130	13,560	1,130	13,560
INSURANCE					
52030	Multiperil/Property Ins.	1,174	14,088	1,520	18,240
	TOTAL INSURANCE	1,174	14,088	1,520	18,240
UTILITIES					
54050-00	Electricity	700	8,400	700	8,400
	TOTAL UTILITIES	700	8,400	700	8,400
CONTRACTS					
60090	Lawn Maintenance Contract	8,900	106,800	9,745	116,940 36 cuts
60095	Fertilization & Spray	2,300	27,600	2,000	24,000 6x per year
61000	Management Services	1,308	15,696	1,360	16,320
	TOTAL CONTRACTS	12,508	150,096	13,105	157,260
REPAIRS/MAINTENANCE					
70032	R&M-Common Area (TV)	380	4,560	380	4,560
70045	R&M- Electrical	700	8,400	700	8,400
70048-28	R&M-Equipment Irrigation	3,470	41,640	3,470	41,640
70135	Landscaping Extras	2,000	24,000	2,000	24,000
70138	Tree Trimming	2,300	27,600	2,300	27,600
70155	Drain Cleaning	750	9,000	750	9,000
50555	Holiday Decorations	640	7,680	640	7,680
70190	R&M- Supplies/Tools	735	8,820	755	9,060
	TOTAL OPERATIONAL	10,975	131,700	10,995	131,940
RESERVES					
80000-00	Reserve Transfer	1,439	17,268	1,118	13,410
80001	Reserve Interest	0	0	0	0
	TOTAL RESERVES	1,439	17,268	1,118	13,410
	TOTAL EXPENSES	27,926	335,112	28,568	342,810
		\$28,568 less \$0 other income =		\$	89.00 per Unit Monthly

PATIO HOMES RESERVE SCHEDULE

PROPOSED 2024 BUDGET

GL CODE	LINE/ITEM	ESTIMATED CURRENT REPLACEMENT OF 12/31/23	ESTIMATED RESERVE AS OF 12/31/23	REPAIRS BEFOUNDED	LIFE (YEARS)	2024 ANNUAL AMOUNT	2024 MONTHLY AMOUNT
30000-06	Contingency	5,864	5,864	0	1	\$0	\$0
	Drain Repairs/						
30000-11	Improvements	162,005	162,005	0	1	\$0	\$0
30000-245	Hurricane Contingency	98,000	98,000	0	1	\$0	\$0
30000-32	Landscape	96,008	96,008	0	1	\$0	\$0
30000-33	Mailboxes	31,965	31,965	0	0	\$0	\$0
30000-65	Sealcoating/Paving	270,000	109,080	160,920	12	\$13,410	\$1,118
30000-68	Street Lights	53,996	53,996	0	1	\$0	\$0
30080	Reserve Interest		21,930				
	TOTAL	\$717,838	\$578,848	\$160,920		\$13,410	\$1,118