

ACCOUNT NAME	2024-25 BUDGET	2025-26 BUDGET	<b>APPROVED BY MCA BOARD 12/12/2024</b>
Assessment Income	\$4,953,380	\$5,149,502	Annual Assessments from residential and business property owners
Penalties/Late Fees	\$4,000	\$4,000	Assessment late fees
Estoppel Fees	\$60,000	\$55,000	Estoppel letters for property transfers
Capital Contributions	\$80,000	\$150,000	Capital Contribution-Paid by new buyers
Misc Fines, Fees & Reimbursements	\$650	\$450	Fines levied, Election Precinct rental fee
Operating Interest Income	\$100,000	\$150,000	Interest on operating bank account
Collection Interest	\$3,500	\$4,000	Interest on delinquent assessments
Interest - Reserve Funds	\$20,000	\$20,000	Interest on reserve funds
Money Market Interest	\$2,000	\$100	Interest on Money Market accounts
Display Ads	\$80,000	\$75,000	Meadoword Display Ads
Classified Ads	\$3,600	\$2,500	Meadoword Classified Ads
Subscriptions	\$200	\$400	Meadoword Subscriptions
Memorial Garden Income	\$800	\$800	Memorial Garden plaque purchases
RV Storage	\$10,000	\$10,000	RV Storage lot fees - \$525 under 21 ft , \$630 21ft and over
Pick-Up/Vehicle Storage	\$30,000	\$30,500	Truck lot fees - \$525 under 21 ft , \$630 21ft and over
Boat Storage	\$15,000	\$15,000	Boat lot fees- \$525 under 21 ft , \$630 21ft and over
TMCC Rental Income	\$19,620	\$65,000	Rental per Lease Agreement
Program Revenue	N/A	\$22,000	Fees for Programs & Classes
<b>TOTAL INCOME - ALL SOURCES</b>	<b>\$5,382,750</b>	<b>\$5,754,252</b>	

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<b>EXPENSES</b>			
<b><u>Community Safety</u></b>			
Safety Patrol Contract	\$334,339	\$350,088	Contracted Allied United Safety Patrol 24/7 coverage
Security Equipment	\$400	\$500	Supplies - caution tape, cones, signage
Vehicle Operation-Fuel	\$15,500	\$15,500	Safety vehicle fuel
Vehicle Maintenance	\$3,000	\$3,500	Safety vehicle maintenance, repairs - 2 vehicles -2020, 2021 high mileage (both over 100K, continuous low speeds require more frequent oil changes and other maintenance issues.
Safety Solar Sign Subscription	\$1,000	\$2,000	Safety Solar Sign cloud data subscriptions - \$500/sign, Cloud service for new signs is free for 1 year
<b>Total Safety</b>	<b>\$354,239</b>	<b>\$371,588</b>	
<b><u>Maintenance - Grounds</u></b>			
General Landscape	\$223,650	\$230,650	Truscapes-contract landscaping & weed control
Beautification/Planting	\$25,000	\$25,000	Mulch, annuals, plant and tree replacements
Misc. Grounds	\$55,000	\$55,754	Tree trimming - palms, biennial oak trimming, routine debris removal
Supplies & Materials	\$6,000	\$6,000	Supplies for maintenance purposes - (i.e., paint, brushes, bolts, dog station bags, keys)
Tools/Equipment & Maintenance	\$5,000	\$5,000	Tools - new and replacement and maintenance thereof - table saw, router, auger.
Hardscape Maintenance	\$24,000	\$30,000	Pathway crushed shell, timbers, pressure washing, sidewalk repair/replacement
Storage Area Maintenance	\$2,000	\$2,000	Vehicle storage lot maintenance - lock replacements, gate repairs
Irrigation Maintenance	\$9,000	\$11,000	Irrigation repairs - heads, controllers - common area has approximately 3+ miles of irrigation maintained by the MCA.
Stormwater-Repairs/Maintenance	\$7,500	\$10,000	Grate replacement, stormwater drain inlet assessment and swale clearing
Waterfall Fountain Maintenance	\$3,000	\$3,000	Supplies including chlorine and repairs
Recreational Equipment	\$1,500	\$1,500	Pickleball, playground, basketball court - nets and other equipment
<b>Subtotal - Grounds</b>	<b>\$361,650</b>	<b>\$379,904</b>	

