

Florida Keys Waterfront Annual Maintenance Planner

Live Better in the Keys Academy™

Property Information

Property Address _____

Community _____

Purchase Date _____

Academy Guide _____

Annual Budget Planner

- Homeowners Insurance \$ _____
- Flood Insurance \$ _____
- Wind Coverage \$ _____
- Dock Maintenance \$ _____
- Boat Lift Service \$ _____
- Seawall Reserve \$ _____
- Landscaping & Irrigation \$ _____
- HVAC & Salt-Air Maintenance \$ _____
- Utilities \$ _____
- Emergency Reserve \$ _____
- Total Annual Budget \$ _____

Seasonal Maintenance Calendar

- Spring: Inspect dock & pilings; service boat lift; HVAC service; trim palms.
- Summer: Inspect seawall; clean roof/gutters; test storm shutters; inspect pool equipment.
- Fall: Review insurance; inspect roof; generator test; storm prep.
- Winter: Exterior cleaning; paint touch-ups; landscape refresh; review maintenance log.

Dock Inspection Checklist

- Decking
- Pilings
- Cleats & hardware
- Electrical
- Water service
- Lighting

Boat Lift Service Log

- Date _____
- Service Company _____
- Work Performed _____
- Next Service _____

Seawall Condition Tracker

- Cracks
- Erosion
- Settlement
- Cap condition
- Notes _____

HVAC & Salt-Air Checklist

- Replace filters
- Clean coils
- Inspect corrosion
- Annual service

Landscaping & Irrigation

- Inspect irrigation
- Trim palms
- Mulch
- Check drainage

Notes for My Academy Guide

- _____
- _____
- _____

Academy Tip: Preventive maintenance is almost always less expensive than emergency repairs.

