



KINGS CREEK VILLAGE ASSOCIATION
8333 S.W. 81 Avenue
Miami, FL 33143
(305) 279-2101

KCVA ANNUAL BOARD MEETING AGENDA
Kings Creek Village Community Center Building
Monday, 26 January 2026, 7:30 PM

- 1. CALL TO ORDER**
- 2. PROOF OF NOTICE POSTED 48 HOURS PRIOR TO MEETING**
- 3. ROLL CALL**
- 4. APPROVAL OF 15 OCTOBER BOARD MEETING MINUTES**
- 5. ARCHITECTURAL AND LANDSCAPE REQUESTS**
- 6. RATIFICATION OF “PRE-APPROVED” REQUESTS SINCE LAST MEETING**
- 7. REPORTS**
 - 7.1. MANAGER’S REPORTS – Mariafernanda Vera
 - 7.1.1. MANAGER’S REPORT
 - 7.1.2. VIOLATIONS
 - 7.1.3. OFFICIAL INFORMATION REQUESTS
 - 7.2. FINANCIAL & INVESTMENT REPORT - Pablo Perez-Arias
 - 7.2.1. LATEST AVAILABLE MONTHLY FINANCIAL STATEMENT
 - 7.3. SUB-ASSOCIATION REPORTS - NONE
- 8. OLD BUSINESS**
 - 8.1. RATIFICATION OF 2026 BUDGET
 - 8.1.1. \$54.00 per month full unit assessment
 - 8.2. ASPHALT TAR SEALING OF CLUBHOUSE DRIVEWAY AND PARKING

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9. ELECTION OF 2026 BOARD MEMBERS AND OFFICERS - INCUMBENTS LISTED BELOW

- 9.1. CAMINO COURT - Jessica Muniz
- 9.2. CAMINO CIRCLE - Phil Seipp
- 9.3. SINGLE FAMILY HOMES – Pablo Perez-Arias (President)
- 9.4. SHOPPING CENTER - Pilar Moore
- 9.5. TOWNHOUSES
 - 9.5.1. Marelú Essig
 - 9.5.2. Marta Hernandez
- 9.6. VILLAGE OF KINGS CREEK
 - 9.6.1. Lillian Bean (Vice-President)
 - 9.6.2. Lourdes Corona
 - 9.6.3. Mireya Villaverde (Treasurer)

10. NEW BUSINESS

- 10.1. CAPITAL PROJECTS FOR 2026

11. OPEN FORUM AND OWNER REQUESTED AGENDA

12. ADJOURNMENT

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KCVA BOARD MEETING AGENDA *MINUTES*

Kings Creek Village Community Center Building
Wednesday, 15 October 2025, 6:00 PM

PLEASE NOTE THAT

AGENDA IS IN THIS FONT

AND

MINUTES ARE IN THIS FONT

1. CALL TO ORDER

Meeting called to order at 6:01PM.

2. PROOF OF NOTICE POSTED 48 HOURS PRIOR TO MEETING

Notice posted timely, verified by M Vera.

3. ROLL CALL

In attendance : L Bean, L Corona, M Essig, M Hernandez, M Villaverde, J Muniz, and P Perez-Arias. Quorum achieved with seven (7) members.

Also attending, and presenting :

Joe Montoro, from Padron, Montoro and Hartney (PMH), our accounting services vendor.

Karlene Lawrence and Elizabeth Fiegehen, from HUB, our insurance vendor.

4. APPROVAL OF 2 APRIL BOARD MEETING MINUTES

Approval motion by P Perez-Arias, seconded by M Hernandez. Minutes approved unanimously.

5. ARCHITECTURAL AND LANDSCAPE REQUESTS

No requests requiring Board approval.

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6. RATIFICATION OF “PRE-APPROVED” REQUESTS SINCE LAST MEETING

Pages 4, 5, and 6, of M Vera’s Manager’s Report list architectural requests reviewed during KCVA’s regular course of business, as they met all requirements. P Perez-Arias moved to approve, J Muniz seconded. The motion passed unanimously.

7. REPORTS

7.1. MANAGER’S REPORTS – Mariafernanda Vera

7.1.1. MANAGER’S REPORT

7.1.2. VIOLATIONS

7.1.3. OFFICIAL INFORMATION REQUESTS

M Vera reviewed her Manager’s Report. No violations nor Official Information Requests for Board review.

