



Madison Green Master Association

2003 Crestwood Blvd • Royal Palm Beach, Florida 33411 • Office: 561.793.1715 • Fax: 561.793.7256

October 27, 2016

RE: 2017 Proposed Budget

Dear Homeowner,

Enclosed you will find the proposed Madison Green Master Association (MGMA) Budget for 2017. The proposed budget shows an increase of \$49 per quarter of the MGMA quarterly assessments for 2017. Your 2017 MGMA Quarterly Assessments will be \$379 per quarter starting January 2017.

At the MGMA Board of Director's Meeting held in June 2016 and in the mailing to the homeowners, the membership was informed that their quarterly MGMA Assessments would increase approximately \$125 per quarter (\$500 per year) as a result of the new Bulk agreement with Comcast. Although the Bulk Contract Agreement will be completed shortly, the new features will not go into effect until around the summer of 2017. Therefore, at the MGMA 2017 Budget Workshop, it was decided that the Association should not increase the Assessments of homeowners that whole amount in 2017, but to split the quarterly increase of \$125 over a two-year period. This means that while dues are increasing \$49 per quarter in 2017, in the year 2018 homeowners will see an increase in their quarterly MGMA Assessment of approximately \$76 per quarter due to the new Bulk Agreement. **However, this projected 2018 increase is only an estimate, as other factors affect the budget.** So while the Assessments will increase an estimated \$125 per quarter over the next two years, the average homeowner should start seeing a significant decrease in their personal Comcast internet and TV billing starting in the summer of 2017. It is estimated that the average MGMA homeowner will have their Comcast internet and TV bill drop around that time by about \$80-\$85 or so per month (**about \$250 per quarter**). It is our hope that Comcast will start laying the infrastructure in March 2017 and start the rollout to our homeowners in the summer of 2017.

We have included in the 2017 MGMA Budget the following projects: putting aside \$20,000 toward the building of a much-needed storage building to house equipment, our golf cart, etc.; the addition of music at the MGMA pool; and pressure cleaning the sidewalks and curbs on Crestwood Boulevard, Pine Road, and Grand Oaks Boulevard. Two of the 2016 projects have not yet been completed as of the date of this letter, and may roll over into 2017. These 2016 projects are: the addition of a fountain in the first lake on the east side of Crestwood Boulevard when entering Madison Green, and the addition of security cameras in the playground area, the basketball courts, both inside and outside of the front Clubhouse door, and tennis courts. The attendees at the budget workshops were in favor of these projects to help maintain and improve the value of our homes. These projects will be completed in phases during the 2017 calendar year as money becomes available. These projects are also subject to modification, as we need to get firm project bids from contractors, and they must each be approved by the Board to proceed.

The MGMA Board of Directors will hold a 2017 Budget Approval Meeting on **Wednesday, November 16, 2016** from 7:00 to 8:00 pm in the Clubhouse to approve the Proposed 2017 MGMA Budget. This proposed 2017 MGMA Budget was developed in October in two open Budget Workshops.

On Monday, December 12, 2016 at 7:00 pm, the MGMA Members will meet in the Clubhouse to conduct the Member's Annual Meeting, at which time the current State of the Association will be presented, and the 2017 Board of Directors will be elected. **Registration for voting will occur from 6:00 pm through 7:00 pm, at which time registration will close. The Meeting will be called to order at 7:00 pm, nominations for the candidates wanting to run for the 2017 MGMA Board will be taken from the floor, and voting will begin.** If you are interested in running for the 2017 MGMA Board, please attend this meeting.

As per our policy, if your account is delinquent of a full quarterly assessment by 90 days, you will **NOT** be eligible to vote or to hand in a proxy for voting at the MGMA Annual Meeting. As per Florida Statute 720, a Member will **NOT** be eligible for Board Membership if any of the following apply: 1. Are delinquent in the payment of any monetary obligation due the Association; 2. Were convicted of a felony in Florida or convicted of an offense in another jurisdiction that would be considered a felony in Florida (unless your civil rights have been restored for at least five years); and 3. Are not an owner or the spouse of an owner. Please call the Clubhouse for more information.

Please plan on attending.

Sincerely,

Lynn Infante

Property Manager for Madison Green Master Association

Enclosure: Proposed 2017 MGMA Annual Budget.



