

**SUNSET BAY CONDOMINIUM ASSOCIATION, INC.**

**APPROVED BUDGET**

**January 1, 2018 to December 31, 2018**

	192 units	2016 Actual Year End	APPROVED 2017 Budget (Partial Fund)	2017 Proposed Year End	APPROVED 2018 Budget (Partial Fund)	2018 Monthly Budget (Partial Fund)
<b>Income:</b>						
4000	Association Dues	738,517.36	735,816.00	737,424.00	737,316.00	\$61,443.00
4010	Late Fees & Late Interest	10,673.62		3,000.00	0.00	\$0.00
4020	Vending Machine Profit	196.83		195.00		
4025	Air & Vacuum Machine Profit	64.45		65.00		
4030	Gate Clicker/Amenity Key	1,228.55	96.00	1,500.00	96.00	\$8.00
4035	Mailbox Locks/Keys	570.00		600.00		
4040	Interest Income (Operating A	277.91	24.00	250.00	24.00	\$2.00
4050	Miscellaneous					
<b>TOTAL INCOME:</b>		<b>751,528.72</b>	<b>735,936.00</b>	<b>743,034.00</b>	<b>737,436.00</b>	<b>\$61,443.00</b>
<b>EXPENSES:</b>						
<b>Administrative:</b>						
2001	Management w/Onsite	49,476.00	49,704.00	48,138.86	49,704.00	\$4,142.00
2002	OnSite Office Supplies (Paper, ink, etc)	2,544.81	1,992.00	3,200.00	2,496.00	\$208.00
2003	Bank Fees/Coupons	665.78	396.00	900.00	996.00	\$83.00
2004	Postage, Copies, Envelopes (RDI Billables)	877.88	1,896.00	700.00	996.00	\$83.00
2006	CPA Audit/Review	4,750.00	2,208.00	1,990.00	1,992.00	\$166.00
2007	Division Fees & Corporate Filing	768.00	768.00	768.00	828.00	\$69.00
2008	Legal - General	9,747.41	4,992.00	6,000.00	7,500.00	\$625.00
2009	Legal-Collections	740.00	2,496.00	4,000.00	2,496.00	\$208.00
2010	Bad Debts	7,510.12	7,500.00	2,000.00	2,004.00	\$167.00
2015	Misc	207.73	0.00		0.00	\$0.00
5055	Subscriptions/Education	-	300.00	100.00	108.00	\$9.00
5117	Legal-Other	-	2,004.00	-	0.00	\$0.00
<b>Total Administrative Expenses:</b>		<b>77,348.98</b>	<b>74,328.00</b>	<b>67,858.11</b>	<b>69,120.00</b>	<b>\$5,760.00</b>
<b>Payroll Expenses</b>						
5501	Maintenance Staff	43,725.82	49,068.00	48,843.17	65,640.00	\$5,470.00
5502	Payroll Costs-Company	5,151.42	6,000.00	6,343.87	8,004.00	\$667.00
5504	Worker's Comp Insurance	3,185.00	3,204.00	3,567.84	3,204.00	\$267.00
5508	Payroll Services	1,006.00	1,056.00	1,339.71	1,056.00	\$88.00
<b>Total Payroll Expenses:</b>		<b>53,068.24</b>	<b>59,328.00</b>	<b>60,094.59</b>	<b>77,904.00</b>	<b>\$6,492.00</b>