7.2. FINANCIAL & INVESTMENT REPORT - Pablo Perez-Arias

7.2.1. LATEST AVAILABLE MONTHLY STATEMENTS

P Perez-Arias reviewed excerpts from the latest bank accounts : 29 August 2025 and 30 September 2025 CNB checking (Operating) account, and 30 September 2025 MS brokerage (reserve) account. P Perez-Arias reviewed the current status of MS CDs. 31 August 2025 financial statements were reviewed.

7.3. SUB-ASSOCIATION REPORTS

No sub-association reports.

8. OLD BUSINESS

8.1. SET-UP OF VIOLATIONS AND FINES COMMITTEE(S) - UPDATE

P. Perez-Arias reported that , in consultation with KCVA’s attorney, this matter should be postponed until the pending legal matter with a sub-association is resolved.

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9. NEW BUSINESS

9.1. PROPERTY INSURANCE RENEWAL

9.1.1. Karlene Lawrence (HUB)

Karlene Lawrence and Elizabeth Feigehen (HUB), presented the various options for property, general (commercial) liability, crime, directors and officers, , excess liability, and workers' compensation coverage.

The Board approved the property insurance coverage bound 1 October 2025, which allowed KVCA to keep the premium within \$100 of the prior policy, move coverage to a well rated company, and extend it for fifteen (15) months, to 31 December 2026.

The Board voted to allow HUB to work with carriers and complete the process, on or before 6 November 2025, when pending policies expire, and for the amount not to materially exceed seventy-nine thousand one hundred twenty-six dollars (\$79,126.00), excluding the already bound property insurance.

Post -meeting notes :

By 29 October 2025, all policies were bound as follows :

CONFIRMATION TO BIND AGREEMENT

I, Kings Creek Village Association, Inc., acknowledge that we have reviewed the enclosed proposal and confirm HUB's acknowledgment to bind the programs described within:

Description Of Coverage	
Philadelphia, General Liability	\$ 59,571.02
Travelers, Crime (\$500K Limit)	\$ 1,335.35
Accredited Surety, Directors & Officers	\$ 7,461.51
Greenwich, Excess Liability - \$5M Limit	\$ 10,181.49
PMA, Workers' Compensation	\$ 1,419.00
Total Estimated Annual Premium*	\$ 79,968.37
Accepted	

The Crime coverage is provided by Travelers, with a new limit of \$500,000, instead of the previous \$100,000. The coverage is better, which is good. The \$1,335.35 premium is \$842.35 higher than the proposed and shown during our Board / Budget Meeting. We will

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manage the difference within next year's spending. The difference totals seven cents (\$0.07) per unit per month, for context.

Excess Liability (aka Umbrella), was kept with Greenwich at a \$5M limit, versus the prior limit of \$15M. No change in premium from what was approved during our meeting.

The total for the five policies shown above is \$79,968.37.

We finalized our 2025-2026 Property insurance coverage earlier this month. The total premium was \$26,064 and covered fifteen (15) months, 1 October 2025 through 1 January 2027. The pro-rated expense for one (1) year, is \$20,851.20.

The \$79,968.37 above, plus the \$20,851.20 annual portion of property, totals \$100,819.57. For reference, the prior year's expense for the same insurance was \$99,908.22 or a \$911.35 (1%) increase.

Last but not least, these are not all of our insurance policies. We also carry automobile and flood policies, which renew earlier in the calendar year. 2025's costs for those were about \$3,000 and \$6,200, respectively.

9.2. 2026 BUDGET

9.2.1. Joe Montoro (Padron, Montoro and Hartney)

9.2.2. Pablo Perez-Arias

The budget process uses June (2025) year to date results, to project the entire current year, as well as a budget for the next year (2026). The customary budget format was used to review every line item, one at a time, allowing for questions and comments. Once all expenses were agreed upon, the impact on assessments was reviewed. The iterative process ended as the Board approved a 2026 budget. The 2026 budget shows Total Revenues and Expenses of \$674,368, each; this amount exceeds the 2025 budget by 2.0%. For 2026, KCVA assessments will be \$54.00 for full units and \$27.00 for half unit; these amounts represent a 1.9% increase over 2025. The motion to approve the 2026 budget at the \$1.00 annual increase per full unit was made by L Bean, seconded by P. Perez-Arias, and approved unanimously. The budgeted increase is less than the 2025 inflation of 2.7%. As always, KCVA's staff and Board will work to maintain and, when possible, reduce expenses.

