

APPROVED BUDGET FOR
JANUARY 1, 2018 TO DECEMBER 31, 2018

2018 APPROVED BUDGET	PARTIALLY-FUNDED RESERVES	PARTIALLY-FUNDED RESERVES	PARTIALLY-FUNDED RESERVES	PARTIALLY-FUNDED RESERVES		
GARDENIA OCEANFRONT COA 24 UNITS	Actual 2015	Actual 2016	ESTIMATED 2017	APPROVED 2018	Monthly Cost	Monthly Unit Cost
Assessment Income	YEAR END	YEAR END	YEAR END	BUDGET	2018	per unit
Association Fee Income	\$ 171,360.00	\$180,000.00	\$185,760.00	\$190,080.00	\$ 15,840.00	\$ 660.00
Interest Income	\$ 14.87	\$ 24.87	\$ 14.24	\$12.00	\$ 1.00	\$ 0.04
Late Fee Income	\$ 74.50	\$ 222.15	\$ 286.80	\$ -	\$ -	\$ -
Key Deposits	\$ 25.00	\$ 10.00	\$ 100.00	\$ -	\$ -	\$ -
Tenant Lease Fee	\$ 300.00	\$ -	\$ -	\$ -	\$ -	\$ -
Special Assessment		\$115,440.00	\$ 57,408.00	\$ -	\$ -	\$ -
TOTAL INCOME	\$ 171,774.37	\$295,697.02	\$243,569.04	\$190,092.00	\$ 15,841.00	\$ 660.04
Operating Expenses						
Administrative Expenses						
Accounting Fee	\$ 780.00	\$ 185.00	\$ 215.00	\$ 300.00	\$ 25.00	\$ 1.04
Corp Filing Fee	\$ 61.25	\$ 61.25	\$ 61.25	\$ 72.00	\$ 6.00	\$ 0.25
DBPR Filing Fee	\$ 96.00	\$ 96.00	\$ 96.00	\$ 96.00	\$ 8.00	\$ 0.33
Legal Fees	\$ -	\$ 571.41	\$ 1,500.00	\$ 600.00	\$ 50.00	\$ 2.08
Management Fees	\$ 7,200.00	\$ 7,776.00	\$ 7,776.00	\$ 8,400.00	\$ 700.00	\$ 29.17
Office Supplies/Copies	\$ 897.93	\$ 613.42	\$ 216.86	\$ 300.00	\$ 25.00	\$ 1.04
Postage	\$ 199.10	\$ 2.45	\$ 150.71	\$ 96.00	\$ 8.00	\$ 0.33
TOTAL ADMINISTRATIVE	\$ 9,234.28	\$ 9,305.53	\$ 10,015.81	\$ 9,864.00	\$ 822.00	\$ 34.25
Insurance						
General Liability Insurance	\$ 1,750.98	\$ 1,879.30	\$ 1,579.73	\$ 2,700.00	\$ 225.00	\$ 9.38
D & O (Directors & Officers)	\$ 907.68	\$ 986.80	\$ 897.75	\$ 1,032.00	\$ 86.00	\$ 3.58
Umbrella Policy - 5 million	\$ 748.20	\$ 714.00	\$ 749.70	\$ 828.00	\$ 69.00	\$ 2.88
Theft Bond	\$ 279.08	\$ 360.96	\$ 315.84	\$ 372	\$ 31.00	\$ 1.29
Equipment Breakdown - Elect-Mech Policy	\$ 636.05	\$ 593.16	\$ 475.98	\$ 636	\$ 53.00	\$ 2.21
Property & Wind / Master Policy (Jan renewal)	\$ 22,033.44	\$ 16,485.29	\$ 13,906.28	\$ 14,976.00	\$ 1,248.00	\$ 52.00
Insurance - Flood (Aug renewal)	\$ 7,197.65	\$ 8,408.20	\$ 10,787.27	\$ 11,220.00	\$ 935.00	\$ 38.96
Worker's Comp	\$ -	\$ 197.60	\$ 708.00	\$ 708.00	\$ 59.00	\$ 2.46
