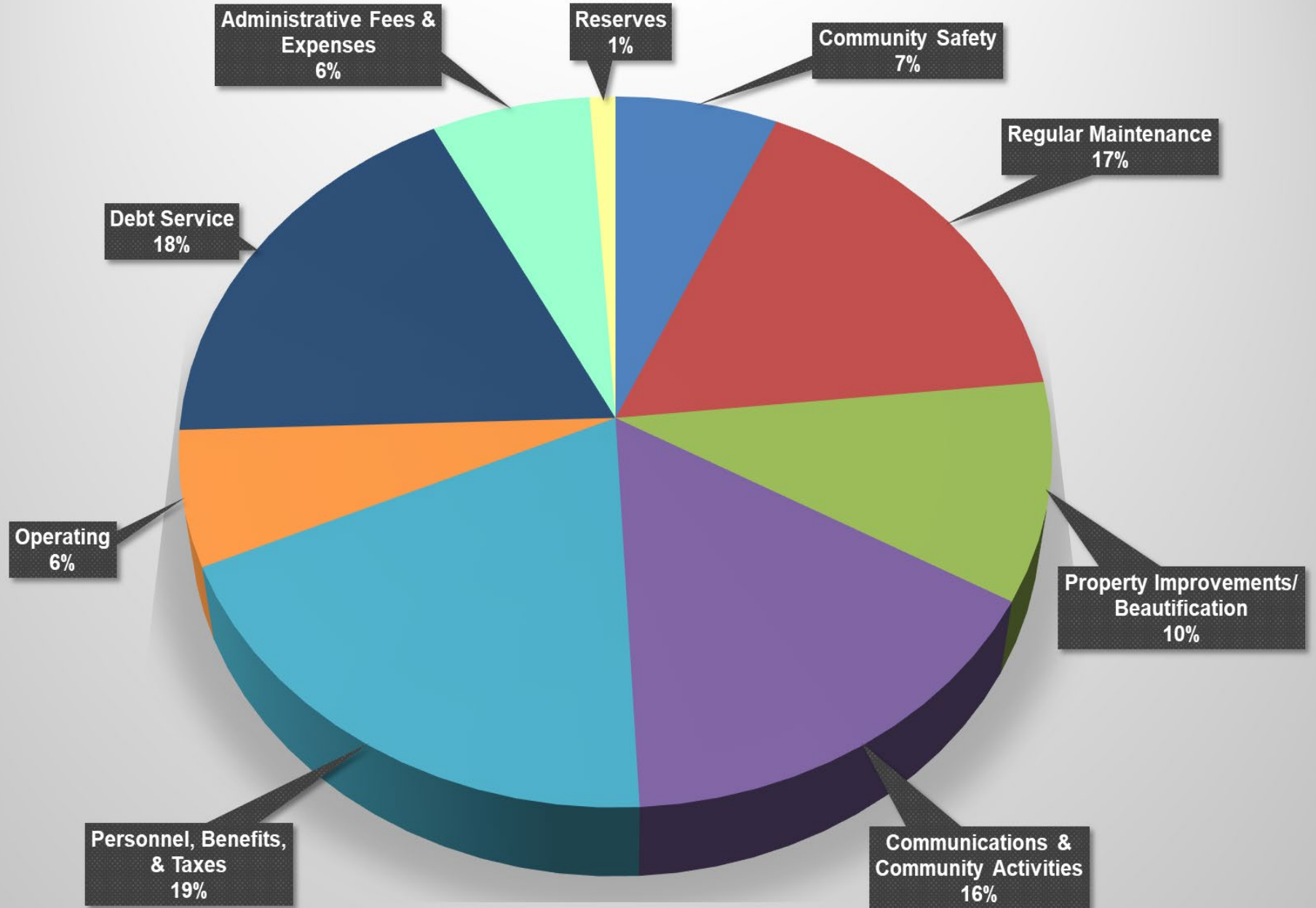


MCA 2022 - 23 BUDGET



| BUDGET BACKUP | CURRENT YEAR 2021-22 BUDGET | 2022-23 BUDGET | |
|----------------------------------|--|---------------------------|--|
| INCOME | | | |
| Assessment Income | \$3,810,000 | \$4,189,095 | Annual Assessments from property owners |
| Penalties/Late Fees - Other | \$3,000 | \$5,375 | Assessment late fees |
| Estoppel Fees | \$70,000 | \$68,750 | Estoppel Letters for property transfers |
| Capital Contributions | \$62,000 | \$75,000 | Capital Contribution - Paid by new buyers |
| Misc (Fines, Lawns, Etc) | \$0 | \$0 | Fines levied for restriction violations |
| Operating Interest Income | \$0 | \$2,350 | Interest on operating bank account |
| Collection Interest | \$600 | \$600 | Interest collected on delinquent assessments |
| Reserve Interest Income | \$0 | \$150 | Interest on reserve funds |
| Cap. Asset Interest Inc. | \$0 | \$0 | |
| Display Ads | \$100,000 | \$75,000 | Meadoword Ads |
| Classified Ads | \$3,500 | \$3,500 | Meadoword Classified Ads |
| Subscriptions | \$1,000 | \$1,000 | Meadoword Subscriptions |
| Activities | \$0 | \$0 | |
| Memorial Garden Income | \$800 | \$400 | Memorial Garden Plaque purchases |
| Lease Payments | | \$48,000 | Lease payment by TMCC-operating costs |
| Meeting Room Fee Income | \$0 | \$0 | Meeting rooms are no longer rented |
| Copy/Fax Fee Income | \$0 | \$140 | Copy fees |
| RV Storage | \$12,000 | \$13,125 | RV Storage lot fees- \$525 under 21 ft , \$630 21ft and over |
| Pick-Up/Vehicle Storage | \$30,000 | \$31,500 | Truck lot fees - expanded lot- \$525 under 21 ft , \$630 21ft and over |
| Boat Storage | \$23,000 | \$24,150 | Boat Lot fees- \$525 under 21 ft , \$630 21ft and over |
| Total Income | \$4,115,900 | \$4,538,135 | |
| Reserve for Contingencies | | \$250,000 | |
| TOTAL FUNDS - ALL SOURCES | \$4,115,900 | \$4,788,135 | |
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| EXPENSES | | | |
| Community Safety | | | |
| Safety Patrol Contract | \$285,800 | \$301,214 | Contract Safety Services |
| Security Equipment | \$0 | \$500 | Supplies - caution tape, other supplies |
| Truck Operation-Gas | \$12,000 | \$12,000 | Safety vehicle fuel |
| Truck Maintenance | \$5,000 | \$2,500 | Vehicle service - oil, tires, rotation |

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|--|---------------------------------------|------------------|------------------|---|
| | Total Safety | \$302,800 | \$316,214 | |
| <u>Maintenance - Grounds</u> | | | | |
| General Landscape | | \$202,000 | \$209,000 | Truscapes, Trugreen - contract landscaping and weed control |
| Beautification/Planting | | \$26,350 | \$26,400 | Mulch, annuals, replacements |
| Misc. Grounds | | \$60,160 | \$60,000 | Tree trimming, waste removal |
| Supplies & Materials | | \$6,700 | \$7,500 | Various supplies for maintenance purposes |
| Tools/Equipment & Maintenance | | \$7,102 | \$7,200 | Tools - new and replacement and maintenance |
