Sea Club IV

Navigator

PUBLISHED FOR THE MEMBERS OF SEA CLUB IV RESORT SEPTEMBER 2015

2016 Proposed Budget

Enclosed you will find the 2016 proposed budget. The Board of Directors held a budget workshop on August 20, 2015 where they spent several hours analyzing the various reserve components, the remaining life of each component and the estimated replacement cost. In an effort to ensure that we are fully funding those components, the total replacement cost for the resort was increased to $2,560,000. The exterior component had an increase in replacement cost of $320,776. This is mostly due to the cost of sliding glass door replacement. The unit interior replacement cost increased by $426,000. The unit interior component includes items such as kitchen cabinets, counter tops, bathroom fixtures, all furnishings, kitchen wares, linens, floor coverings and all appliances. The piping restoration will also be funded through the reserves for the next seven years at an estimated cost of $579,000. The replacement costs of all components totaled $3,139,000. This means that the 2016 reserve funding will be $298, 582. This is an increase over 2015 in the amount of $138,334 with $82,714 being the re piping renovation.

The operating cost for 2016 is projected to increase by $27,048. TJW Employee Reimbursement (13.) increased by $17,948. In previous years, the staff was cut to use part time employees. This created difficulty in keeping the resort fully staffed and running efficiently. The budget reflects a 3% increase in employee costs as well as including additional health care coverage for 2 full time employees.

The insurance cost (18.) for the resort increased by $7,386. We have included a 5% increase over the actual cost for 2015.

A new expense category was added at the request of the State of Florida. Item 26. Association Owned Inventory. We have now separated the bad debt and the association owned inventory cost. The net increase was $7,400. This was off set by the Recovery of Bad Debt income. We are projecting to collect an additional $12,000 through collections and rental income.

The additional amount needed for revenues in 2016 is $154,972, $138,334 for reserves and $15,254 for operating expenses. While this is approximately a 19 % increase, the Board is confident that this will ensure the resort will continue to be able to make necessary repairs and refurbishments so that our resort remains "Top Notch".

Repiping Renovation

The association loan closed for the re piping project on August 20, 2015. The project is on schedule to begin in early September and on October 17, 2015 the North side of the building is required to be closed and will remain closed until November 13, 2015. At that time, we will reopen the North side and then close down the South side starting November 14, 2015 and will remain closed through December 25, 2015, re-opening December 26, 2015. Several owners have contacted Michael DiPaola regarding their accommodations during this time. It is imperative that you contact your manager if you are an owner that will be affected during these times. We have a block on banking with RCI as well. Your resort manager will provide an alternate unit week for banking with RCI. We ask for your continued cooperation and patience during this project. **Michael's contact information is mdipaola@tjw.net or 386-767-2700.**

Caution, don't pass us by.
Our newly designed sign has been installed. It is a monument sign, so it has a totally new look. Check it out on our facebook page.

Interval International

The Association is negotiating a complimentary membership with the Interval International resort affiliation. Each owner will receive a one year complimentary membership which will be processed before the end of the 2015 year unless each owner indicates on the enclosed proxy postcard that they would like to opt **out** of this opportunity.

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