

ISLAND COVE CONDOMINIUM ASSN, INC.
APPROVED BUDGET
FOR Jan 1, 2018 to December 31, 2018

	42 units	2014 Actual YEAR END	2015 Actual YEAR END	2016 Actual YEAR END	2017 ESTIMATED YEAR END	2018 APPROVED BUDGET	Monthly Budget
INCOME:							
4030	Monthly Maintenance Fees	237,828.00	300,086.00	258,588.00	258,588.00	258,564.00	21,547.00
4050	Late Fees & Interest	662.48	325.00	175.00	186.00	-	-
4051	Other Income/Bank Interest	3,774.23	226.76	280.86	32.06	24.00	2.00
4075	Legal Fees billed to Owner	10,108.50	700.00	-	-	-	-
	TOTAL INCOME:	252,373.21	301,337.76	259,043.86	258,806.06	258,588.00	21,549.00
EXPENSES:							
ADMINISTRATIVE COSTS:							
6005	Bookkeeper	2,952.00	4,176.00	4,200.00	4,200.00	4,200.00	350.00
6004	Bad Debt (Uncollectable Fees)	-	22,111.80	-	-	-	-
6006	DBPR & Corp Fees	110.00	290.50	284.25	240.00	240.00	20.00
6011	Legal Fees	10,147.18	8,797.54	900.00	500.00	504.00	42.00
6016	Office Supplies, Copies, Postage	513.49	747.91	167.30	600.00	480.00	40.00
6021	Licenses, Permits, Dues	980.76	477.25	450.25	480.00	1,008.00	84.00
6008	CPA & Taxes	214.00	780.00	205.00	406.00	408.00	34.00
	TOTAL ADMINISTRATIVE:	10,175.79	37,381.00	6,206.80	6,426.00	6,840.00	570.00
INSURANCE COSTS:							
6061	Boiler & Machinery		470.96		incl in Property	incl in Property	
6062	Crime		381.25		incl in G/L	incl in G/L	
6063	Directors and Officers		1,100.40	959.44	incl in G/L	incl in G/L	
6064	Excess Liability (Umbrella)		862.12	889.59	1,260.00	1,296.00	108.00
6065	Flood	8,714.00	9,389.57	10,960.64	12,509.24	13,320.00	1,110.00
6066	General Liability	84,019.98	2,617.80	1,823.98	4,333.96	4,500.00	375.00
6067	Property & Wind		64,560.05	58,755.34	45,226.10	47,400.00	3,950.00
6068	Worker's Comp		-		-	708.00	59.00
	TOTAL INSURANCE:	92,733.98	79,382.15	73,388.99	63,329.30	67,224.00	5,602.00
MAINTENANCE EXPENSES:							
6101	Maint Repairs	22,114.95	20,253.69	6,047.08	3,000.00	3,468.00	289.00
6102	Maint Supplies			247.71	4,066.43	4,800.00	400.00
6160	Maintenance Employee			8,281.10	9,795.63	16,008.00	1,334.00
6106	Janitorial Labor	5,749.80	5,000.00	4,850.00	3,900.00	5,148.00	429.00
6107	Janitorial Supplies		32.08	310.22	220.00	336.00	28.00
6111	Elevator	4,759.46	4,280.94	3,870.84	4,200.00	4,200.00	350.00
6116	Fire Safety	3,226.72	2,738.69	3,088.91	1,406.24	2,400.00	200.00
6117	Security (cameras + gates)			-	500.00	504.00	42.00
6121	Generator	3,608.00	3,412.47	1,141.20	6,000.00	2,004.00	167.00
6133	Parking Lot	4,335.39	439.34	-	300.00	300.00	25.00
6145	Pest Control (Massey)	4,244.59	2,159.85	2,131.80	2,131.80	2,244.00	187.00
6148	Pond Maintenance		525.00	306.00	912.00	912.00	76.00
6150	Pool, Spa & Clubhouse	8,551.19	5,625.87	7,020.77	3,225.00	3,876.00	323.00
6160	Roof Maint / Gutter Cleaning	140.00	15,969.73	1,412.95	22,000.00	-	-
6165	Termite Bond	-	1,583.27	1,508.03	1,583.00	1,620.00	135.00
6199	Transfers from Reserves	(24,055.86)	(16,295.70)	-	(22,000.00)		-