| Hardscape Maintenance - Bridges & Paving | | \$30,000 | \$14,500 | Shell, asphalt repair, pressure washing, sidewalks |
| Storage Area Maint. | | \$1,700 | \$2,000 | Vehicle storage area maintenance |
| Irrigation Maint. | | \$5,000 | \$9,000 | Irrigation repair |
| Stormwater-Repairs/Maint. | | \$4,000 | \$10,000 | Various grates, swale clearing |
| Waterfall Fountain Maintenance | | \$2,000 | \$3,000 | Various supplies including chlorine and repairs |
| Rec. Equip. | | \$4,000 | \$4,000 | Equipment - pickleball, playground, basketball court |
| | Subtotal - Grounds | \$349,012 | \$352,600 | |
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| Lake Maint - Contract | | \$47,400 | \$48,350 | Sunwest - lake maintenance contract |
| | Subtotal - EMP Program | \$47,400 | \$48,350 | |
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| Street Lights-Maint. | | \$1,400 | \$1,400 | MCA Owned streetlights - light bulbs/teardrop lights |
| Road Maintenance | | \$10,000 | \$10,000 | Roads - major paving and striping |
| Street Cleaning Contract | | \$6,219 | \$6,400 | Street cleaning |
| | Subtotal - Street Lights/Roads | \$17,619 | \$17,800 | |
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| Maint. Vehicles | | \$5,450 | \$5,500 | Fuel, oil change, tires, rotations, repair |
| Sign Maint. | | \$2,500 | \$12,200 | Signs, additional radar sign, Longmeadow replacements |
| Fence Maint. | | \$15,000 | \$15,000 | Perimeter fence repair/replace - Gocio/Hauri |
| Utilities-Water - Metered Irrigation | | \$3,280 | \$4,000 | Water - irrigation w/o pond draws |
| | Subtotal | \$26,230 | \$36,700 | |
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| | Total Regular Maintenance | \$440,261 | \$455,450 | |
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| Major Maintenance | | | | |
| Major Maintenance | | \$0 | \$346,500 | Major maintenance - (i.e. storm drainage, pickle ball resurface, infrastructure repairs.) |
| | Total Major Maintenance | \$0 | \$346,500 | |

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| Total Maintenance | \$440,260.75 | \$801,950.00 | |
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| Capital Improvements/Beautification/Redevelopment | | | |
| Capital Improvements/Beautification/Redevelopment | \$320,000 | \$475,000 | |
| Total Capital Improvements/Beautification/Redevelopment | \$320,000 | \$475,000 | |
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| Community Activities | | | |
| <u>Communications</u> | | | |
| Meadoword Printing | \$35,000 | \$32,000 | Newspaper printing |
| Pstg./Distribution | \$14,500 | \$15,000 | Newspaper mailing - bulk mailing to residents |
| Subscrip Pstg (Advtrsr/Owners) | \$3,000 | \$1,000 | Newspaper mailing to subscribers |
| Subcontractors/Media/P.R. | \$35,400 | \$30,000 | Layout/design, editing, event staffing |
| Website | \$11,000 | \$11,000 | Website services, licenses, domains, |
| Technology | \$6,502 | \$7,000 | Multiple online services, IT services, software |
| MCA Info Printing | \$0 | \$6,500 | Maps, promotional materials |
