



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: 2025 Budget Meeting

Dear Homeowner:

The board of Directors of Deer Creek Subdivision Homeowner Association is very pleased to present to its owners the Budget for the fiscal year of 2025. The maintenance payment will have a slight increase of \$5.00. The monthly fee will be \$92.00 monthly.

The board of Directors will meet for the purpose of adopting the Budget for the year 2025 on December 4th, 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: 829 6768 5318

Passcode: 345194

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 20th day of November 2024.

Sincerely,

For the Board of Directors


Angy Diaz

Association Manager, LCAM

**DEER CREEK SUBDIVISION HOA
PROPOSED BUDGET
JANUARY 1, 2025 THROUGH DECEMBER 31, 2025**

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	2024	2025		CHANGE
	APPROVED	PROPOSED	PROPOSED	FROM
	ANNUAL	MONTHLY	ANNUAL	PRIOR
	BUDGET	BUDGET	BUDGET	YEAR
REVENUES				
ASSESSMENTS	\$ 124,240	\$ 10,948	\$ 131,372	\$ 7,132
LATE FEES	204	150	1,800	1,596
OTHER INCOME	1,080	208	2,500	1,420
TOTAL	<u>125,524</u>	<u>11,306</u>	<u>135,672</u>	<u>10,148</u>
EXPENSES				
ADMINISTRATIVE EXPENSES				
ACCOUNTING	\$ 5,200	\$ 533	\$ 6,400	\$ 1,200
BAD DEBTS	996	83	996	-
BANK CHARGES	800	42	500	(300)
LEGAL FEES	1,800	250	3,000	1,200
LICENSES & PERMITS	996	25	300	(696)
MANAGEMENT FEES	15,708	1,409	16,908	1,200
POSTAGE & PRINTING	1,500	125	1,500	-
TOTAL	<u>27,000</u>	<u>2,467</u>	<u>29,604</u>	<u>2,604</u>
PROPERTY EXPENSES				
CONTINGENCIES	583	26	314	(269)
INSURANCE	16,059	1,400	16,800	741
ELECTRICITY	6,600	500	6,000	(600)
TELEPHONE/INTERNET	2,600	242	2,900	300
FOUNTAIN MAINTENANCE	840	165	1,980	1,140
JANITORIAL	4,200	350	4,200	-
LANDSCAPE MAINTENANCE	40,800	3,502	42,024	1,224
TREE TRIMMING	960	100	1,200	240
PEST CONTROL	-	90	1,080	1,080
REPAIRS - ELECTRICAL	1,120	100	1,200	80
LAKE MAINTANCE	2,462	264	3,170	708
REPAIRS - GENERAL	4,300	500	6,000	1,700
REPAIRS - GATES	6,000	500	6,000	-
TOTAL	<u>86,524</u>	<u>7,739</u>	<u>92,868</u>	<u>6,344</u>
GENERAL RESERVES	<u>12,000</u>	<u>1,100</u>	<u>13,200</u>	<u>1,200</u>
TOTAL	<u>\$ 125,524</u>	<u>\$ 11,306</u>	<u>\$ 135,672</u>	<u>\$ 10,148</u>
MONTHLY ASSESSMENTS	<u>\$ 87.00</u>		<u>\$ 92.00</u>	<u>\$ 5</u>

DEER CREEK SUBDIVISION HOA
RESERVECALCULATION - POOLING OF INDIVIDUAL COMPONENTS METHOD

Reserve Components	Total Estimated Life	Remaining Life	Estimated Cost	2025	2026	2027	2028	2029	2030	2031	2032
Paving/Sealcoating/Sidewalks	10	1	25,000	(25,000)	-	-	-	-	-	-	-
Gazebo/Entrance Wall	6	3	9,000	-	-	(9,000)	-	-	-	-	-
Recreation Area	10	7	18,000	-	-	-	-	-	-	(18,000)	-
Total Projected Cash Outflows			<u>\$ 52,000</u>	(25,000)	-	(9,000)	-	-	-	(18,000)	-
Beginning Cash Balance				31,000	19,200	32,400	36,600	49,800	63,000	76,200	71,400
Interest on cash balances	0.0%										
Annual reserve requirement				13,200	13,200	13,200	13,200	13,200	13,200	13,200	13,200
Ending Cash Balance				<u>\$19,200</u>	<u>\$ 32,400</u>	<u>\$36,600</u>	<u>\$49,800</u>	<u>\$63,000</u>	<u>\$76,200</u>	<u>\$71,400</u>	<u>\$84,600</u>

Note: The annual funding calculation is based on replacement costs and estimated remaining usefule life.
The actual remaining life and cost of replacement may differ from this schedule.

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DEER CREEK SUBDIVISION HOA
RESERVE CALCULATION - POOLING OF INDIVIDUAL COMPONENTS METHOD

Reserve Components	CASH OUTFLOWS IN YEAR												
	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
Paving/Sealcoating/Sidewalks	-	(25,000)	-	-	-	-	-	-	-	-	-	(25,000)	-
Gazebo/Entrance Wall	(9,000)	-	-	-	-	-	(9,000)	-	-	-	-	-	(9,000)
Recreation Area	-	-	-	-	-	-	-	-	(18,000)	-	-	-	-
Total Projected Cash Outflows	(9,000)	(25,000)	-	-	-	-	(9,000)	-	(18,000)	-	-	(25,000)	(9,000)
Beginning Cash Balance	84,600	88,800	77,000	90,200	103,400	116,600	129,800	134,000	147,200	142,400	155,600	168,800	157,000
Interest on cash balances													
Annual reserve requirement	13,200	13,200	13,200	13,200	13,200	13,200	13,200	13,200	13,200	13,200	13,200	13,200	13,200
Ending Cash Balance	\$88,800	\$77,000	\$90,200	\$103,400	\$116,600	\$129,800	\$134,000	\$147,200	\$142,400	\$155,600	\$168,800	\$157,000	\$161,200

Note: The annual funding calculation is based on the
The actual remaining life and cost of replacement
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DEER CREEK SUBDIVISION HOA
RESERVE CALCULATION - POOLING OF INDIVIDUAL COMPONENTS METHOD

	CASH OUTFLOWS IN YEAR								
Reserve Components	2046	2047	2048	2049	2050	2051	2052	2053	2054
Paving/Sealcoating/Sidewalks	-	-	-	-	-	-	-	-	(25,000)
Gazebo/Entrance Wall	-	-	-	-	-	(9,000)	-	-	-
Recreation Area	-	-	-	-	-	(18,000)	-	-	-
Total Projected Cash Outflows	-	-	-	-	-	(27,000)	-	-	(25,000)
Beginning Cash Balance	161,200	174,400	187,600	200,800	214,000	227,200	213,400	226,600	239,800
Interest on cash balances									
Annual reserve requirement	13,200	13,200	13,200	13,200	13,200	13,200	13,200	13,200	13,200
Ending Cash Balance	\$174,400	\$187,600	\$200,800	\$214,000	\$227,200	\$213,400	\$226,600	\$239,800	\$228,000

Note: The annual funding calculation is based on the actual remaining life and cost of replacement.