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<b><u>Maintenance - Lakes</u></b>			
Lake Maintenance - Contract	\$52,070	\$53,316	Lake & pond maintenance contract
<b>Subtotal - Lake Maintenance</b>	<b>\$52,070</b>	<b>\$53,316</b>	
<b><u>Maintenance - Roads &amp; Streetlights</u></b>			
Street Lights-Maintenance	\$1,400	\$2,000	MCA owned streetlights - light bulbs/teardrop globes/bollards
Road Maintenance	\$10,000	\$6,000	Road repairs - potholes, depressions, tree root issues, curb painting
Street Cleaning Contract	\$8,000	\$8,000	Contracted street cleaning - 6 times per year.
<b>Subtotal - Street Lights/Roads</b>	<b>\$19,400</b>	<b>\$16,000</b>	
Maintenance Vehicles	\$5,200	\$5,200	Vehicle maintenance, repairs and fuel - 2 trucks - 2011, 2015, 3 CarryAll carts
Sign Maintenance & Replacement	\$10,500	\$8,000	Signs - replacements and new, additional radar sign (Approx. \$3,500)
Fence Maintenance	\$15,000	\$15,000	Fence repairs & /replacements, trash and pump station enclosures, split rail fence replacement.
Water - Metered Irrigation	\$3,000	\$2,000	Water - potable water for irrigation
<b>Subtotal</b>	<b>\$33,700</b>	<b>\$30,200</b>	
<b>Total Regular Maintenance</b>	<b>\$466,820</b>	<b>\$479,420</b>	
<b><u>Major Maintenance</u></b>			
Major Maintenance	\$197,000	\$265,000	Erosion control - bulkhead and rock reevenment, hurricane fence replacement, hurricane cleanup, light pole painting, asphalt/curbing, thermoplastic striping and MCA building window repair/replacement.
<b>Total Major Maintenance</b>	<b>\$197,000</b>	<b>\$265,000</b>	
<b>Total Maintenance</b>	<b>\$663,820</b>	<b>\$744,420</b>	

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<b><u>Capital Improvements</u></b>			
Capital Improvements	\$538,837	\$578,542	Playground equipment, storm drain inlet repairs, solar powered crosswalk signal - Longmeadow, Demolition of stop light Longmeadow, picnic benches, fitness trail equipment, replace outdated computers, Safety vehicle replacement, Emergency Preparedness radio equipment, Decking & stairway, pool heaters, MCA HVAC replacement, CCL HVAC replacements, Architectural concept drawings, Highlands cart barn roof
<b>Total Capital Improvements</b>	<b>\$538,837</b>	<b>\$578,542</b>	
<b><u>Community Activities</u></b>			
<b><u>Communications</u></b>			
Meadowood Printing	\$28,750	\$28,000	Newspaper printing
Pstg./Distribution	\$21,595	\$20,000	Newspaper mailing
Subscription Postage	\$500	\$600	Newspaper mailing to subscribers
Subcontractors/Media/P.R.	\$30,000	\$25,000	Contractors for Layout/design, editing and photography
Website	\$6,000	\$5,000	Website services, licenses, domains, owner portal
Technology	\$7,000	\$7,000	Online services- Adobe Creative Cloud, Dropbox, Optisign, Zoom, Survey Monkey
MCA Info Printing	\$12,000	\$7,500	Maps, promotional materials
<b>Subtotal - Communications</b>	<b>\$105,845</b>	<b>\$93,100</b>	
<b><u>Other Activities</u></b>			
Ads/Awards/Misc	\$1,800	\$1,800	Award & Recognitions - Best Kept, Most Improved, other recognitions
Volunteer Appreciation	\$3,000	\$0	Volunteer appreciation event -Moved to Community Activities
Community Activities	\$54,500	\$38,000	Events & activities- Ice Cream Social, Healthfair, Halloween, Holiday Trolley, 5k, Meet & Greet events, Music events, Meadows Day, Valentines, Mothers and Fathers Day, Dance events, Holiday, Hanukkah, Presentations
Renaissance Access Plan	\$184,717	\$0	Amenity and access fees for RAP program
Social (RAP) Functions	\$13,000	\$0	RAP events held at TMCC