**SUNSET BAY CONDOMINIUM ASSOCIATION, INC.**  
**APPROVED BUDGET**  
**January 1, 2018 to December 31, 2018**

	192 units	2016 Actual Year End	APPROVED 2017 Budget (Partial Fund)	2017 Proposed Year End	APPROVED 2018 Budget (Partial Fund)	2018 Monthly Budget (Partial Fund)
<b>Insurance:</b>						
5070	Property Insurance (5% Wind)	105,923.63	103,452.00	89,427.26	94,512.00	\$7,876.00
5071	D&O	10,567.75	1,620.00	1,530.00	1,980.00	\$165.00
5072	General Liability	1,766.99	9,600.00	7,359.96	8,004.00	\$667.00
5073	Fidelity/Crime Bond	141.24	600.00	564.96	600.00	\$50.00
5074	Insurance Boiler/Machines	278.68	528.00	-	0.00	\$0.00
5075	Umbrella \$5 million	2,269.96	2,400.00	2,304.00	2,400.00	\$200.00
5076	Mold/Sewer Water Back up	641.94	3,600.00	2,567.76	2,556.00	\$213.00
5077	Finance Charge/Doc Fees	200.00	1,200.00	1,253.21	1,200.00	\$100.00
<b>Total Insurance Expenses:</b>		<b>121,790.19</b>	<b>123,000.00</b>	<b>105,007.15</b>	<b>111,252.00</b>	<b>\$9,271.00</b>
<b>Repairs &amp; Maintenance:</b>						
5001	Building Supplies	27,671.97	15,000.00	20,000.00	15,000.00	\$1,250.00
5003	Building Repairs & Subcontractors	20,737.10	20,004.00	15,000.00	20,244.00	\$1,687.00
	Bank Loan for Repairs			5,200.00	62,400.00	\$5,200.00
5007	Pest Control Exterior	3,053.27	4,464.00	4,753.37	4,464.00	\$372.00
5010	Security & Safety	4,475.75	2,004.00	8,000.00	2,004.00	\$167.00
5012	Fire Service Inspections	197.03	4,992.00	4,992.00	4,992.00	\$416.00
5015	Termite Bond	3,218.26	3,504.00	3,500.16	3,504.00	\$292.00
5020	Plumbing	-	3,000.00		3,000.00	\$250.00
5025	Roof Repairs/Gutter	2,145.00	6,000.00	32,000.00	6,000.00	\$500.00
5030	Drywall Repairs in Units	2.34	540.00	-	0.00	\$0.00
<b>Total Repair &amp; Maint. Expenses:</b>		<b>61,500.72</b>	<b>59,508.00</b>	<b>93,445.53</b>	<b>121,608.00</b>	<b>\$10,134.00</b>
<b>Amenities (Pool/Clubhouse/Gym)</b>						
7005	Pool Contract	8,075.00	7,200.00	7,285.71	7,200.00	\$600.00
7006	Pool Supplies/Repairs	6,486.50	3,000.00	6,000.00	3,996.00	\$333.00
7010	Fitness/Mtce area repairs	-	840.00	500.00	3,300.00	\$275.00
7012	Permits	-	300.00	300.00	300.00	\$25.00
7015	Clubhouse Mtce/Repairs (Office) HVAC	592.80	840.00	500.00	840.00	\$70.00
<b>Total Amenities (Pool/Clubhouse/Gym)</b>		<b>15,154.30</b>	<b>12,180.00</b>	<b>14,585.71</b>	<b>15,636.00</b>	<b>\$1,303.00</b>

