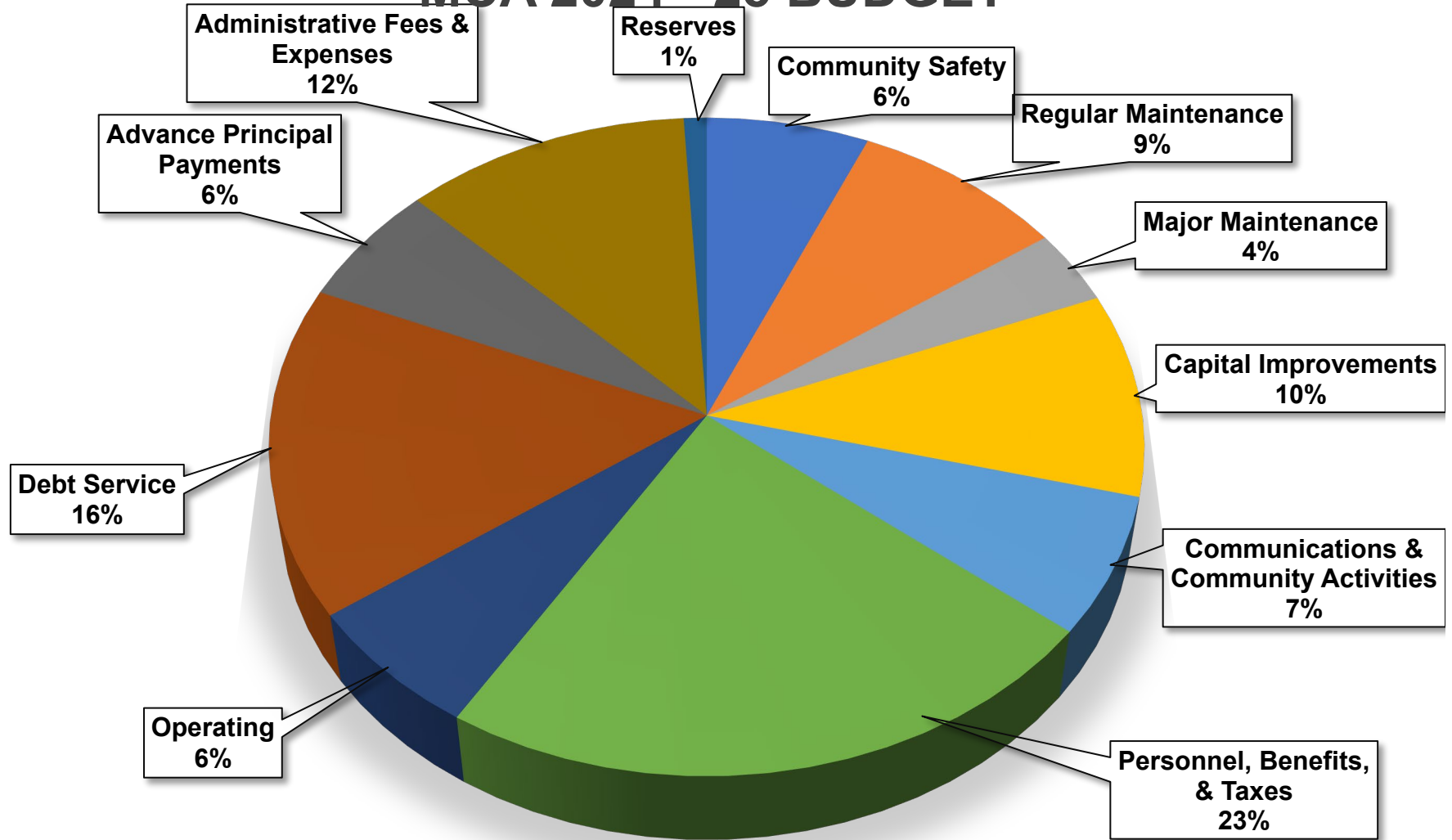


MCA 2024 - 25 BUDGET



ACCOUNT NAME	2023-24 BUDGET	2024-25 BUDGET	APPROVED BY MCA BOARD 12/13/2023
INCOME			
Assessment Income	\$4,616,096	\$4,953,380	Annual Assessments from property owners
Penalties/Late Fees	\$4,000	\$4,000	Assessment late fees
Estoppel Fees	\$68,000	\$60,000	Estoppel letters for property transfers
Capital Contributions	\$80,000	\$80,000	Capital Contribution-Paid by new buyers
Misc Fines, Fees & Reimbursements	\$250	\$650	Fines levied, Election Precinct fee
Operating Interest Income	\$22,000	\$100,000	Interest on operating bank account
Collection Interest	\$2,000	\$3,500	Interest on delinquent assessments
Interest - Reserve Funds	\$3,000	\$20,000	Interest on reserve funds
Money Market Interest	\$0	\$2,000	Interest on Money Market accounts
Display Ads	\$85,000	\$80,000	Meadoword Ads
Classified Ads	\$3,600	\$3,600	Meadoword Classified Ads
Subscriptions	\$250	\$200	Meadoword Subscriptions
Memorial Garden Income	\$800	\$800	Memorial Garden Plaque purchases
RV Storage	\$13,000	\$10,000	RV Storage lot fees- \$525 under 21 ft , \$630 21ft and over
Pick-Up/Vehicle Storage	\$27,500	\$30,000	Truck lot fees - - \$525 under 21 ft , \$630 21ft and over
Boat Storage	\$14,000	\$15,000	Boat Lot fees- \$525 under 21 ft , \$630 21ft and over