| Subtotal | \$105,402 | \$102,500 | |
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| <u>Other Activities</u> | | | |
| Ads/Awards/Misc | \$3,000 | \$2,500 | Award & Recognitions - Best Kept, Most Improved, President |
| Meadows "U" | \$1,000 | \$1,000 | Meadows U honoraria |
| Volunteer Appreciation | \$1,000 | \$3,000 | Volunteer appreciation event |
| Community Activities | \$21,500 | \$30,000 | Multiple holiday and special events |
| Comm. Relations-Other | \$1,100 | \$0 | Moved to Communication |
| Renaissance Access Plan | \$600,000 | \$600,000 | Amenity and access fees for RAP program |
| Social (RAP) Functions | \$15,000 | \$15,000 | Lifestyle Ground Breaking- events held at TMCC or pool, spring fling, |
| Subtotal | \$642,600 | \$651,500 | |
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| <u>Scheduled Events</u> | | | |
| Celebration of the Arts | \$0 | \$0 | |
| Garage Sale | \$1,200 | \$300 | Ad and signs |
| Hanukkah | \$500 | \$500 | Menorah maintenance |
| Holidays | \$6,000 | \$6,000 | Resident and Employee Holiday events |
| Memorial Garden Maintenance | \$500 | \$500 | Shell and other upkeep items |
| Subtotal -Scheduled Events | \$8,200 | \$7,300 | |

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|---|------------------|------------------|---|
| Emergency Prep. | \$300 | \$1,300 | Vests and CERT training |
| Subtotal | \$300 | \$1,300 | |
| Total Community Activities | \$756,502 | \$762,600 | |
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| <u>Personnel</u> | | | |
| Salaries (8101-8306) | \$590,637 | \$673,800 | Employee Compensation |
| Employee Benefits (8501, 02, 05, 20, 25,26) | \$206,732 | \$178,600 | Employee Benefits |
| Employee Overhead (8510, 11, 12, 13, 14) | \$53,093 | \$63,100 | Employee Taxes / Workers Compensation |
| Total Personnel | \$850,462 | \$915,500 | |
| Allowance for vacancies | -\$15,281 | | |
| Net Personnel Costs | \$835,181 | \$915,500 | |
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| <u>Operating</u> | | | |
| FPL | \$141,174 | \$160,100 | Electricity-MCA buildings, lighting, streetlights - |
| Water/Sewer | \$3,588 | \$11,600 | MCA buildings |
| Telephone | \$7,500 | \$7,200 | GotoConnect, Frontier, Conf Call |
| Telephone/Cell | \$1,600 | \$1,200 | Cell phone service - key staff |
| Window Cleaning | \$800 | \$3,000 | Window cleaning |
| Building Janitorial | \$10,500 | \$36,500 | Building Janitorial |
| Internet Service | \$2,400 | \$5,700 | Internet Service |
| Perishables | \$2,700 | \$2,700 | Perishables |
| Janitorial/Office Supplies | \$8,700 | \$10,500 | Janitorial/Office Supplies |
| Postage Meter - Meter Use | \$2,500 | \$2,500 | Postage Meter - Meter Use |
| Assessment Postage/Printing | \$3,000 | \$12,000 | Annual assessment mailing |
| Printing - Envelopes, MCA Forms | \$7,600 | \$3,500 | Official mailing, envelopes, biz cards, forms |
| Computer Support/Software | \$9,700 | \$11,000 | Various services and IT Contractor |
