

THE MOORS

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

BUDGET MEETING

October 3, 2025

RE: MOORS POINTE CONDOMINIUM ASSOCIATION PROPOSED 2026 BUDGET

Dear Moors Pointe Condominium Homeowner:

Attached please find a copy of the Proposed 2026 Budget for Moors Pointe Condominium Association, Inc. **This is for the Moors Pointe Condominium portion of your monthly maintenance fees ONLY.** You will receive information on the Master Maintenance Association fees separately. The Moors Pointe Condominium proposed 2026 budget will be reviewed at the Budget meeting, which is scheduled for **TUESDAY, OCTOBER 21, 2025 AT 6:30 PM,** at the Administration Office Building 17321 NW 66 CT., Miami FL 33015.

Ongoing Projects update: Roof replacement project will be completed this month; courtyard landscaping refurbishment completed and painting project in progress.

You will be making one combined payment to the Master Association. Your Moors Pointe monthly fees and the Master Association monthly fees will be paid in a single coupon.

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



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



Moors Digital Newsletter
Website:

Unit Type	2025 Pointe Fee	2025 Master Fee	Total 2025 Payment	2026 Pointe Fee	2026 Master Fee	Total 2026 Payment
"A" .004419	\$461.26	\$179.00	\$640.26	\$416.83	\$182.00	\$598.83
"B" .005085	\$530.78	\$179.00	\$709.78	\$479.65	\$182.00	\$661.65
"C" .004419	\$461.26	\$179.00	\$640.26	\$416.83	\$182.00	\$598.83
"D" .004433	\$462.72	\$179.00	\$641.72	\$418.15	\$182.00	\$600.15
"E" .005099	\$532.24	\$179.00	\$711.24	\$480.97	\$182.00	\$662.97

MOORS POINTE
CONDOMINIUM

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

Signature _____

BUDGET LINE ITEM	2025 Approved Budget		2026 Proposed Budget		COMMENTS
	MONTHLY	ANNUAL	MONTHLY	ANNUAL	
REVENUE					
Assessment Income	93,883.00	1,126,596.00	81,532.00	978,384.00	
Reserves Income	10,498.01	125,976.12	12,795.10	153,541.16	
Screening Fees	0.00	0.00	0.00	0.00	
Violation Fees	0.00	0.00	0.00	0.00	
Reserve Interest	0.00	0.00	0.00	0.00	
Miscellaneous Income	0.00	0.00	0.00	0.00	
TOTAL REVENUE	104,381.01	1,252,572.12	94,327.10	1,131,925.16	
EXPENSES					
ADMINISTRATIVE					
Accounting Fees	420.00	5,040.00	420.00	5,040.00	1
Bad Debt	500.00	6,000.00	500.00	6,000.00	2
Legal Fees	200.00	2,400.00	200.00	2,400.00	3
Legal Fees - Collections	50.00	600.00	50.00	600.00	4
Annual Condo Fees	102.00	1,224.00	102.00	1,224.00	5
License, Taxes, Permit	65.00	780.00	65.00	780.00	6
Screening Fees	150.00	1,800.00	150.00	1,800.00	
Postage/Printing/Office	100.00	1,200.00	100.00	1,200.00	7
TOTAL ADMIN	1,587.00	19,044.00	1,587.00	19,044.00	
INSURANCE					
Insurance deductible	500.00	6,000.00	400.00	4,800.00	
Insurance appraisal	100.00	1,200.00	100.00	1,200.00	
Multipertil/Property Ins. & Flood	58,000.00	696,000.00	45,000.00	540,000.00	8
TOTAL INSURANCE	58,600.00	703,200.00	45,500.00	546,000.00	
UTILITIES					
Electricity	700.00	8,400.00	700.00	8,400.00	9
Water & Sewer	16,000.00	192,000.00	16,000.00	192,000.00	10
TOTAL UTILITIES	16,700.00	200,400.00	16,700.00	200,400.00	
CONTRACTS					
Lawn Contract	1,955.00	23,460.00	2,014.00	24,168.00	11
Lawn Fertilization/Spray	200.00	2,400.00	200.00	2,400.00	12
Management Services	1,065.00	12,780.00	1,108.00	13,296.00	13
Trash removal	6,056.00	72,672.00	6,298.00	75,576.00	14
TOTAL CONTRACTS	9,276.00	111,312.00	9,620.00	115,440.00	