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Security coverage and its cost, in particular, was discussed and voted on, as part of the budget process. Round the clock coverage (24hrs/day) did not get a motion. Eighteen (18) hours a day coverage, without increasing the total budget expenses for 2026, was motioned by M Hernandez and seconded by L Bean. This option was not voted on, as it was not possible to cover the additional expense of \$36,440, for the additional hours; for context, the increase equals \$3.00 per full nuit per month.

During the review of line items, J Montoro mentioned various amounts which belonged elsewhere in the financial statement. He said he'd work with his staff to make the appropriate changes. These changes would not impact total amounts, nor the overall results of 2025 activities; they would just move dollars from account to account, with no net impact.

The approved 2026 budget is included at the end of the minutes, for reference.

9.3. KCVTA (Townhouse Assoc) LEGAL BILL

L Bean, representing Village of Kings Creek, brought this agenda item; L Bean is also the President of the Townhouse sub-association (KCVTA). The motion was for KCVA to reimburse KCVTA (Townhouses), for a legal bill of one thousand three hundred eighty-seven dollars and fifty cents (\$1,387.50), L Bean's contention is that KCVA caused this expense. There was lively discussion. L Bean made the motion to pay this bill , M Essig seconded the motion. The motion was denied four to 3 (4-3); M Hernandez voted yes, along with L Bean and M Essig, all others voted no.

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10. OPEN FORUM AND OWNER REQUESTED AGENDA

A number of homeowners were present and made comments throughout the meeting. There was mention of security coverage and safety concerns but, the security coverage was approved to remain at the current level, as part of the 2026 budget approved during the meeting.

Luis Valdes spoke regarding the greenbelt, including the 1880 agreement between KCVA and KCVTA. He mentioned the ongoing legal matter. Due to the stage that matter is in, the Board, nor its individual members, could discuss specifics, nor if the greenbelt is part of the legal matter.

11. ADJOURNMENT

Meeting adjourned at 8:23PM.

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KINGS CREEK VILLAGE ASSOCIATION, INC.
PROPOSED BUDGET
JANUARY 1, 2026 THROUGH DECEMBER 31, 2026

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		2025			2026	INCREASE (DECREASE) FROM 2025
		BUDGET	PROJECTED RESULTS	OVER (UNDER)	ANNUAL BUDGET	BUDGET
REVENUES						
1	MAINTENANCE FEES	\$ 643,632	\$643,632	\$0	\$ 654,898	\$11,266
2	MISCELLANEOUS	1,913	18,339	16,426	5,000	3,087
3	COMMUNITY BUILDING RENTAL	10,225	-	(10,225)	10,000	(225)
4	I.D. REGISTRATION	1,720	870	(850)	870	(850)
5	TOWNHOUSE OFFICE RENT	3,600	3,600	-	3,600	-
TOTAL		\$ 661,090	\$ 666,441	\$ 5,351	\$ 674,368	\$ 13,278
GENERAL AND ADMINISTRATIVE						
6	INSURANCE	\$ 104,436	\$ 106,862	\$ 2,426	\$ 111,862	\$ 7,426
7	LICENSES & PERMITS	2,624	300	(2,324)	309	(2,315)
8	PRINTING / SUPPLIES / EQUIP.	6,639	7,769	1,130	8,002	1,363
9	POSTAGE	2,179	1,827	(352)	2,482	303
10	WEBSITE/IT	1,967	6,566	4,599	11,263	9,296
11	BAD DEBT	1,000	2,400	1,400	2,400	1,400
TOTAL		118,845	125,724	6,879	136,318	17,473
MAINTENANCE & SERVICE						
12	A/C & APPLIANCE MAINT.	-	-	-	-	-
13	MAINT. EQUIP. MATERIALS & SUPPLIES	16,100	18,999	2,899	15,000	(1,100)
14	LAWN & LANDSCAPE MAINT.	19,142	12,988	(6,154)	15,000	(4,142)
15	JANITORIAL SUPPLIES	2,810	2,472	(338)	2,600	(210)
16	STREET LIGHT MAINT.	2,788	3,824	1,036	2,500	(288)
17	POOL MAINT. & REPAIRS	8,000	22,273	14,273	6,600	(1,400)
18	TREE MAINTENANCE	-	-	-	-	-
19	PEST CONTROL	527	-	(527)	500	(27)
20	TRUCK MAINT. & EXP.	225	-	(225)	200	(25)
21	BUILDING & FENCES	-	-	-	-	-
TOTAL		49,592	60,556	10,964	42,400	(7,192)
PERSONNEL						
22	SALARIES	157,649	151,171	(6,478)	158,046	397
23	PAYROLL TAXES	27,507	31,036	3,529	32,448	4,941
24	PAYROLL PROCESSING	3,440	4,029	589	4,150	710
TOTAL		188,596	186,237	(2,359)	194,644	6,048
SERVICES						
25	SECURITY	168,819	151,693	(17,126)	145,000	(23,819)
26	TRASH COLLECTION	8,925	8,910	(15)	8,910	(15)
27	AUDIT	5,871	5,700	(171)	5,871	-
28	LEGAL	3,075	15,762	12,687	5,000	1,925
29	ACCOUNTING	9,270	9,500	230	9,500	230
TOTAL		195,960	191,565	(4,395)	174,281	(21,679)