**SUNSET BAY CONDOMINIUM ASSOCIATION, INC.**  
**APPROVED BUDGET**  
**January 1, 2018 to December 31, 2018**

	192 units	2016 Actual Year End	APPROVED 2017 Budget (Partial Fund)	2017 Proposed Year End	APPROVED 2018 Budget (Partial Fund)	2018 Monthly Budget (Partial Fund)
<b>7000</b>	<b>Landscape/Grounds Mtce:</b>					
6001	Lawn Contract	33,300.00	36,000.00	34,200.00	36,000.00	\$3,000.00
6002	Irrigation (Contract)	5,382.00	6,000.00	6,000.00	6,000.00	\$500.00
6003	Irrigation Repairs	500.00	3,000.00	3,000.00	3,000.00	\$250.00
6005	Street Lighting Repairs	1,154.63	2,100.00	1,000.00	2,100.00	\$175.00
6006	Lighting Landscape	-	504.00	504.00	0.00	\$0.00
6010	Landscape Enhancement	1,965.59	7,080.00	6,000.00	8,580.00	\$715.00
6012	Tree removal and Trim	2,082.53	4,020.00	3,000.00	2,100.00	\$175.00
6015	Lawn Fertilization/Pest Control	414.00	3,000.00	3,000.00	6,000.00	\$500.00
6020	Gate Repairs	1,249.70	1,500.00	3,000.00	3,000.00	\$250.00
6030	Water Front Maintenance	-	2,004.00	7,000.00	3,204.00	\$267.00
	<b>Total Grounds Expenses:</b>	<b>46,048.45</b>	<b>\$65,208.00</b>	<b>\$66,704.00</b>	<b>\$69,984.00</b>	<b>\$5,832.00</b>
	<b>Utilities:</b>					
8000	Electric	13,339.70	15,804.00	12,207.70	15,804.00	\$1,317.00
8010	Water & Sewer (pool/CH only)	6,278.20	7,260.00	6,223.87	7,260.00	\$605.00
8020	Sanitation	5,710.78	6,456.00	5,805.12	6,456.00	\$538.00
8030	Phone/Internet	3,403.09	3,792.00	3,845.07	4,392.00	\$366.00
	<b>Total Utilities:</b>	<b>28,731.77</b>	<b>33,312.00</b>	<b>28,081.77</b>	<b>33,912.00</b>	<b>2,826.00</b>
	<b>TOTAL EXPENSES:</b>	<b>403,642.65</b>	<b>426,864.00</b>	<b>435,776.86</b>	<b>499,416.00</b>	<b>41,618.00</b>
	<b>Reserve Funding (NOT what is already saved)</b>					
3010	Paint		25,992.00	25,992.00	25,992.00	\$2,166.00
3015	Pool/Amenities		10,008.00	10,008.00	12,000.00	\$1,000.00
3020	Road Resurfacing		13,992.00	13,992.00	13,992.00	\$1,166.00
3025	Roofs		61,488.00	61,488.00	16,836.00	\$1,403.00
3030	HVAC (Clubhouse/Fitness)		12,000.00	12,000.00	12,000.00	\$1,000.00
3035	Drainage		10,008.00	10,008.00	10,008.00	\$834.00
3036	Seawall		49,992.00	49,992.00	12,000.00	\$1,000.00
3040	Misc. Building Components/Interest		67,992.00	67,992.00	67,992.00	\$5,666.00
	Exterior Building Elements		30,000.00	30,000.00	30,000.00	\$2,500.00
	Plumbing		12,000.00	12,000.00	12,000.00	\$1,000.00
	Tennis Courts	-		-	1,200.00	\$100.00
	Dock Riverside		3,600.00	3,600.00	12,000.00	\$1,000.00
	Irrigation	-	12,000.00	12,000.00	12,000.00	\$1,000.00
	<b>Total Reserve Savings Expense:</b>	<b>297,999.96</b>	<b>309,072.00</b>	<b>309,072.00</b>	<b>238,020.00</b>	<b>19,835.00</b>
	<b>TOTAL EXPENSES w/ RESERVES:</b>	<b>701,642.61</b>	<b>735,936.00</b>	<b>744,848.86</b>	<b>737,436.00</b>	<b>61,453.00</b>
	<b>Net Profit (Loss)</b>	<b>49,886.11</b>		<b>-1,814.86</b>	<b>0.00</b>	<b>-10.00</b>

UNIT NUMBERS:	Unit TYPE	# of Units This Type	Unit Percentage	Square Feet Per Unit	Fee Per Unit 2016	Fee Per Unit 2017	Fee Per Unit 2018 Partially Funded	TOTAL Monthly Cost per Group
701-704-707-710-715-718-721-724	Unit A1	8	0.286433%	424.53	176.05	\$ 176.00	\$ 176.00	\$ 1,408.00
702-703-708-709-716-717-722-723	Unit A2 & A2-M	8	0.287351%	425.89	176.61	\$ 177.00	\$ 177.00	\$ 1,416.00
201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-705-706-711-712-713-714-719-720	Unit A3	32	0.330086%	489.23	202.88	\$ 203.00	\$ 203.00	\$ 6,496.00
403-404-407-408-411-412-413-414-417-418-421-422-503-504-507-508-509-510-513-514-903-904-907-908-911-912-913-914-917-918-921-922	Unit A4	32	0.365252%	541.35	224.49	\$ 224.00	\$ 224.00	\$ 7,168.00
401-402-405-406-409-410-415-416-419-420-423-424	Unit A5	12	0.477759%	708.1	293.64	\$ 294.00	\$ 294.00	\$ 3,528.00
501-502-505-506-511-512-515-516	Unit A5-F	8	0.484985%	718.81	298.09	\$ 298.00	\$ 298.00	\$ 2,384.00
901-902-905-906-909-910-915-916-919-920-923-924	Unit A5-S	12	0.533929%	791.35	328.17	\$ 328.00	\$ 328.00	\$ 3,936.00
601-602-605-606-609-610-615-616-619-620-623-624	Unit B1	12	0.648797%	961.6	398.77	\$ 399.00	\$ 399.00	\$ 4,788.00
101-102-105-106-109-110-115-116-119-120-123-124	Unit B1-S	12	0.729317%	1080.94	448.26	\$ 448.00	\$ 448.00	\$ 5,376.00
303-304-307-308-311-312-313-314-317-318-321-322-603-604-607-608-611-612-613-614-617-618-621-622	Unit B2	24	0.681453%	1010	418.84	\$ 419.00	\$ 419.00	\$10,056.00
103-104-107-108-111-112-113-114-117-118-121-122-801-802-803-804-805-806-807-808	Unit B2-S	20	0.779589%	1155.45	479.16	\$ 479.00	\$ 479.00	\$ 9,580.00
301-302-305-306-309-310-315-316-319-320-323-324	Unit B-3	12	0.721227%	1068.95	443.29	\$ 443.00	\$ 443.00	\$ 5,316.00