Finance Charge/Doc Stamps	\$ 503.24	\$ 475.60	\$ 300.00	\$ 420.00	\$ 35.00	\$ 1.46
TOTAL INSURANCE	\$ 34,056.32	\$ 30,100.91	\$ 29,720.54	\$ 32,892.00	\$ 2,741.00	\$ 114.21
Building Maintenance						
Janitorial Contract /Cleaning & Bathroom Supplies	\$ 4,855.38	\$ 4,400.45	\$ 6,145.00	\$ 8,700.00	\$ 725.00	\$ 30.21
Pressure Washing-Garage, Stairwells, Lobby	\$ 2,146.62	\$ 2,350.00	\$ 3,137.50	\$ 2,556.00	\$ 213.00	\$ 8.88
Fire Extinguishers & Fire Exit & Emerg Lighting	\$ 621.12	\$ 468.73	\$ 900.00	\$ 900.00	\$ 75.00	\$ 3.13
Garage Doors & Openers Repairs	\$ 795.00	\$ 450.00	\$ 60.00	\$ 840.00	\$ 70.00	\$ 2.92
Maintenance Employee (Terry - avg 10 hrs per week)	\$ 8,185.88	\$ 8,494.30	\$ 9,112.44	\$ 11,832.00	\$ 986.00	\$ 41.08
Pest Control - roach, ant, silverfish (main bldg, garage; interiors upon request) BIRDS, BEES	\$ 3,571.02	\$ 1,161.00	\$ 1,552.00	\$ 1,536.00	\$ 128.00	\$ 5.33
Roof Repairs/Cleaning		\$ 2,400.00	\$ -	\$ 1,200.00	\$ 100.00	\$ 4.17
Hurricane Matthew Repairs		\$ 19,298.62	\$ 52,938.21		\$ -	
Hurricane Irma Repairs		\$ -	\$ 24,000.00		\$ -	
Subcontractors (Electr, Plumbing, A/C techs (lobby,C/H, Elev room), Drywall, etc.)		\$ 577.24	\$ 4,000.00	\$ 3,960.00	\$ 330.00	\$ 13.75
Supplies & Equipment (misc, small)	\$ 5,147.24	\$ 16,812.51	\$ 1,967.36	\$ 2,652.00	\$ 221.00	\$ 9.21
TOTAL BUILDING MAINTENANCE	\$ 25,322.26	\$ 56,412.85	\$103,812.51	\$ 34,176.00	\$ 2,848.00	\$ 118.67
Ground Maintenance						
Lighting - Outdoor	\$ 23.70	\$ 1,322.94	\$ 425.03	\$ 300.00	\$ 25.00	\$ 1.04
Landscaping - Irrigation System Repairs	\$ -	\$ 276.06	\$ 120.00	\$ 300.00	\$ 25.00	\$ 1.04
Landscape Contract	\$ 4,535.00	\$ 4,380.00	\$ 4,380.00	\$ 4,800.00	\$ 400.00	\$ 16.67
Mulch / Plants	\$ 1,183.34	\$ 4,231.30	\$ 2,004.00	\$ 2,004.00	\$ 167.00	\$ 6.96
Fertilization/Pest Control of Grass & Shrubs	\$ 647.00	\$ 1,062.16	\$ 900.00	\$ 1,536.00	\$ 128.00	\$ 5.33
Trimming - Palms, Dunes	\$ 3,745.29	\$ 1,264.00	\$ 2,500.00	\$ 2,520.00	\$ 210.00	\$ 8.75
TOTAL GROUND MAINTENANCE	\$ 10,134.33	\$ 12,536.46	\$ 10,329.03	\$ 11,460.00	\$ 955.00	\$ 39.79
Mechanical Systems Maintenance						
Booster Pump Maintenance	\$ 1,345.00	\$ 1,280.00	\$ 2,000.00	\$ 1,800.00	\$ 150.00	\$ 6.25