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PROPOSED BUDGET

JANUARY 1, 2026 THROUGH DECEMBER 31, 2026

				2026 ANNUAL BUDGET	INCREASE (DECREASE) FROM 2025 BUDGET	
2025						
	BUDGET	PROJECTED RESULTS	OVER (UNDER)			
UTILITIES						
30	ELECTRICITY	17,877	21,546	3,669	22,192	4,315
31	TELEPHONE & INTERNET	5,242	5,252	10	5,410	168
32	WATER & SEWER	1,727	3,759	2,032	3,872	2,145
TOTAL		24,846	30,557	5,711	31,474	6,628
33	OPERATING CONTINGENCY	5,000	1,511	(3,489)	5,000	-
34	RESERVES	78,251	78,251	-	90,251	12,000
TOTAL EXPENSES		\$661,090	\$674,401	\$13,311	\$674,368	\$13,278
SURPLUS/(DEFICIT)		(\$7,960)				

DESCRIPTION	ESTIMATED USEFUL LIFE	AVAIL. LIFE	ESTIMATED COST	AVAIL. FUNDS 31-12-24	2026 ANNUAL FUNDING
COMMUNITY BUILDING	16	5	\$ 569,000	\$ 156,557	\$ 32,831
ROOF	25	10	67,000	46,935	799
PARKING AND RECREATIONAL AREAS	15	7	277,000	53,616	12,701
POOL	8	1	49,000	32,910	6,404
TENNIS COURT	18	8	266,000	24,061	12,037
TREES AND LANDSCAPING	3	1	32,000	8,616	9,307
TRUCK	22	1	37,000	28,384	3,429
STREET LIGHTING	5	3	83,000	22,372	8,043
CONTINGENCY	16	9	260,000	153,706	4,701
TOTAL			\$ 1,640,000	\$ 527,157	\$ 90,251

Funding ratio ---->>> 39.8%

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PROPOSED BUDGET
JANUARY 1, 2026 THROUGH DECEMBER 31, 2026

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MONTHLY MAINTENANCE FEE CALCULATION		<u>2025</u>	<u>2026</u>	<u>PERCENT</u> <u>CHANGE</u>	<u>CHANGE</u>
CAMINO CIRCLE	95	\$ 26.50	\$ 27.00	1.9%	\$ 0.50
CAMINO COURT	70	\$ 26.50	\$ 27.00	1.9%	0.50
VILLAGE OF K.C.	1,067	\$ 26.50	\$ 27.00	1.9%	0.50
TOWNHOUSES	234	\$ 53.00	\$ 54.00	1.9%	1.00
SINGLE FAMILY	127	\$ 53.00	\$ 54.00	1.9%	1.00
K.C. PLAZA	35	\$ 53.00	\$ 54.00	1.9%	1.00

ANNUAL MAINTENANCE FEE CALCULATION		
CAMINO CIRCLE	95	\$ 30,780
CAMINO COURT	70	22,680
VILLAGE O K.C.	1,067	345,708
TOWNHOUSES	234	151,632
SINGLE FAMILY	127	82,296
K.C. PLAZA	35	22,680
TOTAL		<u>\$ 655,776</u>

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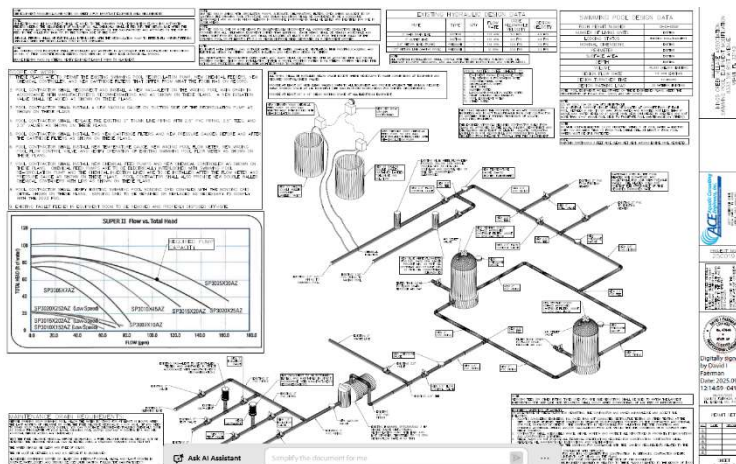
KCVA MANAGER REPORT JANUARY 2026