192 6.326178% 9376.2 \$3,888.25 \$ 3,888.00 \$ 61,452.00

**TOTAL 2018  
Partially  
Funded  
\$737,436.00**

**Total 2018 Fully  
Funded  
\$ 1,171,108.00**

**SUNSET BAY CONDOMINIUM ASSOCIATION, INC  
RESERVE ANALYSIS**

	Estim	Estim	Estim	Estim	Estim	APPROX	2018	2018
ITEM	Square	Year	Life in	Remaining	REPLACEMENT	BALANCE	PARTIAL	Monthly
	Footage	to Replace	Years	Life/lys	COST	(12/31/17)	FUNDING	Partial Funding
Paint (Last Painted 2006):				14.333333	\$1,104,186.00	\$ 187,482.13	\$25,992.00	\$ 2,166.00
Paving:				6	\$444,131.00	\$ 84,665.41	\$13,992.00	\$ 1,166.00
Drainage: (Exterior Grounds)				9.5	\$239,054.00	\$ 34,231.08	\$10,008.00	\$ 834.00
Exterior Building Elements:				9.0769231	\$2,608,408.00	\$ 30,000.00	\$30,000.00	\$ 2,500.00
Building Services Elements (Plumbing Reserve):						\$ 12,000.00	\$12,000.00	\$ 1,000.00
Sea Wall & Shoreline Stablization:				8.75	\$210,573.00	\$ -	\$12,000.00	\$ 1,000.00
Roofs: Asphalt Shingles, Fascia (Average of all life spans)			18	10.384615	\$384,515.00	\$ 179,360.00	\$16,836.00	\$ 1,403.00
Clubhouse/Fitness (furniture, A/C, games) Averages in life & costs:			13.125	4.75	\$123,900.00	\$ 24,096.41	\$12,000.00	\$ 1,000.00
Dock Riverside (Composite):	1140	2024	25	5	\$36,986.00	\$ 600.00	\$12,000.00	\$ 1,000.00
Pool:				6.5	\$188,470.00	\$ 54,614.57	\$12,000.00	\$ 1,000.00
Tennis Courts:				7.5	\$58,331.00		\$1,200.00	\$ 100.00
Misc. Building Components:			misc	10	\$700,000.00	\$ (312,932.37)	\$67,992.00	\$ 5,666.00
Irrigation System (Phased)		2022	35	3	\$50,000.00	\$ 8,825.00	\$12,000.00	\$ 1,000.00
					=====	=====	=====	=====
					\$6,339,024.00	\$302,942.23	\$238,020.00	\$19,835.00

Management recommends continuing to fund an account titled "Misc. Building Components" for various items including, but not limited to: Gate & Fences, Mailboxes, Clubhouse, Parking lot lights, Flagpole, Signage, Landscaping, Doors and other Miscellaneous Unknowns. 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. \*\*\* FULLY FUNDING RESERVES DOES NOT GUARANTEE THAT A SPECIAL ASSESSMENT WILL NOT OCCUR, BUT DOES LESSEN THE POSSIBILITIES \*\*\*