ISLAND COVE CONDOMINIUM ASSN, INC.
APPROVED BUDGET
FOR Jan 1, 2018 to December 31, 2018

	42 units	2014 Actual YEAR END	2015 Actual YEAR END	2016 Actual YEAR END	2017 ESTIMATED YEAR END	2018 APPROVED BUDGET	Monthly Budget
TOTAL MAINTENANCE:		38,024.24	45,725.23	40,216.61	41,240.09	47,820.00	3,985.00
GROUNDS MAINTENANCE:							
7002	Landscape Contractor	24,928.93	15,000.00	15,000.00	15,000.00	15,000.00	1,250.00
7010	Annuals/Plants (Committee)	138.30	33.23	883.76	1,008.00	1,008.00	84.00
7012	Irrigation		377.03	1,512.39	2,032.88	1,500.00	125.00
7015	Lawn Fertilization		3,620.00	2,725.00	3,037.50	3,312.00	276.00
7020	Mulch & Sod		-	2,200.00	2,200.00	2,820.00	235.00
7030	Shrubs & Trees		350.00	745.00	2,460.00	1,800.00	150.00
7040	Palm & Oak Tree Trimming		6,009.00	2,345.00	1,600.00	2,400.00	200.00
TOTAL GROUNDS MAINTENANCE		25,067.23	25,389.26	25,411.15	27,338.38	27,840.00	2,320.00
UTILITIES:							
8001	Cable TV - Bighthouse	21,941.16	22,703.67	23,628.84	24,911.28	26,208.00	2,184.00
8015	Trash Disposal	877.32	877.23	878.51	883.08	1,008.00	84.00
8020	Water & Sewer	20,936.56	20,515.95	21,770.18	24,419.00	23,520.00	1,960.00
8005	Electricity	9,647.39	7,747.08	9,018.04	9,221.78	9,000.00	750.00
8010	Telephones	4,105.81	4,148.94	3,477.35	3,500.00	3,936.00	328.00
TOTAL UTILITIES:		57,508.24	55,992.87	58,772.92	62,935.13	63,672.00	5,306.00
RESERVES:							
9560	Roofs	13,872.00	12,420.00	14,028.00	14,460.00	16,200.00	1,350.00
9540	Road/ Parking Lot/Concrete	2,916.00	3,240.00	2,400.00	2,400.00	2,400.00	200.00
9530	Painting	7,200.00	8,280.00	7,920.00	7,920.00	7,920.00	660.00
9515	Elevator	-	2,940.00	3,000.00	3,120.00	3,120.00	260.00
9512	Dock/Bridge/Pond	2,772.00	336.00	240.00	240.00	240.00	20.00
9525	Generator	3,384.00	1,200.00	1,200.00	1,212.00	1,212.00	101.00
9550	Clubhouse / Pool / Spa	1,320.00	3,000.00	3,600.00	5,280.00	6,960.00	580.00
9556	Fire Suppression/Life Safety	600.00		2,856.00	2,880.00	2,940.00	245.00
9518	Bad Debt Reserves			2,004.00	2,400.00	-	-
9510	Deferred Maintenance		3,000.00	3,000.00	3,600.00	4,200.00	350.00
9575	Insurance Reserve	-	26,800.00	-	-	-	-
TOTAL RESERVES:		32,064.00	61,216.00	40,248.00	43,512.00	45,192.00	3,766.00
TOTAL EXPENSES:		\$ 255,573.48	\$ 305,086.51	\$ 244,244.47	\$ 244,780.90	\$ 258,588.00	\$ 21,549.00
NET PROFIT (LOSS)		(3,200.27)	(3,748.75)	14,799.39	14,025.16	-	0.00