1. **PROJECT STATUS** -Status of projects in addition to routine maintenance and administrative tasks.
 - a. Maintenance and Administrative Project Status
 - b. Finance
 - c. Security
2. **SINGLE FAMILY HOMES**
 - a. Delinquency Report
3. **ARCHITECTURAL AND LANDSCAPE REQUESTS SINCE LAST BOARD MEETING.**
4. **KCVA AMENITY USE REPORT.**

MAINTENANCE & ADMINISTRATIVE PROJECTS STATUS

Pending Projects 2026.

1. **Community Fences:** The perimeter fences of the association are in very poor condition and deteriorated. The situation has been discussed but no conclusion has yet been reached.
2. **New Pool Fences:** Replacing the pool fence and installing a new model would cost around **\$12,000.00.**
3. **New Tennis Court Fence:** Replacing the fencing around the tennis court with new fencing of the same design will cost approximately **\$56,000.00- \$58,000.00**
4. **Fountain Plaster:** Remove the current layer of plaster from the fountain and install a new one. **\$7,000.00- \$10,000.00**
5. **KCVA Pool:** We need to modify our current filtration system because it is very old, and Miami-Dade County no longer allows this type of system. The cost is between **\$9,000.00** and **\$10,000.00**



KCVA MANAGER REPORT JANUARY 2026

6. **KCVTA T11:** Restructuring and repair of the T11 located in the west pool as it is riddled with termites and in very poor condition. **1st Estimate \$23,500.00.**



7. **The tennis courts** are starting to show some scratches; the company has already been called, and a visit is expected soon to find out what will be done (Pending)



Completed projects 2026.

1. **Community Lights:** The maintenance staff began cleaning all the street lights in the community (done in November 2025)
2. **Pressure cleaning of SFH sidewalks:** Done January 2026.
3. **Replace the lights in the KCVA parking lot and tennis court:** Done December 2025.
4. **New benches for the recreational areas:** Six new benches were ordered to replace the ones we had, which were quite deteriorated.
5. **New KCVA computers and Laptop:** Two new computers and a laptop were purchased to be used in meetings or on any occasion that requires it.
6. **Two new rugs and decorative plants** were purchased for the clubhouse entrance.

KCVA MANAGER REPORT JANUARY 2026

SINGLE FAMILY HOMES

Delinquency Reports December 2025

KINGS CREEK VILLAGE ASSOC. - 585		
OWNER BALANCES		
01 - MAINTENANCE FEES		
AS OF: 12/31/2025		
Account #	Balance	Comments
00102	7.00	First notice mailed: 12/17/2025
00107	25.00	First notice mailed: 12/17/2025
00113	2,691.00	ATTY
00602	7.00	First notice mailed: 12/17/2025
00604	78.00	30 DAY LTR EXP - 10/15/2025
00608	25.00	First notice mailed: 12/17/2025
00610	259.00	First notice mailed: 12/17/2025
0103D	428.00	First notice mailed: 12/17/2025
0109D	699.00	
0115D	431.00	30 DAY LTR EXP - 10/15/2025
0119D	1,847.00	
0128D	226.00	First notice mailed: 9/17/2025
0205D	415.00	30 DAY LTR EXP - 10/15/2025
0308D	78.00	First notice mailed: 12/17/2025
TOTAL	7,216.00	

ARCHITECTURAL REQUEST APPROVED SINCE LAST BOARD MEETING.

OCTOBER 2025.

1) **From:** Andrea De Armas (TH)

Address: 8102 SW 81st Terrace.

Request for the following: Roof Replacement.

Approved by: Pablo Perez-Arias (KCVA President/ Mireya Villaverde KCVA Board Director)

2) **From:** Camino Circle (C.circle)

Address: 7900 Camino Circle.

Request for the following: Painting Exterior of the building.

Approved by: Pablo Perez-Arias (KCVA President/ Mireya Villaverde KCVA Board Director)

KCVA MANAGER REPORT JANUARY 2026

JAUARY 2026.