| Small Equipment | \$3,000 | \$1,500 | Various cables and small electronic items |
| Equipment Maintenance | \$0 | \$0 | |
| Maint. Contracts Recycling | \$5,000 | \$9,500 | Recycling - Waste Management |
| Maint. Contracts Pest Control | \$500 | \$930 | Pest control |
| Equipment Contracts | \$10,935 | \$14,540 | Copiers and Postage Machine |
| Total Operating | \$221,197 | \$293,970 | |
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| <u>Administrative</u> | | | |
| Travel | \$2,500 | \$3,200 | Mileage, food, lodging reimbursement for seminars |
| Mtngs. Semnrs. Wrkshps. | \$2,000 | \$1,500 | Staff training |
| Dues/Subscriptions | \$4,000 | \$3,000 | BMI, CAI, Tiger Bay, Chamber, Sams, Adobe, weatherlink, spokeo |
| Misc. Admin. Exp. | \$4,000 | \$5,200 | Indeed, whitepages, drug test and background checks |
| Archiving - Shredder | \$100 | \$0 | Moved to Misc Admin Expense |
| Subtotal | \$12,600 | \$12,900 | |
| <u>Professional Services</u> | | | |
| Professional Fees - Legal & Consultants | \$20,000 | \$50,000 | Legal & document rewrite project, consultants |
| Insurance | \$49,486 | \$60,000 | Auto, d&o, cyber risk, crime, cic pkg, umbrella liability |
| Accounting | \$10,500 | \$13,000 | Auditor- in person field work |
| Collection Expense | \$5,500 | \$5,000 | Legal fees and expenses on collections |
| Legal- Land Sale | \$0 | \$0 | |
| Consultant | \$60,000 | \$0 | Moved to 9151 |
| Total Professional Services | \$145,486 | \$128,000 | |
| <u>Business/Bk. Fees</u> | | | |
| Bank Fees | \$46,373 | \$5,000 | Returned checks, stop payments |
| 401K Charges | \$3,000 | \$3,000 | Mass mutual and FL retirement qrtly fees |
| Taxes, Lic. & Permits | \$1,500 | \$1,500 | Sunbiz, vehicle registration, bus. Tax, property tax |
| Debt Service | \$864,000 | \$864,000 | |
| Interest | \$0 | \$0 | |
| Installment Purchase Payment | \$0 | \$0 | |
| Total Business/Bk. Fees | \$914,873 | \$873,500 | |
| <u>Other Administrative Expenses</u> | | | |
| Uncollectable Assessments | \$2,500 | \$0 | |
| Public Relations/Promotions | \$2,500 | \$2,500 | |
| MCA Bldg Maintenance | \$25,000 | \$34,000 | Alarm monitoring, repairs to MCA Bldg, Sean McCutcheon's A/C & |
| Maintenance Bldg. Maint. | \$2,000 | \$2,000 | Maintenance at MCA maintenance office and facility. |
| Major Maint/Capital Expenditures of Leased Property | \$75,000 | \$100,000 | Non-routine maintenance & improvements of leased property |
| Federal/State Tax Expense | \$10,000 | \$20,000 | |
| Subtotal | \$117,000 | \$158,500 | |
| Total Administrative | \$1,189,959 | \$1,172,900 | |

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|-------------------------------|--------------------|--------------------|--|
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| <u>Reserve Funding</u> | | | |
| Equipment Replacement Reserve | \$50,000 | \$50,000 | |
| Total Reserves | \$50,000 | \$50,000 | |
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| Total Expenses | \$4,115,900 | \$4,788,135 | |
| | | | |
| | \$0 | \$0 | |