

Here is a financial overview comparing our current Comcast cable TV contract to the proposed Comcast fiber internet plan.

Comcast Fiber Internet Proposal

- Base monthly rate: \$18.77/unit/month
- Estimated taxes:
 - Florida State Sales Tax: 6%
 - Broward County Surtax: 1%
 - Communications Services Tax (CST): approx. 4.92%
- Total estimated monthly cost per unit (with taxes): \$20.99
- Total monthly for 90 units: \$1,889.10
- Annual cost: \$22,669.20

One-time costs:

- Comcast fiber installation: \$199
- Internal wiring (D&A Tech): \$20,160

Current Comcast Cable TV Cost

- \$145 per quarter per unit = \$580/year per unit
- 90 units × \$580 = \$52,200 per year

2025 – Transition Year (Half-Year Internet + Installation)

Internet (6 months) \$11,334.60

Internal wiring (one-time) \$20,160

Comcast install (one-time) \$199

Total 2025 cost \$31,693.60

Savings from cancelling Comcast TV (July to December 2025):

- 6 months = \$290 per unit (\$145 per quarter) × 90 = **\$26,100**

Net 2025 impact:

We will have an additional cost of \$5,593.60 this year.

This amount will be covered entirely by the building's maintenance fund as an infrastructure investment.

No additional fees will be required from shareholders in 2025 to complete the transition.

2026 – First Full Year on Fiber Only

Internet (12 months)	\$22,669.20
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Comcast TV cost avoided	\$52,200
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Net savings in 2026	\$29,530.80
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Savings per unit in 2026 \$82.03 per quarter

Instead of paying \$145 per quarter for cable TV, each unit would only pay \$62.97 per quarter for fiber internet (taxes included).

In short, by switching to fiber internet:

- We invest \$5,593.60 more this year, fully covered by the maintenance fund
- No extra fees will be charged to shareholders in 2025
- Starting in 2026, we save \$29 530.80 annually
- Each unit saves \$82.03 per quarter
- Residents will be free to choose their own streaming services, with no obligation to subscribe to a fixed TV bundle

Note: These calculations are based on the new detailed quotes sent by Simone from Comcast. A small additional cost might apply if we decide to extend internet coverage to common areas such as the pool and lobby.