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GARDENIA OCEANFRONT COA 24 UNITS	Actual 2015	Actual 2016	ESTIMATED 2017	APPROVED 2018	Monthly Cost	Monthly Unit Cost
Elevator Maint Contract	\$ 4,782.69	\$ 2,887.50	\$ 3,300.00	\$ 3,600.00	\$ 300.00	\$ 12.50
Elevator Inspections & Permits	\$ 2,129.62	\$ 2,660.90	\$ 251.93	\$ 600.00	\$ 50.00	\$ 2.08
Elevator Modernization		\$102,909.10	\$ -	\$ -	\$ -	\$ -
Elevator Repairs / Emerg Calls	\$ 2,429.72	\$ 1,703.80	\$ 4,000.00	\$ 1,800.00	\$ 150.00	\$ 6.25
Fire/Elevator Emerg Phone Service (Brighthouse/Kings III)	\$ 2,724.95	\$ 583.09	\$ 3,461.10	\$ 3,408.00	\$ 284.00	\$ 11.83
Fire Alarm Monitoring, Inspections & Repairs	\$ 747.30	\$ 1,181.69	\$ 5,079.39	\$ 2,100.00	\$ 175.00	\$ 7.29
Telephone Entry System /Glass Door	\$ 656.78	\$ 435.65	\$ 200.00	\$ 240.00	\$ 20.00	\$ 0.83
Fire Pump System Inspections & Repairs	\$ 1,842.06	\$ 6,301.92	\$ 3,056.54	\$ 3,000.00	\$ 250.00	\$ 10.42
Fire Sprinkler Inspections & Testing (Annual & 3 inspections)	\$ 2,042.04	\$ 1,250.00	\$ 1,250.00	\$ 1,260.00	\$ 105.00	\$ 4.38
Backflow Preventer Maint & Inspections	\$ -	\$ 977.51	\$ 200.00	\$ 168.00	\$ 14.00	\$ 0.58
TOTAL MECHANICAL SYSTEMS	\$ 18,700.16	\$122,171.16	\$ 22,798.95	\$ 17,976.00	\$ 1,498.00	\$ 62.42
Pool & Spa						
Pool Maintenance Contract	\$ 3,375.00	\$ 3,600.00	\$ 3,725.00	\$ 3,900.00	\$ 325.00	\$ 13.54
Pool Permits	\$ 100.00	\$ 100.00	\$ 100.35	\$ 156.00	\$ 13.00	\$ 0.54
Pool Repairs & Supplies	\$ 4,974.65	\$ 294.52	\$ 963.53	\$ 900.00	\$ 75.00	\$ 3.13
TOTAL POOL & SPA	\$ 8,449.65	\$ 3,994.52	\$ 4,788.88	\$ 4,956.00	\$ 413.00	\$ 17.21
Utilities						
Cable & Internet	\$ 13,254.79	\$ 13,808.04	\$ 15,268.94	\$ 17,580.00	\$ 1,465.00	\$ 61.04
Electric	\$ 6,480.34	\$ 7,870.88	\$ 8,097.15	\$ 8,280.00	\$ 690.00	\$ 28.75
Trash Disposal/Dumpster Rental	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Telephone		\$ 3,434.76	\$ -		\$ -	
Water Costs	\$ 6,436.80	\$ 5,936.34	\$ 6,849.66	\$ 6,840.00	\$ 570.00	\$ 23.75
Sewer Costs	\$ 8,348.29	\$ 8,489.67	\$ 9,670.46	\$ 9,600.00	\$ 800.00	\$ 33.33
TOTAL UTILITIES	\$ 34,520.22	\$ 39,539.69	\$ 39,886.20	\$ 42,300.00	\$ 3,525.00	\$ 146.88
TOTAL EXPENSES:	\$ 140,417.22	\$ 274,061.12	\$ 221,351.90	\$ 153,624.00	\$ 12,802.00	\$ 533.42
Reserve Funding						
Misc Building Components	2,700.00	2,640.00	2,676.00	1,980.00	\$ 165.00	\$ 6.88
Elevator	5,736.00	3,204.00	6,120.00	2,616.00	\$ 218.00	\$ 9.08
Garage & Doors	2,628.00	11,040.00	10,416.00	9,888.00	\$ 824.00	\$ 34.33
Lighting	228.00	144.00	312.00	324.00	\$ 27.00	\$ 1.13
Lobby Furniture	180.00	192.00	204.00	540.00	\$ 45.00	\$ 1.88
Painting	6,480.00	7,440.00	7,500.00	7,116.00	\$ 593.00	\$ 24.71
Paving & Sealing	0.00	0.00	0.00	36.00	\$ 3.00	\$ 0.13
Pool/Spa/Clubhouse	3,504.00	3,960.00	4,428.00	4,020.00	\$ 335.00	\$ 13.96
Pumps & Mechanical	6,372.00	5,712.00	5,448.00	6,348.00	\$ 529.00	\$ 22.04
Roof	5,340.00	4,284.00	3,720.00	3,600.00	\$ 300.00	\$ 12.50
TOTAL RESERVE	33,168.00	38,616.00	40,824.00	36,468.00	3,039.00	\$126.63
TOTAL EXPENSES INCLUDING RESERVES	\$173,585.22	\$312,677.12	\$262,175.89	\$190,092.00	\$15,841.00	\$660.04
Income or (Loss)	\$ (1,811)	\$ (16,980)	\$ (18,607)	\$ -		
Monthly Assessment Per Month, per Unit	\$595.00	\$625.00	\$645.00	\$660.00		
Increase Per Year:		\$ 30.00	\$ 20.00	\$15.00		
Special Assessments Per Year, per Unit:	\$0.00	\$4,810.00	\$2,392.00	\$0.00		

