



DEER CREEK SUBDIVISION HOMEOWNER ASSOCIATION

C/O Profesional Management and Association Services Inc.

12905 SW 132 ST SUITE 5

MIAMI, FL 33186

P: 305-254-8995 / F: 305-254-8965

BUDGET MEETING NOTICE

Re: 2026 Budget Meeting

Dear Homeowner:

The board of Directors of Deer Creek Subdivision Homeowner Association is pleased to present to its owners the Budget for the fiscal year of 2026. The maintenance payment will remain the same at \$92.00 monthly.

The board of Directors will meet for the purpose of adopting the Budget for the year 2026 on December 2nd, 2025, via Zoom.com at 7:00 pm. Although owner attendance is not mandatory, we highly encourage owners to attend the meeting.

Join Zoom Meeting at Zoom.Us

Meeting ID: 816 7872 2237

Passcode: 550366

Should you have any questions or concerns feel free to contact our office at (305) 254-8995.

I hereby certify that this notice has been mailed to each member of the Association by depositing the same in a post office in a postpaid, sealed envelope, by regular mail at the address that appears in the books of the Association.

This 14th day of November 2025.

Sincerely,

For the Board of Directors

Angy Diaz

Association Manager, LCAM

**DEER CREEK SUBDIVISION HOA
PROPOSED BUDGET
JANUARY 1, 2026 THROUGH DECEMBER 31, 2026**

DRAFT 1

	2025 APPROVED ANNUAL BUDGET	2026		CHANGE FROM PRIOR YEAR
		PROPOSED MONTHLY BUDGET	PROPOSED ANNUAL BUDGET	
REVENUES				
ASSESSMENTS	\$ 131,373	\$ 10,948	\$ 131,373	\$ -
LATE FEES	1,800	150	1,800	-
OTHER INCOME	2,500	100	1,200	(1,300)
TOTAL	<u>135,673</u>	<u>11,198</u>	<u>134,373</u>	<u>(1,300)</u>
EXPENSES				
ADMINISTRATIVE EXPENSES				
ACCOUNTING	\$ 6,400	\$ 533	\$ 6,400	\$ -
BAD DEBTS	996	42	500	(496)
BANK CHARGES	500	42	500	-
LEGAL FEES	3,000	250	3,000	-
LICENSES & PERMITS	300	50	600	300
MANAGEMENT FEES	16,908	1,409	16,908	-
POSTAGE & PRINTING	1,500	125	1,500	-
TOTAL	<u>29,604</u>	<u>2,451</u>	<u>29,408</u>	<u>(196)</u>
PROPERTY EXPENSES				
CONTINGENCIES	314	80	957	643
INSURANCE	16,800	767	9,200	(7,600)
ELECTRICITY	6,000	525	6,300	300
TELEPHONE/INTERNET	2,900	300	3,600	700
FOUNTAIN MAINTENANCE	1,980	222	2,658	678
JANITORIAL	4,200	200	2,400	(1,800)
LANDSCAPE MAINTENANCE	42,025	2,800	33,600	(8,425)
TREE TRIMMING	1,200	208	2,500	1,300
PEST CONTROL	1,080	90	1,080	-
REPAIRS - ELECTRICAL	1,200	292	3,500	2,300
HOLIDAY DECORATIONS	-	250	3,000	3,000
LAKE MAINTANCE	3,170	264	3,170	-
REPAIRS - GENERAL	6,000	583	7,000	1,000
REPAIRS - GATES	6,000	500	6,000	-
TOTAL	<u>92,869</u>	<u>7,080</u>	<u>84,965</u>	<u>(7,904)</u>
GENERAL RESERVES	<u>13,200</u>	<u>1,667</u>	<u>20,000</u>	<u>6,800</u>
TOTAL	<u>\$ 135,673</u>	<u>\$ 11,198</u>	<u>\$ 134,373</u>	<u>\$ (1,300)</u>
MONTHLY ASSESSMENTS	<u>\$ 92.00</u>		<u>\$ 92.00</u>	<u>\$ -</u>