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Garage Sale	\$500	\$500	Ad and signs
Amenity Enhancement		\$228,428	Pool & Fitness operation
<b>Subtotal - Activities &amp; Amenities</b>	<b>\$257,517</b>	<b>\$268,728</b>	
Emergency Preparedness Committee	\$1,500	\$1,500	Vests and CERT training
<b>Subtotal - Emergency Preparedness</b>	<b>\$1,500</b>	<b>\$1,500</b>	
<b>Total Community Activities</b>	<b>\$364,862</b>	<b>\$363,328</b>	
<b><u>Personnel</u></b>			
Salaries, Benefits & Taxes	\$1,244,879	\$1,285,714	Employees - 11 full time positions, 4 part time,
<b>Total Personnel Costs</b>	<b>\$1,244,879</b>	<b>\$1,285,714</b>	
<b><u>Operating</u></b>			
FPL	\$172,000	\$180,500	Electricity-MCA & MCLWF buildings,irrigation pumps, streetlights (approx. 500 updated LED - lease, maintenance, electricity included)
Water/Sewer	\$11,000	\$9,000	Water & sewer service and usage- MCA buildings
Telephone	\$9,600	\$7,500	VOIP phone rental and services- MCA buildings
Telephone/Cell	\$1,000	\$1,000	Cell phone service
Window Cleaning	\$4,500	\$2,700	Window cleaning- MCA buildings
Building Janitorial	\$25,000	\$25,000	Janitorial- MCA buildings
Internet Service	\$6,000	\$7,500	Internet Service- MCA buildings
Perishables	\$2,000	\$3,000	Perishables- MCA buildings
Janitorial/Office Supplies	\$10,000	\$10,000	Janitorial/Office Supplies- MCA buildings
Postage Meter - Meter Use	\$1,500	\$1,500	Postage Meter lease and usage
Assessment Postage/Printing	\$14,000	\$15,000	Annual assessment mailing- printing, labor, postage
Printing - Envelopes, MCA Forms	\$3,000	\$4,500	Official mailings, envelopes, forms, other printed material
Computer Support/Software	\$23,000	\$27,500	Technology services and IT contractor- MCA buildings, Microsoft 365, Azure cloud server fee, anti-virus, firewall, network monitoring and backup.
Small Equipment	\$3,000	\$3,500	Furnishings, IT and other electronic needs - MCA buildings
Maint. Contracts Recycling	\$11,500	\$13,500	Recycling - Waste Management
Maint. Contracts Pest Control	\$1,200	\$850	Pest control- MCA buildings
Equipment Contracts	\$14,000	\$14,000	Copiers & printers- service, supplies & lease- MCA buildings

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Community Management System		\$20,000	Fee for CINC or equivalent community management system (3,464 doors - partial year). Statutory records requirements and general efficiency enhancement necessitate system upgrade.
<b>Total Operating</b>	<b>\$341,917</b>	<b>\$345,050</b>	
<b><u>Administrative</u></b>			
Travel	\$1,700	\$1,560	Mileage, food, lodging reimbursement for seminars or business related meetings.
Mtngs. Semnrs. Wrkshps.	\$1,500	\$1,500	Staff education & training
Dues/Subscriptions/Memberships	\$2,000	\$2,900	BMI, CAI, Chamber, Sam's, Costco, Amazon Prime
Misc. Admin. Exp.	\$6,500	\$6,500	Storage, background & drug testing, Indeed job ads, employee appreciation
<b>Subtotal</b>	<b>\$11,700</b>	<b>\$12,460</b>	
<b><u>Professional Services</u></b>			
Professional Fees - Legal & Consultants	\$57,000	\$100,000	Legal fees and consultants
Insurance	\$98,117	\$97,785	Insurance coverages: auto, D&O, cyber risk, crime, property, general & umbrella liability, pollution.
Insurance - Leased Property	\$252,543	\$377,941	Property & flood insurance for 17 leased buildings.
Insurance Appraisal		\$3,000	Annual professional appraisal for insurance underwriters.
Accounting	\$14,500	\$14,500	Auditor- audit fee, tax returns
Collection Expense	\$5,000	\$5,000	Legal fees and expenses on collections
<b>Total Professional Services</b>	<b>\$427,160</b>	<b>\$598,226</b>	

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<b><u>Business/Bk. Fees</u></b>			
Bank Fees	\$500	\$300	Returned checks, stop payments
401K Charges	\$3,000	\$2,500	Plan administration fees
Taxes, Lic. & Permits	\$470	\$1,000	Sunbiz, vehicle registrations, business tax, ad valorem tax
Property Tax on Leased Properties	\$162,741	\$175,000	Property tax on 17 leased buildings
Loan Interest/principal Payments	\$873,375	\$873,375	Principal & interest payments on 3 loans.
Advance Principal Payments	\$325,000	\$325,000	Advance principal payment on loan that matures May 2027.
<b>Total Business/Bk. Fees</b>	<b>\$1,365,086</b>	<b>\$1,377,175</b>	
<b><u>Other Administrative Expenses</u></b>			
Uncollectable Assessments	\$0	\$1,500	
Public Relations/Promotions	\$250	\$250	Civic group support
Bldg Maintenance - MCA & MCLWF	\$20,000	\$26,000	Alarm monitoring, inspections and maintenance, fire suppression inspections and maintenance, sealing of split-face block on MCA Building and general maintenance for MCA Buildings
Federal/State Tax Expense	\$0	\$0	
<b>Subtotal - Other Administrative</b>	<b>\$20,250</b>	<b>\$27,750</b>	
<b>Total Administrative</b>	<b>\$1,824,196</b>	<b>\$2,015,611</b>	
<b><u>Reserve Funding</u></b>			
Lake Bank Erosion Reserve		\$10,000	
Reserve Funding	\$50,000	\$40,000	
<b>Total Reserves</b>	<b>\$50,000</b>	<b>\$50,000</b>	
<b>Total Expenses</b>	<b>\$5,382,750</b>	<b>\$5,754,252</b>	