## Written Justification for Line Item Costs

<b>Income:</b>		
4000	Association Dues	The proposed budget divides out between \$176 to \$479 per unit based on square footage per month for all 192 units. A "Partially Funded Reserves" Budget at \$238,020 per year, which was voted on by a majority of owners. The Reserves were voted to be by "pooled method".
4010	Late Fee Interest	We never budget for this. We hope all owners will pay their bills on time.
4020	Vending Machine and Air/Vacuum Machine	Snack machine and soda machine at poolside. Space Coast Vending services give association 20% of net profits, after costs are covered. Air/Vacuum Machines contract allows for 10% profit.
4040	Interest Income	This is only operating account interest, which is usually minimal.
4030/4035	Gate Clicker/Amenity/Mailbox Keys	Gate clickers are available for purchase for \$25 for owners and \$50 for tenants. When a tenant leaves and returns clicker to office, if it is in good shape/working condition, they will be refunded \$25 with proof of payment. Amenity key replacement fees are \$50. Mailbox locks are changed by Maintenance for a charge of \$25 which includes 2 keys.
<b>EXPENSES:</b>		
<b>Administrative:</b>		
2001	Management w/Onsite	Bookkeeping and onsite manager 24 hours per week plus attendance at 12 meetings per year, including minutes preparation and updates to website at <a href="http://www.RecDif.com">www.RecDif.com</a> .
2002	Onsite Office Supplies	Paper, ink, folders, copies of Welcome Packets, Condo Docs, Quarterly newsletters, etc.
2004	Postage, Copies, Envelopes	This line includes postage, copies, envelopes and bookkeeping supplies used exclusively by Sunset Bay.
2003	Bank Fees/Coupon Books	Coupon books cost the Association \$4 if ordered before December 1st. After this date, coupon books cost \$10 each. There is NO CHARGE for those owners who elect "ACH".
2008	Legal	AriasBosinger is retained by the Board to answer legal issues and help the Board enforce the rules of the Association, as well as to help with collection accounts.
2006	CPA Audit/Review	Based on income, Florida Statute requires that you have an Audit of the financial records, along with filing annual tax returns. For 2015 an Audit was completed. A Review was completed for 2016. Owners can vote to lower the requirement to a review for 2017, thus saving several thousand dollars for 2017. An Audit can be waived up to 4 years, but the 5th year requires an Audit again.
5055	Subscriptions/Education	Space Coast Community Associations annual membership fee and seminars for the Board to attend.
2007	Division Fees	Every year the state bills the Association \$4.00 per unit to cover education, arbitration, complaint oversight, and statute printing. All unit owners are entitled to a copy of the Florida Statute 718 and Administrative Code 61B by calling 850-488-1122. The Annual Corporate Filing Fee of \$61.25.
2010	Bad Debts	Currently, the Association has 2-3 units in various stages of foreclosure. This line partially saves money to cover the uncollected and uncollectable fees when a bank takes back a unit in foreclosure. The association will file suit against individuals who do not pay their fees. These units are either foreclosed and rented out by the association, or the unit owner will pay all fees and attorney costs.
<b>Payroll Expenses:</b>		
5501	Maintenance Staff	Brian works 40 hours per week. Assistant John works 25 hours per week, a 3rd person is budgeted for part time hours per week.
5502	Payroll Costs-Company	Employer share of Social Security, Medicare, State & Federal Unemployment Taxes
5508	Payroll Services	Payroll company completes processing of maintenance payroll and deposits funds with IRS. Also completed W-2's at year end.
<b>Insurance:</b>		
5070	Property Insurance	All the buildings are insured for the value to re-build. Total Insured values of \$13,462,376.00. This includes Ordinance or Law coverage. Owners MUST have their own coverage (HO6 policy) for floor coverings, cabinets, counters, appliances, paint, drywall, and personal contents. Association does NOT cover interior furnishings no matter who is at fault in a damage claim. Assoc. has 2% hurricane deductible.
5072/5073	General Liability/Crime	This covers the Association in the case of a lawsuit being filed by someone hurt on the property. We have a \$1 million dollar per person, \$2 million per occurrence policy. Crime coverage of \$750,000 covers theft of funds. All are required policies.
5071	D&O	Directors and Officers Insurance covers the Board for suits against their decisions.
5076	Mold/Sewer Water Back Up	Coverage as a result of water damage caused by accidental discharge or leakage from plumbing, AC system, etc., limited coverage.
5075	Umbrella \$10 million	The Association does qualify for a "wind mitigation" discount for having partial hurricane-ready roofs. These mitigation forms will help owners obtain credits on their own HO6 policies as well. These forms are online at <a href="http://www.RecDif.com">www.RecDif.com</a> .
5077	Finance Charge/Doc Fees	Property Insurance is financed each year at 2.5%, all other insurance coverage is paid in full each year.