	2016 Current Budget	2016 Accrual thu August	2016 Projected Year End Spending	2017 Proposed Budget
Income from Quarter Assessment	\$ 1,418,400.00	\$ 945,600.00	\$ 1,418,400.00	\$ 1,642,820.00
Reserve Income	\$ 93,000.00	\$ 62,000.00	\$ 93,000.00	\$ 93,000.00
Late Fee/Interest Income	\$ 23,000.00	\$ 15,516.61	\$ 20,688.81	\$ 21,000.00
Interest from Quarterly Asses	\$ 6,000.00	\$ 15,974.09	\$ 23,961.14	\$ 8,000.00
Estoppels Income	\$ 14,000.00	\$ 12,450.00	\$ 18,675.00	\$ 14,000.00
ARC Income	\$ 2,400.00	\$ 5,200.00	\$ 5,200.00	\$ 1,200.00
Owner Misc. Charges	\$ 300.00	\$ 137.37	\$ 206.06	\$ -
Club House Rental Income	\$ 3,500.00	\$ 3,050.00	\$ 4,575.00	\$ 4,000.00
ID Card Income	\$ 2,600.00	\$ 1,190.00	\$ 1,785.00	\$ 1,600.00
Interest Income-Banks	\$ 500.00	\$ 348.83	\$ 523.25	\$ 500.00
NSF Fee Income		\$ 350.00	\$ 525.00	
Legal Fees Reimbursement		\$ 3,180.94	\$ 4,771.41	
Other Income		\$ 100.00	\$ 150.00	
Cable Negotiations income	\$ 21,469.00	\$ 14,312.94	\$ 21,469.00	\$ 10,735.00
2016 cable savings				\$ 12,700.00
New cable negotiation				\$ 28,625.00
prior years surplus	\$ 89,200.00	\$ 59,466.64	\$ 89,200.00	\$ 87,000.00
Total Income	\$ 1,674,369.00	\$ 1,138,877.42	\$ 1,703,129.66	\$ 1,925,180.00
Quarterly Assessment	330.00			379.00
EXPENSES				
Administrative				
Insurance Expenses	\$ 67,000.00	\$ 37,966.99	\$ 68,950.49	\$ 72,000.00
License & Permit Fees	\$ 4,000.00	\$ 1,443.25	\$ 5,164.88	\$ 5,000.00
Salaries	\$ 124,000.00	\$ 74,656.38	\$ 111,984.57	\$ 115,000.00
Professional Fees	\$ 9,100.00	\$ 3,175.00	\$ 6,075.00	\$ 6,000.00
Legal Fees	\$ 4,000.00	\$ 21,257.33	\$ 31,886.00	\$ 5,000.00
Legal Fee- Collection	\$ 30,000.00	\$ 2,650.80	\$ 3,976.20	\$ 10,000.00
Bank Charges	\$ 1,200.00	\$ 465.34	\$ 698.01	\$ 800.00
Office Equipment	\$ 3,200.00	\$ 2,048.84	\$ 3,073.26	\$ 3,200.00
Office Supplies & Printing	\$ 10,000.00	\$ 7,278.91	\$ 10,918.37	\$ 10,000.00
Postage	\$ 2,100.00	\$ 1,084.09	\$ 2,969.56	\$ 3,000.00
Telephone	\$ 3,900.00	\$ 2,457.21	\$ 3,685.82	\$ 3,900.00
Bad Debt Expense	\$ 62,000.00	\$ 41,333.36	\$ 62,000.00	\$ 48,000.00
Accounting Service	\$ 30,900.00	\$ 20,000.00	\$ 30,000.00	\$ 30,000.00
General & Administrative	\$ 351,400.00	\$ 215,817.50	\$ 341,382.14	\$ 311,900.00
Common Areas				
Cable TV	\$ 624,969.00	\$ 408,089.00	\$ 612,946.56	\$ 906,774.00
Channel 63 & Website	\$ 250.00	\$ 766.44	\$ 1,149.66	\$ 400.00
Repair & Maintenance	\$ 1,000.00	\$ 135.00		
Common Areas	\$ 626,219.00	\$ 408,990.44	\$ 614,096.22	\$ 907,174.00