**GARDENIA OCEANFRONT CONDOMINIUM ASSOCIATION, INC.
RESERVE ANALYSIS**

Current Budget Year:		2018				ESTIMATED	(State-Mandated)	By OWNER VOTE
ITEM	ESTIMATED	LAST	REMAINING	REPLACEMENT	RESERVE FUND	BALANCE	2018	2018
	LIFE/YEARS	DONE	LIFE/YEARS	COST		(12/31/17)	FULL-FUNDING	PARTIALLY-FUNDED
							REQUIREMENT	50%
Building Painting	10	2011	3	\$80,000.00		\$37,331.50	\$14,223.00	\$7,116.00
Roof (Foam Covering over structure)	30	2001	13	\$100,000.00		\$14,625.10	\$7,130.00	\$3,600.00
Roof Coating	6	2013	1	\$15,000.00				
Elevator (\$20K per floor) *Life Expectancy is based on modernization in 2016 + Elev Room AC	30	2016	28	\$163,200.00		\$17,060.00	\$5,219.00	\$2,616.00
Mechanical / Electrical Systems:			13.3333333	\$201,000.00		\$31,777.97	\$12,692.00	\$6,348.00
Fire Alarm Panel, Pull Stations, Sounders, Smoke Detectors	30	2018	30	\$32,000.00				
Fire Sprinklers	30	2015	27	\$22,000.00				
Fire Pump / Backflow (red)	30	2001	13	\$50,000.00				
Fire System Stand Pipes (stairwells)	15	2015	12	\$14,000.00				
HVAC (Clubhouse)	10	2015	7	\$3,500.00				
Electrical	30	2001	13	\$20,000.00				
Generator	25	2001	8	\$25,000.00				
Water Pressure Tank & Booster Pump	5	2015	2	\$30,000.00				
Potable Water Backflow Preventer (blue)	25	2001	8	\$4,500.00				
Pool:			10.0909091	\$94,500.00		\$13,398.30	\$8,037.00	\$4,020.00
Pool Interior (resurface)	17	2001	2	\$7,500.00				
Wood Deck/Beach Ramp Refinishing	5	2015	3	\$2,500.00				
Cool Deck Refinishing	10	2015	7	\$1,000.00				
Pool Pump	6	2013	1	\$1,000.00				
Pool Heater	10	2017	10	\$5,000.00				
Pool fence/gates	15	2015	12	\$20,000.00				
Pool Furniture	8	2015	5	\$4,000.00				
Clubhouse paint/carpet	20	2001	3	\$3,500.00				
Clubhouse Sliding Doors (east side in 2016)	25	2016	23	\$20,000.00				
Pool Deck Replacement (wood portion)	25	2015	22	\$10,000.00				
Beach Crossover Replacement	25	2016	23	\$20,000.00				
Doors:			8.75	\$179,300.00		\$6,262.76	\$19,776.00	\$9,888.00
Garage Doors (6 in 2012, 2 in 2015) \$1400/door (12) & \$400 per opener (12)	15	2015	8	\$21,600.00				
Ground Floor Doors, Roof Doors, Dumpster Doors (15 @ \$4K each w/frames/1/2 with openers)	15	2012	9	\$60,000.00				
People Doors (27 @ \$3500 with frames)	20	2001	10	\$94,500.00				
Trash Chutes/Doors (8 @ \$400/ea)	20	2001	8	\$3,200.00				
Lighting (Exterior/Landscape)	15	2015	12	\$10,000.00		\$2,189.53	\$651.00	\$324.00
Pavement Resealing	7	2014	3	\$6,000.00		\$5,828.13	\$57.00	\$36.00
Lobby Furniture/Fixtures, HVAC	20	2001	5	\$6,000.00		\$576.00	\$1,085.00	\$540.00
Miscellaneous Maint (Misc Building Components)	25	2015	22	\$100,000.00		\$12,756.29	\$3,966.00	\$1,980.00
				\$1,429,800.00		\$141,805.58	\$72,836.00	\$36,468.00
				Monthly Reserve Contribution:			\$252.92	\$126.63

** Management recommends funding an account titled "Misc Building Components" for various items including, but not limited to: Plumbing, Concrete Restoration, Perimeter Fences, Mailboxes, Landscaping, Etc.
These items present unknown variables for factoring approximate needs. Therefore, having a "growing account" for these items will allow the Association to fund repairs or replacements when needed.