## Written Justification for Line Item Costs

<b>Repairs &amp; Maintenance:</b>		
5001	Materials & Supplies	All building/grounds materials and supplies.
5003	Building Repairs Subcontractors	This is a "catch all" for licensed subcontractors and unexpected repairs that the maintenance man cannot handle.
5004	Bank Loan for Repairs	National Valley Bank loan for full shoreline seawall and roofs to buildings 100, 900, and 200. Loan is for 5 years at 4.5% for \$500,000.
5007	Pest Control Interior/Exterior	Massey Pest Control sprays outside units quarterly for ants, spiders, and roaches. They can go into units, by request to the office ONCE A YEAR, but someone MUST be home to allow entrance. Fleas and bedbugs are not included in the complimentary annual spraying.
5010	Security & Safety	There are multiple cameras onsite that help monitor the grounds, gates, trash compactor, garages, etc. These cameras have been installed and will record footage up to two weeks and then record over itself.
5012	Fire Service Inspections	Space Coast Fire and Safety has contract for local alarms. This also includes fire extinguishers and Fire Marshal inspection yearly. Covers the 9 buildings that have sprinklers and the outside pipes. This also allows for any type of repair/replacement or upgrade the fire marshal expects.
5015	Termite Bond	Massey Pest Control renews our termite bond (for subterranean termites only) yearly and inspects quarterly.
5020	Plumbing/Drywall Repairs	This is for needs the maintenance man cannot handle. The Association is responsible for pipes inside the walls and slabs that are shared lines, but owners are responsible for any lines that services their ONE unit, fixtures or pipes that supply water only to their units. This also covers uninsured drywall repairs from plumbing leaks. Drywall is the responsibility of the owner.
5025	Roof Repairs/Gutters	Minor roof repairs and all building gutters and downspouts to be cleaned yearly.
<b>Amenities (Pool, Clubhouse/Gym):</b>		
7005	Pool Contract	Handy Andy charges \$600 per month to service the pool and the spa, including all chemicals
7006	Pool Supplies/Repairs	This line also includes repairs that are needed or required by the County Health Department.
7010	Fitness/Mtce area repairs	To include repairs/upgrades to equipment.
7012	Permits	The county health dept. charges for the annual commercial pool permit, which includes one inspection of each pool and spa.
7015	Clubhouse Mtce Repairs	To include repairs/upgrades to clubhouse, bathrooms, and office. HVAC are included
<b>Landscape/Grounds Maintenance:</b>		
6001	Lawn Contract	Full service lawn care to include mow, edge weed eat, blow off sidewalks, driveways and street. The Contractor will weed, trim, select prune, clean, and weed spray, etc., as required to maintain plant and shrub beds in a manicured condition. Contracted with Precision Landscaping.
6002	Irrigation Contract	Automatic Rain (Jodi Taylor) inspects all irrigation lines, pumps, and valves bi-weekly or as needed for emergencies with no extra fees except parts.
6003	Irrigation Repairs	Automatic Rain maintains all irrigation lines and pumps, only charging extra for cost of supplies.
6005	Street Lighting Repairs	Repairs/replacement of lighting around all streets within the community.
6010	Landscape Enhancement	Replacement of plants as needed, and clean-up charges in case of hurricane damage, to include new sod, mulch, and new plants/bushes. Master Gardening Club will help allocate these costs in 2018.
6012	Tree Removal and Trim	Allows diseased trees to be removed. Trimming of over 120 Palms and over 100 Oak trees.
6015	Lawn Fertilization/Pest Control	No contract until irrigation is completed and running in all zones. Once a contract is signed, this will consist of lawn fertilization, lawn pest spraying, shrub pest spraying and shrub fertilization.
6020	Gate Repairs	Three iron gates, two at front entrance and one in back of community. Front gate has newer equipment and codes are changed sporadically. Must register with the office to get assignment of individual unit's code. Pedestrian gate is coded as well.
6030	Waterfront Maintenance	Includes repairs/replacement of seawall, landscaping along river bank, replacement of benches, fire pits, tables, etc.
<b>Utilities:</b>		
8000	Electric	Pool pumps, outside buildings, and parking lot lights, clubhouse air, and lights.
8010	Water & Sewer	We know there will be some increase, between 3% and 12% in 2018. We added a 3% increase, but units pay their OWN water bill to the city of Cocoa.
8020	Sanitation	The city charges a lump sum each month for trash and recycle pickup. This line also includes the rental fee for the trash compactor.
8030	Phone/Internet	Office phone and internet, front gate phone, fitness area cable, and Guest Wi-Fi in clubhouse.
<b>Reserve Savings:</b>		<b>See page of reserve breakdown. It shows each element, it's estimated life span and life left, takes out what is already funded for that item and calculates how much needs to be put away so that when it needs to be repaired/replaced, there is money to do it without Special Assessing.</b>