TMCC Reimbursement of MCLWF Operating Expenses	\$32,260	\$19,620	Reimbursement of MCLWF utilities, internet, IT and other operating expenses paid by the MCA and apportioned to TMCC.
TOTAL INCOME - ALL SOURCES	\$4,971,756	\$5,382,750	

EXPENSES			
Community Safety			
Safety Patrol Contract	\$323,569	\$334,339	Contract Safety Patrol Services- 24/7 - 3.5% increase
Security Equipment	\$500	\$400	Supplies - Caution tape, cones, signage
Vehicle Operation-Fuel	\$13,500	\$15,500	Safety vehicle fuel
Vehicle Maintenance	\$2,500	\$3,000	Safety Vehicle maintenance, repairs
Safety Solar Sign Subscription	\$0	\$1,000	Safety Solar Sign Subscriptions
Total Safety	\$340,069	\$354,239	
Maintenance - Grounds			
General Landscape	\$213,000	\$223,650	Truscapes, Trugreen - contract landscaping & weed control increased 5%
Beautification/Planting	\$26,400	\$25,000	Mulch, annuals, plant replacements
Misc. Grounds	\$65,000	\$55,000	Tree trimming- palms, debris removal
Supplies & Materials	\$7,500	\$6,000	Various supplies for maintenance purposes
Tools/Equipment & Maintenance	\$6,000	\$5,000	Tools - new and replacement and maintenance thereof
Hardscape Maintenance	\$21,000	\$24,000	Shell, timbers, pressure washing, sidewalk repair
Storage Area Maintenance	\$2,000	\$2,000	Resident vehicle storage lot maintenance