**ISLAND COVE CONDOMINIUM ASSN, INC.
RESERVE ANALYSIS**

		Estimated Life/Years	Replacement Cost	Estim Remaining Life	Estim Balance in Fund as of 12/31/17	(State-Mandated) 2018 "FULL-FUNDING" YRLY REQUIREMENT	Per Month Requirement at 100%
RESERVES FUNDING:							
3567	Roof Replacement				29,882.79	\$ 16,200.00	1,350.00
	Townhome Roofs (barrel tile) 2004	40	160,000.00	25			
	High Rise Roof (tile & small sloped) 1990	40	160,000.00	11			
	Roads/Pavement/Concrete/ Parking Lot	25	48,300.00	15	12,245.00	\$ 2,400.00	200.00
	(Estim Replacing 2-15x15 pads yearly @ \$10/sqft)		63,000.00				
3515	Painting	10	70,000.00	3	46,258.00	\$ 7,920.00	660.00
	Townhomes (2004)						
	High Rise (North & Center Towers painted in 2013 @ \$22840)						
	Estim for back \$20K. For mids \$30K						
3506	Elevators	30	80,000.00	11	\$ 45,688.97	\$ 3,120.00	260.00
	Bldg 343 (high rise)						
	Bldg 345 (no shaft, piston-driven)						
	Electronics (\$30K per Mowry)						
	Shaft / pistons (\$16K in 2007)						
	Float-controlled bilge pump (repl 2014)						
3502	Dock / Bridge / Ponds			#	\$ 29,893.63	\$ 240.00	20.00
	Dock	20	22,800.00	12			
	Bridge (2010-composite wood)	40	6,000.00	31			
	Pond Fountain	20	5,000.00	6			
3510	Front Gate / Electronics	25	7,500.00	16	\$ 7,507.72	\$ -	0.00
	Fire Suppression / Life Safety	15	40,000.00	12	\$ 4,887.80	\$ 2,940.00	245.00
	Generator	30	38,000.00	24	\$ 8,981.86	\$ 1,212.00	101.00
	fuel injectors/maint \$16K in 2012						
	Clubhouse / Pool			#		# \$ 6,960.00	580.00
	Décor / Carpet	10	1,200.00	7	\$ 570.89		
3555	Furniture	10	2,000.00	7	5281.13		
3565	Refrigerator / Stove / Microwave	12	1,600.00	5	222.81		
	Hot Water Heater	12	450.00	7	427.45		
	Sauna	10	3,000.00	2	0.00		
3563	Spa (Solar) Heater	12	4,000.00	5	4,299.96		
3569	Air Conditioner (replaced in 2012)	10	6,900.00	6	6,865.30		
3557	Pool / Spa / Deck (re-sealed 2010)	10	7,000.00	1	7,002.83		
	Pool & Spa Fiberglass Liners	50	20,000.00	26	5,000.00		
	Pool Clubhouse Roof	25	2,000.00	17			
	Clubhouse Painting	7	5,000.00	1	1,500.00		
	Bad Debt Reserves (saved to help offset any uncollected fees due to forec)		5,000.00		7,404.00	\$ -	\$ -
3580	Misc Building Components (Deferred)	25	100,000.00	21	\$ 12,192.73	\$ 4,200.00	350.00
3590	Insurance Premiums/Deductibles				\$ 97,304.20	\$ -	0.00
TOTAL RESERVE REQUIREMENT:			\$858,750.00		\$ 333,417.07	\$ 45,191.99	\$ 3,766.00

Deferred Maintenance covers plumbing repairs, garage doors, fences, drainage, wells, and other Association-owned items that cost less than \$10,000 to repair, but need to be budgeted for emergencies.

THE BUDGET OF THE ASSOCIATION PROVIDES FOR LIMITED VOLUNTARY DEFERRED EXPENDITURE ACCOUNTS, INCLUDING CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE, SUBJECT TO LIMITS ON FUNDING CONTAINED IN YOUR GOVERNING DOCUMENTS. PURSUANT TO SECTION 720.303(6) and 720.111, FLORIDA STATUTES STATE:

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 ITEMS.

