

MARTIN DOWNS PROPERTY OWNERS ASSOCIATION - 2024 BUDGET																			
Martin Downs POA			Variance								Monarch	Monarch							Martin
Projected Operating Budget	Budget	Budget	(Favorable)	West	Sunset	Pine	La			Country	Country	Palm	The	Charter		VIP			Downs
For the Year Ending 12/31/24	2024	2023	Unfavorable	Villages	Trace	Ridge	Mariposa	Montebello	Club-HOA	Club	Pointe	Meadows	Club	Admiralty	Marina	Islesworth	Parkside	Commercial	
REVENUE																			
Assessments - West Village	214,163	196,216	17,947	x	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Assessments - Residential	2,451,065	2,291,468	159,597	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	N/A
Assessments - Non Residential	300,774	302,410	(1,636)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	x
Crane Creek Recovery	110,217	94,569	15,648	x	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
MC Landscape Agreement	10,000	10,000	0	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Interest	100	100	0	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Other Revenue	0	0	0	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
TOTAL REVENUE	3,086,318	2,894,763	191,555																
EXPENSES																			
Security/Access Control	1,000,000	945,000	55,000	x	x	N/A	N/A	N/A	x	x	N/A	x	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Security/Access Control - Admin	48,000	44,000	4,000	x	x	N/A	N/A	N/A	x	x	N/A	x	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Security Overhead	41,550	31,000	10,550	x	x	N/A	N/A	N/A	x	x	N/A	x	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Dispatch	2,100	2,500	(400)	x	x	N/A	N/A	N/A	x	x	N/A	x	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Computer/Gate Hardware & Software	127,000	15,000	112,000	x	x	N/A	N/A	N/A	x	x	N/A	x	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Gate Maintenance Contracts	16,905	10,484	6,421	x	x	N/A	N/A	N/A	x	x	N/A	x	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Gate Maintenance Supplies	5,000	10,000	(5,000)	x	x	N/A	N/A	N/A	x	x	N/A	x	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Landscape	172,500	162,400	10,100	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Landscape Replacement	30,000	30,000	0	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Landscape Reserve	50,000	35,000	15,000	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Fert/Weed Control - MD Blvd	14,500	12,750	1,750	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Irrigation-MD Blvd / Pump Maint	20,000	23,000	(3,000)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Lake Maintenance Contract	115,000	111,500	3,500	x	x	x	x	x	x	x	x	x	x	N/A	N/A	x	x	x	x
Annual Culvert Cleaning	15,000	10,000	5,000	x	x	x	x	x	x	x	x	x	x	N/A	N/A	x	x	x	x
Lakes Reserves	325,000	325,000	0	x	x	x	x	x	x	x	x	x	x	N/A	N/A	x	x	x	x
Annual Lake Bank Restoration	200,000	200,000	0	x	x	x	x	x	x	x	x	x	x	N/A	N/A	x	x	x	x
Building Reserve	5,000	5,000	0	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
PUD Sign Maintenance	1,000	1,000	0	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Office / Acctg Overhead	250,000	243,000	7,000	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Principal / Interest / Taxes / Insurance	77,000	70,000	7,000	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Audit / Taxes / Licenses	7,600	7,500	100	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Legal Fees	25,000	35,000	(10,000)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Insurance	360,000	355,000	5,000	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Copier Contract / Stationery / Postage	5,000	5,000	0	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Contingency	35,000	35,000	0	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Fund prior years' deficit/surplus	(76,000)	(25,587)	(50,413)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
West Village Common Expenses	214,163	196,216	17,947	x	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTAL EXPENSES	3,086,318	2,894,763	191,555																
BASIS OF ASSESSMENT Res + Comm.	2,966,001	2,790,094	175,907																
Access security gate officer contract, access security gate system, 2 way radios, preventative maintenance contract, computer equipment and repairs, etc. Only shared by 4 manned, gated communities: West Village, Meadows, Monarch & Sunset Trace																			
Landscape and irrigation maintenance, including trees and palms in ROW and islands of Martin Downs Boulevard, ROW sections of Matheson Avenue from Martin Downs Boulevard to Murphy Road, ROW sections of High Meadow Avenue from Martin Highway to Murphy Road																			
Surface Water system maintenance including inspection, repairs and replacement of all drainpipes, structures, outfalls, weirs connecting retention ponds; algae and weed control; and bank re-sloping of 65 retention ponds																			
General operating and building expenses																			