



DAVID FLOYD & ASSOCIATES, INC.

A Property Management Company

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2021-2022 Accomplishments

- Obtained \$500,000 loan through CIT Bank with 10 year term and 4% fixed interest rate
- Landscaping improvements [approximately \$29,000 will have been spent on this by the end of 2022]
- Balcony repairs [\$406,079 will have been spent on this by the end of 2022]
- Caulking of breezeways and other building intersections [\$29,412]
- Replacement of missing shutters / securing many loose shutters [\$21,468]
- Fountain repairs [all are now operational with working lights]
- New Smart TV purchased for clubhouse
- New security camera system installed [approximately \$2,000]
- Gas light repairs [305 exterior gas lights work for the first time ever]
- Completed painting project [was able to negotiate approximately \$5,000 off from the final invoice]
- Replaced trash room doors [\$5,786]
- Purchased new pool furniture and new cushions for the existing loungers [approximately \$6,000]
- Reduced internet & phone bills by approximately 50% by negotiating with Comcast and consolidating several accounts into a single account
- Repaired water leaks and finished 2021 under budget on water by \$16,293.56 (31% less than budgeted)
- Repaired several irrigation zones that had not worked in several years
- Repaired cracks in pool deck
- Added steel bollards at entrance/exit to protect vehicle gates & added exit button
- Got the fence between St. Martin Square and Avalon finished (enforced settlement agreement with developer to get this done)

Record Sales Price in 2022: \$515,000 (\$352.50 per square foot) - 309 Seven Springs Way #401

Highest Sales Price in 2021: \$445,000 (\$294.31 per square foot) - 309 Seven Springs Way #404

Highest Sales Price in 2020: \$365,000 (\$249.83 per square foot) - 311 Seven Springs Way #401