**ISLAND COVE
MONTHLY FEE
BREAK-OUT WORKSHEET**

42 units	343=31 UNITS	333=11 UNITS				
TYPE:	UNITS:	PERCENTAGE	2017 MONTHLY RATES with Brighthouse billed per unit at \$49.29	2018 MONTHLY RATES with Brighthouse billed per unit at \$52.00	INCREASE	TOTAL MONTHLY FEES BY "TYPE"
Type A: 2302 sq ft (Bldg A - 343)	A101, A108, A201, A208, A301, A401	0.0301795	\$637.00	\$ 637.00	\$0.00	\$ 3,821.98
Type B: 1863 sq ft (Bldg A - 343)	A104, A105, A204, A205, A304, A305, A404, A405	0.0244241	\$525.00	\$ 525.00	\$0.00	\$ 4,200.04
Type C: 1423 sq ft (Bldg A - 343)	A103, A106, A203, A206, A303, A306, A403, A406	0.0186557	\$413.00	\$ 413.00	\$0.00	\$ 3,304.02
Type D: 1663 sq ft (Bldg A - 343)	A102, A107, A202, A207, A302, A307, A402, A407	0.0218021	\$474.00	\$ 474.00	\$0.00	\$ 3,792.04
Type E: 1950 sq ft (Bldg A - 343)	A109	0.0255647	\$547.00	\$ 547.00	\$0.00	\$ 547.00
Type A: 2040 sq ft (Bldg B - 333)	B101, B109	0.0267447	\$570.00	\$ 570.00	\$0.00	\$ 1,139.99
Type B: 2117 sq ft (Bldg B - 333)	B102, B103, B108	0.0277541	\$590.00	\$ 590.00	\$0.00	\$ 1,770.02
Type C: 1602 sq ft (Bldg B - 333)	B104, B107	0.0210024	\$458.00	\$ 458.00	\$0.00	\$ 916.00
Type D-1: 1850 sq ft (Bldg B - 333)	B105, B106	0.0242537	\$522.00	\$ 522.00	\$0.00	\$ 1,044.01
Type D-2: 1794 sq ft (Bldg B - 333)	B201, B202	0.0235196	\$507.00	\$ 507.00	\$0.00	\$ 1,013.99
** These monthly fees have been modified to be WHOLE numbers, rounding up or down, as necessary.						\$ 21,549.10
Bright House Network 2017 cost per unit:	\$ 52.00					

Island Cove
Detailed Written Analysis of Budget Line Items

INCOME:	42 units	
4030	Monthly Maintenance Fees	This fee is based on the expected expenses for the condo, divided by the 42 units, at their allowed percentage. Cable costs are billed equally to each unit.
4050	Late Fees and Interest	\$25.00 per month late fee is invoiced if not paid before the 10th of the month, but we do not budget for it, hoping there is no need.
4070	Other Income	Clubhouse rental, pool or amenity key replacements, etc.
4075	Legal Fees Billed to Owner	When able, we bill units for legal fees due to their covenant violations or collection services
4081	Special Assessments	In 2014, assessed for parking lot repairs and retention pond spillway. In 2015, part of year was increased to cover bad debt of a foreclosed unit and extra landscape & life safety costs.
EXPENSES:		
ADMINISTRATIVE:		
6005	Bookkeeper	Reconcilable Differences was hired in April of 2014.
6006	DBPR & Corporate Fees	The Dept. of Business and Professional Regulations (DBPR) charges \$4.00 per unit per year for education materials and ability to call with questions. The state charges \$61.25 per year to renew the corporate name.
6011	Legal Fees	If needed for foreclosure actions, covenant enforcement, opinions on governing documents, etc.
6016	Office Supplies, Copies, Postage	copies, envelopes, labels, postage, binders, file boxes, etc.
6021	Licenses, Permits, Dues	SCCA dues (\$75), elevator permits (\$150), pool & spa permits (\$300), Fire Marshal permits (\$480)
6008	CPA & Taxes	Tax return & if warranted, income tax on the interest earned the prior year.
INSURANCE COSTS:		
6061	Boiler & Machinery	Covers large mechanical / electrical equipment: elevators, fire pump, generator, gate controls
6062	Crime Bond	The Association is required to have a crime bond in the amount of money on hand. The Association currently has a \$300,000 bond with a \$3,000
6063	Directors and Officers	Directors & Officers' insurance - \$1 million dollar policy to cover the decisions they have to make
6064	Excess Liability (Umbrella)	Offers an additional \$5 million in case of lawsuit
6065	Flood	To insure against rising waters. These policies do not include personal and built-in items, only foundation and drywall. In 2017, Building #333 (valued at \$2,750K) cost \$4,093; Bldg. #343 (valued at \$7,750K) cost \$6,242, & the clubhouse (valued at \$500K with \$23,500 contents coverage) cost \$1,261. All flood policies have a \$1,250 deductible. Avg 8% increase/yr.
6066	General Liability	General Liability Insurance. For suits against slip and falls, etc.,
6067	Property & Wind	To cover the exterior of the buildings as required by statute. The property is valued at \$9,950K with a 3% hurricane deductible (\$298,500) and a \$50,000 "all other perils" deductible. It covers Ordinance & Law at 5%. A "DIC" policy is also included to cover water back-up, overflow or sump discharge as well as fungus, wet rot & dry rot. Owners need an "H06" policy to cover their personal belongings, cabinets, carpets, upgrades, and any "named storm" special assessments. If the buildings were to be completely demolished, each unit's share of the deductible would be an average of \$7,100.00 We highly recommend obtaining a \$10K "loss assessment" rider on your personal
6068	Worker's Comp	This basic "if-any" policy would cover the association if a subcontractor didn't pay their premiums and their employees got hurt on your property, or if you hire "1099" employees and they get hurt on the property and try to sue the Association.
MAINTENANCE EXPENSES:		
6101	Maint Repairs	Repairs that require a sub contractor
6102	Maint Supplies	all materials & supplies required by maintenance man to complete small repairs on the property.
6160	Maintenance Employee	The part time employee is directed by Board member.

