

THE MOORS

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

October 3, 2025

RE: PATIO HOMES ASSOCIATION 2026 PROPOSED BUDGET

Dear Patio Homes Homeowner:

Attached please find a copy of the proposed 2026 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 2026 budget will be reviewed at the Budget meeting, which is scheduled for **WEDNESDAY, OCTOBER 29, 2025, 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.

Unit Type	2025 Patio Homes Fee	2025 Master Fee	Total 2025 Combined Payment	2026 Patio Homes Fee	2026 Master Fee	Total 2026 Combined Payment
321	\$90	\$179	\$269	\$94	\$182	\$276

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
Website: www.themoors.com

The Moors Patio Homes

Proposed 2026 Budget
Jan. 1, 2026 - Dec. 31, 2026

Signature _____

GL CODE	BUDGET LINE ITEM	Approved 2025 Budget		Proposed 2026 Budget	
		MONTHLY	ANNUAL	MONTHLY	ANNUAL
REVENUE					
40000	Assessments	28,304	339,648	29,798	357,576
40002-00	Reserve Income	585	7,020	377	4,524
40065	Violation Fees	0	0	0	0
40081	Reserve Interest	0	0	0	0
	Miscellaneous Income	0	0	0	0
	TOTAL REVENUE	28,889	346,668	30,175	362,100
EXPENSES					
ADMINISTRATIVE					
50005	Accounting Fees	420	5,040	420	5,040
50012-00	Bad Debts	400	4,800	400	4,800
50045-00	Legal Fees	150	1,800	150	1,800
50050-00	Liccense, Taxes, Permit	50	600	50	600
50075	Office Supplies(Postage)	50	600	50	600
	TOTAL ADMIN	1,070	12,840	1,070	12,840
INSURANCE					
52030	Multiperil/Property Ins.	1,585	19,020	1,768	21,216
	TOTAL INSURANCE	1,585	19,020	1,768	21,216
UTILITIES					
54050-00	Electricity	700	8,400	600	7,200
	TOTAL UTILITIES	700	8,400	600	7,200
CONTRACTS					
60090	Lawn Maintenance Contract	9,745	116,940	10,960	131,520 36 cuts
60095	Fertilization & Pest Control	2,000	24,000	2,000	24,000 6x per year
61000	Management Services	1,414	16,968	1,530	18,360
	TOTAL CONTRACTS	13,159	157,908	14,490	173,880
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	2,320	27,840	2,320	27,840
70138	Tree Trimming	2,300	27,600	2,300	27,600
70155	Drain Cleaning	920	11,040	1,000	12,000
50555	Holiday Decorations	700	8,400	700	8,400
70190	R&M- Supplies/Tools	1,000	12,000	1,000	12,000
	TOTAL OPERATIONAL	11,790	141,480	11,870	142,440
RESERVES					
80000-00	Reserve Transfer	585	7,020	377	4,524
80001	Reserve Interest	0	0	0	0
	TOTAL RESERVES	585	7,020	377	4,524
	TOTAL EXPENSES	28,889	346,668	30,175	362,100
		\$30,175 less \$0 other income =		\$	94.00 per Unit Monthly

PATIO HOMES RESERVE SCHEDULE

PROPOSED 2026 BUDGET

GL CODE	LINE ITEM	ESTIMATED CURRENT REPLACEMENT	ESTIMATED RESERVES AS OF 12/31/25	BALANCE TO BE FUNDED	REMAINING LIFE (YEARS)	2026 ANNUAL AMOUNT	2026 MONTHLY AMOUNT
30000-06	Contingency	25,864	25,864	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	179,516	90,484	20	\$4,524	\$377
30000-68	Street Lights	53,996	53,996	0	1	\$0	\$0
30080	Reserve Interest		4,693				
	TOTAL	\$737,838	\$652,047	\$90,484		\$4,524	\$377
* Board approved reallocating the interest amount \$70,000 to reserve line item (\$50k into Paving and \$20k into Contingency)							