1) **From:** Marist Brothers (SFH)

Address: 8415 SW 81st Terrace

Request for the following: Replace fence.

Approved by: Pablo Perez-Arias (KCVA President/ Mireya Villaverde KCVA Board Director)

2) **From:** Martin Hiriart (SFH)

Address: 8531 SW 82nd Terrace.

Request for the following: Front door replacement.

Approved by: Pablo Perez-Arias (KCVA President/ Mireya Villaverde KCVA Board Director)

3) **From:** Enrique Guzman (SFH)

Address: 8344 SW 82nd Terrace.

Request for the following: Roof Replacement.

Approved by: Pablo Perez-Arias (KCVA President/ Mireya Villaverde KCVA Board Director)

KINGS CREEK VILLAGE ASSOCIATION, INC.
BALANCE SHEET
December 31, 2025

	<u>Operating Fund</u>	<u>Replacement Fund</u>	<u>Total</u>
ASSETS			
Cash in banks	\$ 65,511	\$ 400,020	\$ 465,531
Assessments receivable-owners	7,216	-	7,216
Assessments receivable- sub-assoc.	92,930	-	92,930
Prepaid expenses	93,176	-	93,176
Property & equipment	27,442	-	27,442
Accumulated depreciation	(27,442)	-	(27,442)
Utility deposits	600	-	600
Due from operating fund	-	134,812	134,812
Total	<u>\$ 259,433</u>	<u>\$ 534,832</u>	<u>\$ 794,265</u>
LIABILITIES AND FUND BALANCE			
Accounts payable and accrued expenses	\$ 244	\$ -	\$ 244
Credit Card- 8544	6,687	-	6,687
Assessments received in advance	15,126	-	15,126
Clubhouse Security deposits	3,950	-	3,950
Due to replacement fund	134,812	-	134,812
Total Liabilities	<u>160,819</u>	<u>-</u>	<u>160,819</u>
FUND BALANCE			
Fund balance	<u>98,614</u>	<u>534,832</u>	<u>633,446</u>
	<u>98,614</u>	<u>534,832</u>	<u>633,446</u>
Total	<u>\$ 259,433</u>	<u>\$ 534,832</u>	<u>\$ 794,265</u>

KINGS CREEK VILLAGE ASSOCIATION, INC.
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND BALANCE
TWELVE MONTHS ENDED DECEMBER 31, 2025

REVENUES	Operating Fund	Replacement Fund	Total
Maintenance assessments	\$ 565,381	\$ 78,251	\$ 643,632
Interest	45	13,614	13,659
Late charges	3,254	-	3,254
Other	17,428	-	17,428
Total	<u>586,108</u>	<u>91,865</u>	<u>677,973</u>
EXPENSES			
Administrative	12,004	-	12,004
Insurance	109,069	-	109,069
Utilities	27,776	-	27,776
Property Expenses	182,900	-	182,900
Personnel expenses	173,614	-	173,614
Maintenance & service	50,175	52,970	103,145
Total	<u>555,538</u>	<u>52,970</u>	<u>608,508</u>
SURPLUS OF REVENUES OVER EXPENSES	30,570	38,895	69,465
Fund balance - beginning	<u>68,044</u>	<u>495,937</u>	<u>563,981</u>
FUND BALANCE - ENDING	<u><u>\$ 98,614</u></u>	<u><u>\$ 534,832</u></u>	<u><u>\$ 633,446</u></u>

KINGS CREEK VILLAGE ASSOCIATION, INC.
STATEMENT OF DEFERRED MAINTENANCE AND REPLACEMENT FUND
TWELVE MONTHS ENDED DECEMBER 31, 2025

	<u>Fund Balance 12/31/2024</u>	<u>Additions</u>	<u>Payments</u>	<u>Transfers</u>	<u>Interest</u>	<u>Fund Balance 12/31/2025</u>
Pool	\$ 31,129	\$ 3,282	\$ 2,500	\$ -	\$ -	\$ 31,911
Comm. Building	115,598	40,959	-	-	-	156,557
Truck	27,000	1,383	-	-	-	28,383
Parking & Recreational Areas	34,376	19,241	-	-	-	53,617
Roof	46,349	586	-	-	-	46,935
Tennis Court	8,785	15,276	-	-	-	24,061
Street Lighting	35,000	5,807	36,870	-	-	3,937
Trees & Landcaping	12,098	3,319	6,800	-	-	8,617
Contingency & Other	156,107	4,398	6,800	-	-	153,705
Interest	29,495	(16,000)	-	-	13,614	27,109
Total	\$ 495,937	\$ 78,251	\$ 52,970	\$ -	\$ 13,614	\$ 534,832