**Island Cove
Detailed Written Analysis of Budget Line Items**

6106	Janitorial Labor	Weekly cleaning
6107	Janitorial Supplies	estimated cost for cleaning & bathroom supplies
6111	Elevators	Monthly maintenance contracts with Mowry to service the high rise building and the 2-floor elevators. This cost covers preventative maintenance. Parts and emergency calls cost extra
6116	Fire Safety	ADS charges \$383/yr to monitor the fire alarms and \$155/yr to monitor the elevator phones. They charge extra for parts and maintenance. Fire Alarm quarterly testing is approx \$500. Fire Sprinkler inspections are done annually. The fire pump must be maintained and 25 fire extinguishers must be inspected/recharged annually, with hydrostatic tests required every 6 years.
6117	Security (cameras & gates)	Gate and entry door control repairs
6121	Generator	Diesel and maintenance
6133	Parking Lot	Repair of minor cracks, potholes, etc. Any large needs would be covered by reserves.
6145	Pest Control	Massey is on property monthly for roaches and ants.
6148	Pond Maintenance	The Lake Doctors will be treating monthly to keep water weeds away
6150	Pool, Spa, Clubhouse	Handy Andy's Pool Service maintains the pool and spa for \$300/mo. Repairs are extra. This line also includes interior clubhouse costs.
6160	Roof Maint / Gutter Cleaning	Small repairs are included in this line. Large items would be covered by reserve savings.
6165	Termite Bonds	Annual Inspection costs: Apex protects Building #343 from termites for \$101/yr (in Jan). Orkin's renewal for Building #333 is \$640 (August) and Orkin covers Subterranean Termites in Bldg "A" for \$765/yr (March)
GROUNDS MAINTENANCE:		
7002	Landscaper	Chuck's Lawn Care is the contracted provider. His crew is on site weekly in summer, bi-weekly in winter. His monthly fee for mowing, edging, blowing and trimming is \$1250.00
7010	Annuals & Plants	The Landscape Committee is in charge of season plantings and replacements when needed. They use this fund
7012	Irrigation Maintenance	Irrigation parts, valves, etc.
7015	Lawn Fertilization/Weed/Pest Control	Black's Spray charges \$545/bi-monthly to keep the grass healthy and green
7020	Mulch & Sod	As needed, to freshen up the existing areas
7030	Shrubs & Trees	Black's Spray charges \$350/qtr to keep shrubs healthy, fertilized and free of insects. This line also includes new plantings when needed.
7040	Tree Trimming	51 palm trees at \$18 per tree and a large number of oaks, which need the service of an arborist. We use Chuck to trim and remove dead palm fronds and seeds, and Advanced Tree Experts for oak trimming
UTILITIES:		
8001	Cable TV Service - Brighthouse	This is a 10 year contract which will renew in 2024, for premium standard cable including one set-top box. For 2018, the bulk price will increase approx 5% (per contract) from \$49.29 to \$52.00 per unit month. Retail price for this service is over \$70.00
8015	Dumpster - City of Titusville	Dumpster rentals and trash/recyclable pick-ups
8020	Water & Sewer	Unit Usage. All owners are asked to repair leaking toilets and dripping faucets as soon as they are noticed. Wasted water costs everyone!
8005	Electricity	Exterior lighting, mechanical parts, pool pumps, all common area and amenity power.
8010	Telephones	In elevators and for fire alarms (4 lines)
RESERVES:		
		See Analysis sheet for details noting life expectancies, estimated life left, reserve savings already funded, and the amounts this Association needs to save to fully cover all expenses for replacement at the time estimated.