

THE MOORS

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

October 4, 2024

RE: PATIO HOMES ASSOCIATION 2025 PROPOSED BUDGET

Dear Patio Homes Homeowner:

Attached please find a copy of the proposed 2025 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 2025 budget will be reviewed at the Budget meeting, which is scheduled for **WEDNESDAY, OCTOBER 23, 2024, 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	2024 Patio Homes Fee	2024 Master Fee	Total 2023 Combined Payment	2025 Patio Homes Fee	2025 Master Fee	Total 2025 Combined Payment
321	\$89	\$173	\$262	\$90	\$179	\$269

GL CODE	BUDGET LINE ITEM	Approved 2024 Budget		Proposed 2025 Budget	
		MONTHLY	ANNUAL	MONTHLY	ANNUAL
REVENUE					
40000	Assessments	27,450	329,400	28,304	339,648
40002-00	Reserve Income	1,118	13,416	585	7,024
40065	Violation Fees	0	0	0	0
40081	Reserve Interest	0	0	0	0
	Miscellaneous Income	0	0	0	0
	TOTAL REVENUE	28,568	342,816	28,889	346,672
EXPENSES					
ADMINISTRATIVE					
50005	Accounting Fees	400	4,800	420	5,040
50012-00	Bad Debts	500	6,000	400	4,800
50045-00	Legal Fees	150	1,800	150	1,800
50050-00	Licence, Taxes, Permit	30	360	50	600
50075	Office Supplies(Postage)	50	600	50	600
	TOTAL ADMIN	1,130	13,560	1,070	12,840
INSURANCE					
52030	Multiperil/Property Ins.	1,520	18,240	1,585	19,020
	TOTAL INSURANCE	1,520	18,240	1,585	19,020
UTILITIES					
54050-00	Electricity	700	8,400	700	8,400
	TOTAL UTILITIES	700	8,400	700	8,400
CONTRACTS					
60090	Lawn Maintenance Contract	9,745	116,940	9,745	116,940 36 cuts
60095	Fertilization & Spray	2,000	24,000	2,000	24,000 6x per year
61000	Management Services	1,360	16,320	1,414	16,968
	TOTAL CONTRACTS	13,105	157,260	13,159	157,908
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	2,320	27,840
70138	Tree Trimming	2,300	27,600	2,300	27,600
70155	Drain Cleaning	750	9,000	920	11,040
50555	Holiday Decorations	640	7,680	700	8,400
70190	R&M- Supplies/Tools	755	9,060	1,000	12,000
	TOTAL OPERATIONAL	10,995	131,940	11,790	141,480
RESERVES					
80000-00	Reserve Transfer	1,118	13,416	585	7,024
80001	Reserve Interest	0	0	0	0
	TOTAL RESERVES	1,118	13,416	585	7,024
	TOTAL EXPENSES	28,568	342,816	28,889	346,672
	\$28,889 less \$0 other income =		\$	90.00	per Unit Monthly

PATIO HOMES RESERVE SCHEDULE

PROPOSED 2025 BUDGET

GL CODE	LINE ITEM	ESTIMATED CURRENT REPLACEMENT	ESTIMATED RESERVES AS OF 12/31/24	BALANCE TO BE FUNDED	REMAINING LIFE (YEARS)	2025 ANNUAL AMOUNT	2025 MONTHLY AMOUNT
30000-06	Contingency	5,864	5,864	0	1	\$0	\$0
30000-11	Drain Repairs/ 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	122,496	147,504	21	\$7,024	\$585
30000-68	Street Lights	53,996	53,996	0	1	\$0	\$0
30080	Reserve Interest		42,285				
	TOTAL	\$717,838	\$612,619	\$147,504		\$7,024	\$585