

THE MOORS

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

September 25, 2025

RE: VILLAGE HOMES MAINTENANCE ASSOCIATION PROPOSED 2026 BUDGET

Dear Village Homes Homeowner:

Attached please find a copy of the proposed 2025 budget for the Moors Village Homes Maintenance Association, Inc. **This is for the Village Homes portion of your monthly maintenance fees ONLY.** You will receive information on the Master Association fees separately.

For 2026, the proposed Village Homes budget will increase your maintenance fee by \$2.00. The Master Association is also contemplating a \$3.00 increase for next year.

Unit Type	2025 Village Homes Fee	2025 Master Fee	Total 2025 Payment	2026 Village Homes Fee	2026 Master Fee	Total 2026 Payment
513	\$151.00	\$179.00	\$330.00	\$153.00	\$182.00	\$335.00

The Village Homes proposed 2026 budget will be reviewed at the Budget meeting, which is scheduled for **WEDNESDAY, OCTOBER 8, 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 at 305-821-9923.

**** INSURANCE REMINDER> Village Homes Association DOES NOT carry property insurance for the units. Owners must obtain hazard and flood coverage in your homeowner's insurance policy.**

**** Owners/Residents be aware that you will be fined \$100 if you leave the garbage bins out by the curb on non-collection days. Collection days are Tuesdays and Fridays.**

***** Prospective tenants MUST be screened and approved prior to moving -in. All resident vehicles must be registered with the office and a barcode label placed on the vehicle.**

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



GL CODE	LINE ITEM	2025 Approved Budget		2026 Proposed Budget	
		MONTHLY	ANNUAL	MONTHLY	ANNUAL
INCOME					
40000	Assessment Income	53,153	637,836	59,650	715,800
40002-00	Reserve Income	24,310	291,720	18,841	226,096
40081	Reserve Interest	0	0	0	0
40030	Screening Fees	0	0	0	0
	Miscellaneous Income	0	0	0	0
	TOTAL INCOME	77,463	929,556	78,491	941,896
EXPENSES					
ADMINISTRATIVE					
50005	Accounting Fees	400	4,800	400	4,800
50012-00	Bad Debts	1,200	14,400	1,200	14,400
50045-00	Legal Fees	300	3,600	300	3,600
50050-00	Licenses, Taxes, Permit	75	900	75	900
50555	Holiday Decorations	400	4,800	400	4,800
50075	Office Supplies (Postage)	300	3,600	300	3,600
50100	Screening Fees	200	2,400	200	2,400
	TOTAL ADMINISTRATIVE	2,875	34,500	2,875	34,500
INSURANCE					
52030	Multiperil/Property Ins.	2,580	30,960	3,100	37,200
	TOTAL INSURANCE	2,580	30,960	3,100	37,200
UTILITIES					
54050-00	Electricity	1,495	17,940	1,700	20,400
54070-00	Water & Sewer	600	7,200	600	7,200
54100-00	Telephone & Internet	60	720	0	0
	TOTAL UTILITIES	2,155	25,860	2,300	27,600
CONTRACTS					
60090	Lawn Maintenance	8,645	103,740	8,900	106,800
60095-00	Lawn Spray & Fertilization	500	6,000	500	6,000
61000-00	Management	2,308	27,696	2,400	28,800
61010	Pest Control	150	1,800	300	3,600
61015	Plumbing (sewer line repairs)	500	6,000	600	7,200
61020	Pool/Spa Service Contract	1,420	17,040	2,200	26,400
61055	Bulk Trash Collection	200	2,400	100	1,200
60029-08	Labor- Part time pool attendant	1,500	18,000	2,375	28,500
	TOTAL CONTRACTS	15,223	182,676	17,375	208,500
OPERATING					
70045	R&M- Electrical	1,000	12,000	1,000	12,000
70110	R&M- Roof	5,000	60,000	8,000	96,000
70135	Landscaping Extras	3,500	42,000	3,500	42,000
70048-28	R&M Equipment -irrigation	2,320	27,840	3,000	36,000
70138-00	Tree Trimming	1,500	18,000	1,500	18,000
70155	Drain Cleaning	600	7,200	600	7,200
70156	Painting-	1,400	16,800	1,400	16,800
70190	R&M- Supplies/Tools	8,000	96,000	8,000	96,000
70169	R&M- Wood Repairs	7,000	84,000	7,000	84,000
	TOTAL OPERATING	30,320	363,840	34,000	408,000
RESERVES					
80000-00	Reserve transfers	\$24,310	291,720	\$18,841	226,096
30080	Reserve Interest	0	0	0	0
	TOTAL RESERVES	24,310	291,720	18,841	226,096
	TOTAL EXPENSES	77,463	929,556	78,491	941,896
	\$78,491 less other income /513 Homes =		\$	153.00 (Village only)	
	/HOME / MONTH				
		2025	2026		
	Moors Master	\$179.00	\$182.00		
	Moors Village	\$151.00	\$153.00		
	Monthly Assessment	\$330.00	\$335.00		

VILLAGE HOMES RESERVE SCHEDULE

PROPOSED 2026 BUDGET

Signature _____

GL CODE	LINE ITEM	ESTIMATED REPLACEMENT COST	PROJECTED BALANCE 12/31/25	FUNDABLE RESERVE	REMAINING USEFUL LIFE	2026 ANNUAL RESERVE AMOUNT	2026 MONTHLY RESERVE AMOUNT	COMMENTS
30000-11	DRAIN REPAIRS	\$94,332	\$94,332	\$0	1	\$0	\$0	
30000-245	HURRICANE DEDUCTIBLE	\$50,004	\$50,004	\$0	1	\$0	\$0	
30000-27	IRRIGATION EQUIPMENT	\$6,000	\$6,000	\$0	1	\$0	\$0	
30000-32	LANDSCAPING	\$245,000	\$203,266	\$41,734	6	\$6,956	\$580	
30000-33	MAILBOXES	\$75,000	\$64,056	\$10,944	2	\$5,472	\$456	
30000-40	PAINT (EXTERIOR)	\$709,395	\$326,500	\$382,895	5	\$76,579	\$6,382	Painting last done 2021, next painting
30000-45	POOL	\$65,776	\$65,776	\$0	1	\$0	\$0	
30000-50	PAVING / SEALCOATING	\$397,900	\$140,966	\$256,934	11	\$23,358	\$1,946	SIRS
30000-60	ROOF	\$3,034,000	\$1,896,710	\$1,137,290	10	\$113,729	\$9,477	SIRS
30000-68	STREET LIGHTS	\$185,000	\$184,997	\$3	1	\$3	\$0	
30000-73	FENCING	\$98,006	\$98,006	\$0	1	\$0	\$0	
	RESERVE INTEREST		\$27,942					
	TOTAL RESERVES	\$4,960,413	\$3,158,555	\$1,829,800		\$226,096	\$18,841	
<p>***** Reseve -Interest has as of 7/31/25 \$87,942. We propose for the Board to approve transferring these funds.</p>								
<p>** Transfer \$60,000 into reserve landscaping 30000-32 (\$143,266 + \$60,000 = \$203,266)</p>								