

# Sun Bay Club and Villas of Lake Destiny

## Shared Recreational Expenses

### Explanation

In 1996 the developer of the Villas of Lake Destiny and Sun Bay Club entered an [agreement](#) with the Villas to pay for certain expenses for shared amenities in Sun Bay Club. The payment percentages were set in the agreement based on the usage of that particular facility. Example: The Villas generally uses only the road between the gate and the Villas' entrances so we only pay 16% of those expenses.

Most expenses are based on the percentage of units in the entire complex. So, we pay 41% for those expenses. 41% is the number of Villas Units (47) divided by the total units in the two communities i.e.  $47 / (69 + 47)$ .

Those amenities include:

1. Electricity for street lights
2. Front Gate Maintenance
3. Street upkeep
4. Pool Maintenance
5. Lift Station Maintenance
6. Waterscape Lift Station Maintenance
7. Fountain Maintenance for the front fountain and those adjoining the Villas
8. Boat Ramp
9. Administrative Costs
10. Road repair/replacement Reserve
11. Painting of Rec Fac's (Recreational Facilities) Reserve
12. Tennis Courts

Each of the above charges has a defined percentage that the Villas Pays for. [A recap of those expense percentages](#) is on the Villa's website.

Each month, the Sun Bay Club Management company makes copies of any bills relating to the above items, recaps them with the proper percentages applied and sends and [invoice with copies of the bills](#) as a PDF to someone at the Villas who monitors those charges for correctness. If the review is approved, an email is sent to the Villas of Lake Destiny Accountant to pay the invoice from Operating and/or Reserve accounts. In 2011, a [Gentleman's Agreement](#) between the two communities established some balances and contributions to the Sun Bay Club reserve accounts.

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As of December of 2016 you can expect the following invoices on a regular basis...

## Common/Expected Invoices

Vendor	Category	Note	Percentage Villas Pays
Sun Bay Club	Admin Fee	\$100/month	100%
Six (6) Duke Energy Invoices	Electricity		20%
Spec's Pool Service	Pool	Currently \$545/month monthly service	41%
All Florida Septic	Monthly PM	Currently \$75/month	41%
Century Link	Gate	Front Gate Phone	41%
Access Reliability	Gate	\$167/Month PM and Programming	41%
Access Reliability	Gate	Gate Repairs	41%
Vertex/Aquatic Systems	Fountain Repair	Front Fountain (#6)	41%
Vertex/Aquatic Systems	Fountain Repairs	Shared Fountains (#'s 5B, 5C, 5D)	50%
Vertex/Aquatic Systems	Quarterly Fountain PM	\$389 Quarterly	50%
Sam's Gas	Pool	Spa Heater and Tank Rentals	41%
All Maintenance and Landscaping (I don't know who's going to do this now)	Pool	\$275/month: Pool Trash emptied, litter pickup, clean bathrooms, arrange deck furniture washing quarterly, and hose down pool deck pavers.	41%

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#### **Items we do not pay for:**

- Irrigation and irrigation repairs
- Electrical repairs and plumbing repairs unless part of the pool and pool house
- Landscaping

#### **Other Notes:**

Reserves are now handled by the Villas, accruing to reserve accounts for Sun Bay Club Roads and Painting. They will bill us for expenses for those two items and we will reimburse by drawing funds from those reserve accounts.