ACCOUNT NAME	2023-24 BUDGET	2024-25 BUDGET	APPROVED BY MCA BOARD 12/13/2023
Irrigation Maintenance	\$9,000	\$9,000	Irrigation repair
Stormwater-Repairs/Maintenance	\$7,500	\$7,500	Grate replacement, swale clearing
Waterfall Fountain Maintenance	\$3,000	\$3,000	Supplies including chlorine and repairs
Recreational Equipment	\$3,000	\$1,500	Pickleball, playground, basketball- nets and other equipment
Subtotal - Grounds	\$363,400	\$361,650	
<u>Maintenance - Lakes</u>			
Lake Maintenance - Contract	\$50,250	\$52,070	Lake maintenance contract 5% increase
Subtotal - Lake Maintenance	\$50,250	\$52,070	
<u>Maintenance - Roads & Streetlights</u>			
Street Lights-Maintenance	\$1,400	\$1,400	MCA owned streetlights - light bulbs/teardrop lights/bollards
Road Maintenance	\$10,000	\$10,000	Road repairs - potholes, depressions
Street Cleaning Contract	\$8,000	\$8,000	Street cleaning
Subtotal - Street Lights/Roads	\$19,400	\$19,400	
Maintenance Vehicles	\$5,250	\$5,200	Vehicle maintenance, repairs
Sign Maintenance & Replacement	\$10,800	\$10,500	Signs - replacements and new, additional radar sign
Fence Maintenance	\$15,000	\$15,000	Perimeter fence repair/replace, pump station, split rail
Water - Metered Irrigation	\$4,000	\$3,000	Water - potable water for irrigation
Subtotal	\$35,050	\$33,700	
Total Regular Maintenance	\$468,100	\$466,820	
<u>Major Maintenance</u>			
Major Maintenance	\$324,082	\$197,000	Bridge repair, Erosion Control Lake Bank Edges, Stormwater pipe video, Hurricane Damage/Tree Removal, Road Striping, Roof Repairs
Total Major Maintenance	\$324,082	\$197,000	
Total Maintenance	\$792,182	\$663,820	
<u>Capital Improvements</u>			
Capital Improvements	\$475,000	\$538,837	Pickleball, HVAC systems, Chiller Controller, Roof Replacement, Drainage Structures/Catch Basins, ADA Door Opener, Outdoor Fitness Equipment, Exterior Waterproofing/Painting, MCA table and chairs
Total Capital Improvements	\$475,000	\$538,837	

ACCOUNT NAME	2023-24 BUDGET	2024-25 BUDGET	APPROVED BY MCA BOARD 12/13/2023
Community Activities			
Communications			
Meadoword Printing	\$27,000	\$28,750	Newspaper printing - paper cost increases
Pstg./Distribution	\$15,500	\$21,595	Newspaper mailing
Subscription Postage	\$500	\$500	Newspaper mailing to subscribers
Subcontractors/Media/P.R.	\$30,000	\$30,000	Layout/design, editing contractors, photography
Website	\$10,000	\$6,000	Website services, licenses, domains
Technology	\$7,000	\$7,000	Online services- Adobe, Creative Cloud, Dropbox, Optisign, Zoom, Survey Monkey
MCA Info Printing	\$14,500	\$12,000	Maps, promotional materials
Subtotal - Communications	\$104,500	\$105,845	
Other Activities			
Ads/Awards/Misc	\$2,875	\$1,800	Award & Recognitions - Best Kept, Most Improved, President
Meadows "U"	\$800	\$0	Moved to Community Activities
Volunteer Appreciation	\$2,600	\$3,000	Volunteer appreciation event
Community Activities	\$46,100	\$54,500	Events & activities- ice cream social, healthfair, Halloween, shopotunity, holiday trolley, 5k, sip & social events, music events, Meadows day, Valentines, Mothers and Fathers day, Derby Day, 3 dance events, Holiday, Hanukkah
Comm. Relations-Other	\$1,500	\$0	Renaissance Access cards
Renaissance Access Plan	\$600,000	\$184,717	Amenity and access fees for RAP program
Social (RAP) Functions	\$10,000	\$13,000	RAP events held at TMCC, 50th Anniversary
Garage Sale	\$1,200	\$500	Ad and signs
Subtotal - Activities & Access	\$665,075	\$257,517	
Emergency Preparedness Committee	\$1,500	\$1,500	Vests and CERT training
Subtotal - Emergency Preparedness	\$1,500	\$1,500	
Total Community Activities	\$771,075	\$364,862	
Personnel			
Total Personnel Costs	\$1,075,614	\$1,244,879	