WHILE FULLY-FUNDING RESERVES CANNOT GUARANTEE ALL REPAIRS WILL BE BUDGETED, WAIVING OF RESERVES, IN WHOLE OR IN PART, OR ALLOWING ALTERNATIVE USES OF EXISTING RESERVES, MAY RESULT IN UNIT OWNER LIABILITY FOR PAYMENT OF UNANTICIPATED SPECIAL ASSESSMENTS REGARDING THOSE

WRITTEN DETAILS FOR EACH BUDGETED LINE ITEM:

INCOME:	
	This cost is formulated by adding up all estimated expenses and reserve savings, and dividing by the 24 units in the condo. The options are to "fully-fund" reserve savings, meaning funding enough so that you will probably not have to special assess when something breaks down, or the owners can vote in a majority to "partially fund" reserves each year, knowing that it lowers the monthly fee, but that you will probably have a special assessment in the future to cover a needed repair or replacement.
Association Fee Income	
Interest Income	Interest earned on Operating funds
Late Fee Income	We do not budget for this, hoping no one will be late.
Key Deposits	\$25 per amenity key
Tenant Lease Fee	\$100 per unit for each new move-in.
Special Assessment	2014 had a \$3650 per unit spcl asmnt. 2016 had a \$4810 cost for the elevator modernization, plus security & spalling issues. 2017 had a \$2350 Hurricane Matthew spcl asmnt for doors, entry keypad, lights, landscaping, alarm panel.
Administrative Expenses:	
Accounting Fee	Since 2016, just a tax return by CPA. Management will provide a statement of income & expenses when owners request.
Corp Filing Fee	Annual Florida Corporate filing
DBPR Filing Fee	State charges \$4.00 per unit per year to cover education and ability to call if you have a condo statute 718 concern. All owners can call 850-488-2141 or FLS@customerserviceunit@DBPR.gov to obtain paper copies of FS 718 and Administrative Code 61B at no charge.
Management Fees	Reconcilable Differences has managed since August 2014. They provide full accounting and financials, weekly inspections, meeting with employee and contractors, 24/7 phone and email availability, website upkeep, guidance with FS 718 and Board education. They have not had an increase in 2 years and have helped deal with 2 hurricanes and elevator modification, so request an increase from \$648 to \$700 per month.
Office Supplies/Copies	Financials, letters, notices, emails, bids, etc.
Postage	As needed for mailing official documents to all owners (budget, annual meeting) plus letters and checks.
Insurance	
General Liability Insurance	To cover anyone being hurt on the property
D & O (Directors & Officers)	Protects Board members from being sued for decisions they make
Umbrella Policy - 5 million	Covers up to \$5 million dollars if a lawsuit is filed
Theft Bond	Bond covers all condo money in banks, CD's, petty cash, in case of theft
Equipment Breakdown	Covers elevator motors, water pump, generator, etc. All large equipment that could be ruined by lightening, fire or water.
Property & Wind / Master Policy (Jan renewal)	The "shell" of the building is covered for all damages, including flood. The interiors of each unit MUST be covered by your personal "H06" policy. Condo ONLY covers the exterior of the building and some interior drywall; NOT your flooring, ceilings, cabinets or personal items.
Insurance - Flood (Aug renewal)	Flood policy covers the building from "rising" waters
Worker's Comp	This basic policy covers the Association in case a contractor brings employees on site and neglects to pay his own Work Comp policy and they get hurt. Without this small policy, any worker could sue the condo for millions. With this, they are dealt with under employee law.
Finance Charge/Doc Stamps	Cost to finance the property policy. Currently 3% interest
Building Maintenance	
Janitorial Contract	Ultra Clean will increase their price 1/1/18 to \$525 per month for cleaning 2 days per week. They are also charging \$200 more per month to wash down stairs and walkways 1x/mo, beginning Sept 2017.
Cleaning / Bathroom	Pool bathroom and kitchen supplies
Pressure Washing	Main Garage, all Stairwells and pool deck pressure washed twice per year, then lobby tile cleaned by another contractor within a day of the washing.
Fire Extinguishers & Fire Exit & Emerg Lighting	Annual inspection & lights as needed. They blow down sometimes, and must be replaced if broken.
Garage Doors & Openers Repairs	Assoc is responsible for doors and door openers on common garages. Owners pay for their own personal door openers.
Maintenance Employee	Terry Willingham works one day per week (more if needed). This cost includes 30% employer tax & worker's comp burden. Hours average about 10 per week.
Pest Control	Bi-monthly outside treatment of roaches, ants and silverfish. If needed inside, residents can call Slug-A-Bug for free treatment when he is on site. In 2015, we installed solar powered bird shock system and removed bees, both at an additional cost.
Roof Repairs / Cleaning	The foam roof should last a very long time, but the coating that protects the foam must be recoated every 5 or 6 years, at a cost of \$18K. Bi-annually, we hire the roofer to clean and make small repairs to extend the life of the coating.
Subcontractors	This is a "catch-all" for any vendors we must hire to make repairs or replacements for the building. (Electricians, Plumbers, A/C techs (lobby, C/H, Elev room), Drywallers, etc.)
Supplies & Equipment	Materials and parts needed to keep this building running smoothly
Ground Maintenance	