Kings Creek Village Association, Inc.
Actual vs Budget-Current month and year to date
December 2025

	Dec 25	Budget	\$ Over Bud...	Jan - Dec 25	YTD Budget	\$ Over Bud...	Annual Bu...
Ordinary Income/Expense							
Income							
Revenues							
401 · Maintenance Assessments	53,636	53,636	0	643,632	643,632	0	643,632
404 · Community Bldg Rental	0	852	-852	0	10,225	-10,225	10,225
405 · Townhouse Office Rent	0	300	-300	2,400	3,600	-1,200	3,600
406 · I.D.\Registration	0	143	-143	1,440	1,720	-280	1,720
415 · Late charge	200	0	200	3,254	0	3,254	0
420 · Interest Income	4	0	4	45	0	45	0
417 · Miscellaneous Income	0	159	-159	13,587	1,913	11,674	1,913
Total Revenues	53,840	55,091	-1,251	664,359	661,090	3,269	661,090
Total Income	53,840	55,091	-1,251	664,359	661,090	3,269	661,090
Expense							
1 · General & Administrative							
704 · Lic./Fees/Corp. Taxes	0	219	-219	200	2,624	-2,424	2,624
707 · Printing/Supp/Equip.	1,430	553	876	7,952	6,639	1,313	6,639
709 · Postage	0	182	-182	1,517	2,179	-662	2,179
713 · Website / IT	54	164	-110	2,335	1,967	368	1,967
750 · Bad Debt-Uncollectable As...	0	83	-83	0	1,000	-1,000	1,000
Total 1 · General & Administrative	1,484	1,201	283	12,004	14,409	-2,405	14,409
2 · Insurance.							
703 · Insurance							
703.01 · Property & Liability	9,250	8,703	547	106,017	104,436	1,581	104,436
703.05 · Vehicle	250	0	250	3,052	0	3,052	0
Total 703 · Insurance	9,500	8,703	797	109,069	104,436	4,633	104,436
Total 2 · Insurance.	9,500	8,703	797	109,069	104,436	4,633	104,436
3 · Utilities							
601 · Electricity	1,239	1,490	-251	20,389	17,877	2,512	17,877
603 · Telephone	0	437	-437	4,505	5,242	-737	5,242
604 · Water & Sewer	0	144	-144	2,882	1,728	1,154	1,728
Total 3 · Utilities	1,239	2,071	-832	27,776	24,847	2,929	24,847
4 · Property Expenses							
508 · Security	13,030	14,068	-1,038	154,374	168,819	-14,445	168,819
513 · Trash Collection	441	744	-303	5,795	8,925	-3,130	8,925
701 · Audit & Financial Stmts	0	489	-489	5,700	5,871	-171	5,871
702 · Legal Fees	0	256	-256	8,031	3,075	4,956	3,075
712 · Accounting Fees	750	773	-23	9,000	9,270	-270	9,270
Total 4 · Property Expenses	14,221	16,330	-2,109	182,900	195,960	-13,060	195,960
5 · Personnel Expenses							
708 · Salaries	12,282	13,137	-855	141,103	157,649	-16,546	157,649
710 · Payroll Taxes	3,670	2,292	1,378	28,961	27,507	1,454	27,507
716 · Payroll Processing	360	287	73	3,550	3,440	110	3,440
Total 5 · Personnel Expenses	16,312	15,716	596	173,614	188,596	-14,982	188,596



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1 of 4

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KINGS CREEK VILLAGE ASSOCIATION INC
8333 SW 81ST AVE
MIAMI FL 33143-6604

For additional locations
and hours, please visit
citynational.com/locations

NMLS412469
Member
FDIC



Association Interest Checking

Account Summary

Account:		Beginning Balance:	\$95,481.81
Last Statement:	November 28, 2025	Ending Balance:	\$63,407.98
This Statement:	December 31, 2025	Average Ledger Balance:	\$80,081.48
		Low Balance:	\$59,923.88
		Interest Earned This Period:	\$3.62
		Interest Earned 2025:	\$45.38
		Days of Interest This Period:	33
		Annual Percentage Yield Earned:	0.05%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
11-29	Beginning Balance			\$95,481.81
12-01	LOCKBOX DEPOSIT	\$53.00		\$95,534.81
12-01	CITY NATIONAL BA EBP PAYMEN 000585	\$159.00		\$95,693.81
12-01	Payables AT&T Mobility AT&T Mobility Bill.com P25120102 - 8915258 Inv 28		\$147.64	\$95,546.17
12-01	Payables AT&T AT&T Bill.com P25120102 - 8915256 Inv 25		\$239.60	\$95,306.57
12-02	LOCKBOX DEPOSIT	\$527.00		\$95,833.57
12-02	CITY NATIONAL BA EBP PAYMEN 000585	\$212.00		\$96,045.57
12-02	CR OFFSET KINGS CREEK VILL ACHplus OrigSett 1591437869	\$901.00		\$96,946.57