BUDGET LINE ITEM		2025 Proposed Budget		2026 Proposed Budget		COMMENTS	
		MONTHLY	ANNUAL	MONTHLY	ANNUAL		
REPAIRS/MAINTENANCE							
R&M -Electrical		500.00	6,000.00	500.00	6,000.00	15	
R&M Equipment- Fire		400.00	4,800.00	400.00	4,800.00	16	
R&M -Supplies/Tools		1,200.00	14,400.00	1,200.00	14,400.00	17	
Rust Treatment		0.00	0.00	0.00	0.00	18	
Irrigation repairs		2,400.00	28,800.00	2,400.00	28,800.00		
R&M -Roof		1,200.00	14,400.00	1,000.00	12,000.00	19	
Landscaping Extras		1,200.00	14,400.00	1,800.00	21,600.00	20	
Tree Trimming		500.00	6,000.00	500.00	6,000.00	21	
Drain cleaning		320.00	3,840.00	325.00	3,900.00	22	
TOTAL OPERATIONAL		7,720.00	92,640.00	8,125.00	97,500.00		
RESERVES							
Reserve Transfers		10,498.01	125,976.12	12,795.10	153,541.16		
Reserve Interest		0.00	0.00	0.00	0.00		
TOTAL RESERVES		10,498.01	125,976.12	12,795.10	153,541.16		
TOTAL EXPENSES							
CONDO "A" FEES		104,381.01	1,252,572.12	94,327.10	1,131,925.16		
CONDO "B" FEES		\$94,327	less \$0.00(other income)=		\$94,327	X 0.004419	\$416.83
CONDO "C" FEES		\$94,327	less \$0.00(other income)=		\$94,327	X 0.005085	\$479.65
CONDO "D" FEES		\$94,327	less \$0.00(other income)=		\$94,327	X 0.004419	\$416.83
CONDO "E" FEES		\$94,327	less \$0.00(other income)=		\$94,327	X 0.004433	\$418.15
CONDO "F" FEES		\$94,327	less \$0.00(other income)=		\$94,327	X 0.005099	\$480.97
Unit Type		2025 Pointe Fee	2025	Total 2025	2026 Pointe Fee	2026 Master	Total 2026
"A" .004419 (108)		\$461.26	\$179.00	\$640.26	\$416.83	\$182.00	\$598.83
"B" .005085 (54)		\$530.78	\$179.00	\$709.78	\$479.65	\$182.00	\$661.65
"C" .004419 (54)		\$461.26	\$179.00	\$640.26	\$416.83	\$182.00	\$598.83
"D" .004433 (1)		\$462.72	\$179.00	\$641.72	\$418.15	\$182.00	\$600.15
"E" .005099 (1)		\$532.24	\$179.00	\$711.24	\$480.97	\$182.00	\$662.97

MOORS POINTE CONDOMINIUM-

PROPOSED 2026
RESERVE BUDGET

Signature _____

A	B	C	D	E	F	G	H	I
1	2	3	4	5	6	7	8	9
GL CODE	LINE ITEM	ESTIMATED CURRENT REPLACEMENT COST	ESTIMATED RESERVES AS OF 12/31/25	BALANCE TO BE FUNDED	REMAINING LIFE (YEARS)	2026 ANNUAL AMOUNT	2026 MONTHLY AMOUNT	
3 30000-380a	Structural Engineer Study	47,000.00	-14,249	61,249.00	10	\$6,124.90	\$510.41	
4 30000-03	Building Exterior	298,000.00	0.00	298,000.00	5	\$59,600.00	\$4,966.67	Last painted in 2025
5 30000-48	Painting Perimeter Wall	20,000.00	0.00	20,000.00	5	\$4,000.00	\$333.33	Last painted in 2025
6 30000-27	Irrigation Equipment	9,660.00	9,660.00	0.00	0	\$0.00	\$0.00	
7 30000-29 & 60	Reserves-Lighting	18,123.00	1,883.00	16,240.00	5	\$3,248.00	\$270.67	
8 30000-32	Landscaping	50,000.00	20,424.00	29,576.00	2	\$14,788.00	\$1,232.33	
9 30000-60	Roof	655,000.00	175,163.00	479,837.00	19	\$25,254.58	\$2,104.55	
10 30000-66	Sealcoating/Paving	130,000.00	41,002.00	88,998.00	19	\$4,684.11	\$390.34	Last done in 2020
11 30000-33	Mailbox Structures	75,900.00	4,216.84	71,683.16	2	\$35,841.58	\$2,986.80	
12 30080	Reserves Interest		311.00					\$20K Engineer Study
13	TOTAL	1,256,683.00	252,659.84	1,004,334.16		\$153,541.16	\$12,795.10	