	2016 Current Budget	2016 Accrual thu August	2016 Projected Year End Spending	2017 Proposed Budget
Grounds				
Landscaping contracts	\$ 131,600.00	\$ 101,268.68	\$ 135,768.68	\$ 138,000.00
Fertilizer & Pest Control	\$ 21,300.00	\$ 1,848.16	\$ 8,848.16	\$ 21,500.00
Landscape Extra	\$ 10,000.00	\$ 7,288.95	\$ 14,833.43	\$ 15,000.00
Mulch	\$ 21,000.00	\$ 22,000.00	\$ 31,000.00	\$ 23,000.00
Trees & Palms Trimming	\$ 21,000.00	\$ 20,625.00	\$ 21,625.00	\$ 30,000.00
Palm Tree Replacement	\$ 5,500.00	\$ 225.00	\$ 500.00	\$ 2,000.00
Lakes & Preserves	\$ 46,800.00	\$ 29,132.00	\$ 46,047.00	\$ 41,336.00
Lakes & Preserves Extras	\$ 4,000.00	\$ 455.60	\$ 607.47	\$ 2,000.00
Seasonal Flowers & Holiday Dec	\$ 7,500.00	\$ 1,980.00	\$ 8,230.00	\$ 8,500.00
Irrigation Repair & Maint.	\$ 26,000.00	\$ 18,372.41	\$ 27,558.62	\$ 30,000.00
Grounds	\$ 294,700.00	\$ 203,195.80	\$ 295,018.35	\$ 311,336.00
Recreation. Administrative				
Wages	\$ 124,000.00	\$ 80,217.74	\$ 120,326.61	\$ 122,000.00
Uniforms	\$ 750.00	\$ 532.38	\$ 798.57	\$ 750.00
Club House Functions	\$ 4,000.00	\$ 1,511.44	\$ 3,011.44	\$ 3,500.00
Recreation. Administrative	\$ 128,750.00	\$ 82,261.56	\$ 124,136.62	\$ 126,250.00
Recreation. Maintenance				
Alarm System	\$ 5,000.00	\$ 1,628.84	\$ 2,443.26	\$ 3,000.00
ID System & Doors	\$ 1,900.00	\$ 797.98	\$ 1,196.97	\$ 1,500.00
Gym Maintenance	\$ 3,500.00	\$ 1,551.91	\$ 2,327.87	\$ 2,800.00
Pool Maintenance	\$ 17,000.00	\$ 11,000.00	\$ 16,980.00	\$ 18,000.00
Pool Repair & Upgrade	\$ 5,000.00	\$ 10,521.03	\$ 15,781.55	\$ 10,000.00
Tennis & Basketball Courts	\$ 4,000.00	\$ 1,495.06	\$ 2,242.59	\$ 2,500.00
Golf Cart & Minor Equipment	\$ 1,000.00	\$ 477.20	\$ 715.80	\$ 700.00
Janitorial Supplies	\$ 4,000.00	\$ 2,249.59	\$ 3,374.39	\$ 4,000.00
Trash Removal	\$ 3,300.00	\$ 2,096.75	\$ 3,145.13	\$ 3,300.00
Electricity	\$ 57,000.00	\$ 35,466.93	\$ 55,860.41	\$ 63,800.00
Water & Sewer	\$ 6,900.00	\$ 3,688.05	\$ 5,532.08	\$ 6,000.00
Pest Control	\$ 1,200.00	\$ 1,028.40	\$ 1,542.60	\$ 1,320.00
Repairs & Maintenance	\$ 18,000.00	\$ 20,373.40	\$ 30,560.10	\$ 25,000.00
Foreclosed Property Expenses	\$ 1,000.00	\$ 375.00	\$ 500.00	\$ 600.00
Projects	\$ 51,500.00	\$ 27,901.02	\$ 47,900.00	\$ 33,000.00
Recreation. Maintenance	\$ 180,300.00	\$ 120,651.16	\$ 190,102.73	\$ 175,520.00
Reserve Transfer	\$ 93,000.00	\$ 62,000.00	\$ 93,000.00	\$ 93,000.00
Reserves	\$ 93,000.00	\$ 62,000.00	\$ 93,000.00	\$ 93,000.00
TOTAL EXPENSES	\$ 1,674,369.00	\$ 1,092,916.46	\$ 1,657,736.05	\$ 1,925,180.00



Proposed Projects for 2017

Name	Estimated cost	Cost from Reserves	Net to Budget
Storage Building Fund	20,000	0	20,000
Sidewalk cleaning	12,000	0	12,000
Music at the Pool	1,000	0	1,000
Total	33,000	0	33,000

Be a Good Golf Course Neighbor

Living by the Golf Course is a wonderful experience, but can be a challenge.

Please remember if the back of your house faces the Golf Course, please keep the rear of your home and your roof clean and neat. The Golf Course has been running many tournaments, and there could be a prospective home buyer checking out Madison Green. So help keep our community looking great.

The Golf Course asks residents with private golf carts NOT to take them on the Golf Course. Additionally, the Florida statutes have regulations for taking golf carts on private roads (the driver must be at least 14 years old). If taking a private golf cart on a public road, the driver must have a valid driver's license. The golf cart must be tagged and have brakes, reliable steering apparatus, safe tires, a rearview mirror, and reflective warning devices in both the front and rear. The golf cart must also have seat belts. You can look on the internet for Florida Statutes 316.212 for detailed information. So on this note: If you have a private golf cart, please obey those rules, and also, please respect your neighbors and do NOT drive on their property.

Thank you for your cooperation. Just a reminder from the Golf Course (which is NOT affiliated with the Madison Green Master Association): unless you have paid the Golf Course green fees to be on their property, they will be prosecuting trespassers. The MG Golf Course is PRIVATE PROPERTY. Only paid guests are allowed on their property. *Please do not bring privately owned golf carts on to the Golf Course, and do not walk your dog on their property. Madison Green homeowners and their families should not be on the greens, fairways, or other areas without written consent of the MG Golf Course.*