WRITTEN DETAILS FOR EACH BUDGETED LINE ITEM:

Lighting - Outdoor	Landscape lighting in atrium and outside
Irrigation System Repairs	Bill Compton does most of the work for free, but this is for parts
Landscape Contract	Blue Bell Landscaping is the vendor. They come weekly in summer and bi-weekly in winter. This contract includes trimming palms under 12 feet and once per year mulch.
Mulch / Plants	To replace plants that die or 2nd round of mulch
Fertilization/Pest Control	Slug-A-Bug charges \$55 per month for bi-monthly treatment of lawn and shrubs for disease and growth. Palms has additional pest and fertilizer needs.
Trimming - Palms, Dunes	the dunes and plants on east and north of building are a separate contract
Mechanical Systems Maintenance	
Booster Pump Maintenance	Morgan Pump charges \$600 for semi-annual maintenance/inspection. Parts are extra. These pumps push your water to your unit. It is vital that they always work!
Diesel & Fire Pump Maintenance	The fire pump tests once weekly, and ensures that if a fire breaks out, the sprinklers in the units will have water to run through them.
Elevator Maint Contract	Premier Elevator did the modernization and comes monthly to maintain the elevator and it's running parts. They will also cover emergency visits during business hours.
Elevator Inspections & Permits	Annual inspection required by state, and a state permit issued
Elevator Repairs / Emerg Calls	Parts and after-business-hours visits are extra charges.
Fire/Elevator Emerg Phone Service (AT&T/Kings III)	Kings III charges \$74/mo. to monitor the elev phone and dispatch emergency personnel if you are trapped. We cancelled AT&T in Sept 2016 because their price kept rising, and now Brighthouse is used, at \$210/mo for entry phone, elevator phone and fire alarm lines.
Fire Alarm Monitoring	Annual charge to call us and fire station in case of emergencies noted on the fire panel
Fire Alarm Inspections/Testing	Annual test and inspection of all alarms in units and around building, with quarterly inspections. Replacement parts are extra.
Telephone Entry System	Front door entry system; parts, repairs, labor, adding names and phone number changes
Fire Sprinkler Inspections & Testing	Annual inspection inside each unit to ensure fire sprinklers will work in an emergency. Includes fire pump inspection and testing quarterly, with All Brevard Fire Sprinklers and Plumbing. Replacement parts in common areas are an extra charge.
Backflow Preventer Maint & Inspections	Blue pump in front of the property. Inspected annually
Pool & Spa	
Pool Maintenance Contract	Brevard Pools - twice a week
Pool Permits	Annual county cost
Pool Repairs & Supplies	Pumps, parts, heater (as needed)
Utilities	
Cable	Brighthouse/Spectrum: For 2018, this includes 60 mgs internet, a modem and 2 cable boxes with "tier 2" cable channels. Service includes over 400 channels and music channels
Electric	for common areas, pool, pumps, lights
Trash Disposal/Dumpster	this cost is now included in your property taxes
Water Costs	Assoc pays for water and sewer. PLEASE be sure you aren't wasting water
Sewer Costs	Toilets, dripping faucets, etc., all contribute to higher than necessary costs.
Capital Reserve Savings	Please see separate sheet for details on how these lines are calculated