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Active Assets Account KINGS CREEK VILLAGE ASSOC C/O PABLO PEREZ-ARIAS, MIREYA VILLAVEDE &

Account Summary

BALANCE SHEET (^ includes accrued interest)

	Last Period (as of 10/31/25)	This Period (as of 12/31/25)
Cash, BDP, MMFs	\$143,898.26	\$143,900.66
Certificates of Deposit ^	254,714.42	256,309.80
Total Assets	\$398,612.68	\$400,210.46
Total Liabilities (outstanding balance)	—	—
TOTAL VALUE	\$398,612.68	\$400,210.46

INCOME AND DISTRIBUTION SUMMARY

	This Period (11/1/25-12/31/25)	This Year (1/1/25-12/31/25)
Interest	\$2.40	\$14,429.33
Income And Distributions	\$2.40	\$14,429.33
Tax-Exempt Income	—	—
TOTAL INCOME AND DISTRIBUTIONS	\$2.40	\$14,429.33

Taxable and tax exempt income classifications are based on the characteristics of the underlying securities and not the taxable status of the account.

CASH FLOW

	This Period (11/1/25-12/31/25)	This Year (1/1/25-12/31/25)
OPENING CASH, BDP, MMFs	\$143,898.26	\$16,516.33
Purchases	—	(250,000.00)
Sales and Redemptions	—	400,000.00
Income and Distributions	2.40	14,429.33
Total Investment Related Activity	\$2.40	\$164,429.33
Other Debits	—	(175.00)
Total Cash Related Activity	—	\$(175.00)
Checks Written	—	(36,870.00)
Total Card/Check Activity	—	\$(36,870.00)
CLOSING CASH, BDP, MMFs	\$143,900.66	\$143,900.66

GAIN/(LOSS) SUMMARY

	Realized This Period (11/1/25-12/31/25)	Realized This Year (1/1/25-12/31/25)	Unrealized Inception to Date (as of 12/31/25)
Short-Term Gain	—	—	\$190.35

This Summary is for informational purposes only and should not be used for tax preparation. Refer to the Expanded Disclosures or go to www.morganstanley.com/wealth/disclosures/disclosures.asp.

NOAH Remodeling, LLC.
 Ph: 954 918 1113
 Medley, Fl. 33178
 Sales@Noah.Company
 www.noah.company
 www.noahpp.com



Kings Creek Village Association
 Address: 8333 SW 81st Avenue,
 Miami Fl. 33143
 Office Number 305-279-2101
 Contact: Mariafernanda Vera
 KCVA Office Manager.
 Email: kcvaoffice@kcvamiami.com

ESTIMATE

Estimate # 0000809
Estimate Date 01/07/2026

Item	Description	Unit Price	Quantity	Amount
Service	• Asphalt Tar Sealing. - Deep Cleaning Area. - Tar Sealing Application. - New Parking Lots striping including Handicap parking. NOTES: - Application time (1 Labor Day). - No Parking area available (24 Hours). NOTES: - All City/County Fees provided by Owner/Client (Including ReInspections Fee). - Anything not Listed/Mentioned on this Proposal is NOT INCLUDED. - Any Change of Order must be paid in full before being made. - Any Hidden Damage, Not Included Needed Repairs are NOT INCLUDED and must be Quoted/Paid in full apart. - The times derived from the processes in the departments of the City/County, are lapses that Noah Remodeling, LLC does not have any type of control and are subject to many changes by the public workers that are in charge of their processes/revisions/approvals. - We hereby state that NOAH REMODELING LLC., and none of its members is, nor will be responsible for penalties or fines due to work done without the right permits from the city, will be responsible in its entirety to the client since this work was done without due Permits and inspection by express and demonstrated request in this document by the Client. - NOT TAX. - All deposits and other payments are non-refundable	7370.00	1.00	7,370.00

	Subtotal	7,370.00
	Total	7,370.00
	Amount Paid	0.00
	Estimate	\$7,370.00