ACCOUNT NAME	2023-24 BUDGET	2024-25 BUDGET	APPROVED BY MCA BOARD 12/13/2023
Operating			MCA buildings = Community Center and Lifestyle & Wellness Center. MCLWF operating expenses are paid and invoiced to TMCC and reimbursed to MCA. TMCC reimbursements are shown as an income item above.
FPL	\$165,001	\$172,000	Electricity-MCA buildings, lighting, streetlights - MCA buildings
Water/Sewer	\$11,600	\$11,000	Water & sewer service and usage- MCA buildings
Telephone	\$9,600	\$9,600	VOIP phone rental and services- MCA buildings
Telephone/Cell	\$1,000	\$1,000	Cell phone service
Window Cleaning	\$3,500	\$4,500	Window cleaning- MCA buildings
Building Janitorial	\$25,000	\$25,000	Janitorial- MCA buildings
Internet Service	\$6,000	\$6,000	Internet Service- MCA buildings
Perishables	\$3,500	\$2,000	Perishables- MCA buildings
Janitorial/Office Supplies	\$12,000	\$10,000	Janitorial/Office Supplies- MCA buildings
Postage Meter - Meter Use	\$1,000	\$1,500	Postage Meter lease and usage
Assessment Postage/Printing	\$9,000	\$14,000	Annual assessment mailing- printing, labor, postage
Printing - Envelopes, MCA Forms	\$3,500	\$3,000	Official mailings, envelopes, forms, other printed material
Computer Support/Software	\$16,000	\$23,000	Technology services and IT contractor- MCA buildings, Azure cloud server fee, anti-virus, firewall, system monitoring,
Small Equipment	\$3,000	\$3,000	Various cables and electronic items - MCA buildings
Maint. Contracts Recycling	\$9,700	\$11,500	Recycling - Waste Management
Maint. Contracts Pest Control	\$2,700	\$1,200	Pest control- MCA buildings
Equipment Contracts	\$10,000	\$14,000	Copiers & printers- service, supplies & lease- MCA buildings
Community Management System		\$29,617	Fee for CINC or equivalent community management system (3,464 doors) 9 mos.
Total Operating	\$292,101	\$341,917	
Administrative			
Travel	\$2,100	\$1,700	Mileage, food, lodging reimbursement for seminars
Mtngs. Semnrs. Wrkshps.	\$1,650	\$1,500	Staff education & training
Dues/Subscriptions	\$2,000	\$2,000	BMI, CAI, Chamber, Sam's, Spokeo
Misc. Admin. Exp.	\$7,500	\$6,500	Indeed, white pages, drug test and background checks
Subtotal	\$13,250	\$11,700	
Professional Services			
Professional Fees - Legal & Consultants	\$55,000	\$57,000	Legal fees and consultants
Insurance	\$88,000	\$98,117	Auto, D&O, cyber risk, crime, property, general & umbrella liability, pollution insurance coverages
Insurance - Leased Property		\$252,543	Property insurance for leased buildings

ACCOUNT NAME	2023-24 BUDGET	2024-25 BUDGET	APPROVED BY MCA BOARD 12/13/2023
Accounting	\$13,000	\$14,500	Auditor- audit fee, tax returns
Collection Expense	\$5,000	\$5,000	Legal fees and expenses on collections
Total Professional Services	\$161,000	\$427,160	
Business/Bk. Fees			
Bank Fees	\$3,000	\$500	Returned checks, stop payments
401K Charges	\$3,000	\$3,000	Employer contribution and administration fees
Taxes, Lic. & Permits	\$600	\$470	Sunbiz, vehicle registration, business tax, ad valorem tax
Property Tax on Leased Properties		\$162,741	Property tax on leased buildings
Loan Interest/principal Payments	\$873,365	\$873,375	Principal & interest payments on 3 loans
Advance Principal Payments		\$325,000	
Total Business/Bk. Fees	\$879,965	\$1,365,086	
Other Administrative Expenses			
Uncollectable Assessments	\$0	\$0	
Public Relations/Promotions	\$0	\$250	Civic group support - senior softball
MCA Bldg Maintenance	\$20,000	\$20,000	Alarm monitoring, repairs and maintenance for MCA Buildings
Maintenance Bldg. Maint.	\$1,500	\$0	Maintenance at MCA maintenance facility
Major Maint/Capital Expenditures of Leased Property	\$100,000	\$0	Moved to Capital Improvements
Federal/State Tax Expense	\$0	\$0	
Subtotal - Other Administrative	\$121,500	\$20,250	
Total Administrative	\$1,175,715	\$1,824,195	
Reserve Funding			
Reserve Funding	\$50,000	\$50,000	
Total Reserves	\$50,000	\$50,000	
Total Expenses	\$4,971,756	\$5,382,750	