

Balance Sheet (hybrid) November 30th., 2021		Reserve A/C Transactions for the Year 2021				Monthly Per Unit Maintenance Fee				
		Balance 1/1/21	Amount Added	Amount Paid Out	11/30/2021	2020	2021	2022	UNIT	
Operating Account Cash Balance		\$55,588				1 Bedroom	421	438	442	58
Reserve Account Cash Balance		184,486				2 Bedroom	617	641	647	39
Total Cash Balance		240,074				3 Bedroom	725	753	761	9
Maintenance (Estoppel) Fees Receivable		7,692				Penthouse	930	966	976	1
Maintenance Fees Receivable		0				Penthouse	905	941	951	5
Maintenance Fees Paid in Advance		0				Net Operating Cash Loss 2015				
Rent Receivable		0				Net Operating Cash Loss 2016				
		\$247,766				Net Operating Cash Loss 2017				
						Net Operating Cash Gain 2018				
						Net Operating Cash Gain 2019				
						Net Operating Cash Gain 2020				
						Net Operating Cash Gain 2021				
						\$ 25,889				
The Condominium Is in Compliance with FHA Lending Requirements regarding Reserves and Rentals.		Portion of Maintenance Fees Provided for Reserves in the 2022 budget				14.20%				
		Short Term Rentals (Units able to be rented for less than Six months)				14.29%				

**Ocean View Manor Condominium - Analysis of Operations For The Year 2021**

Percentage Increase in Maintenance Fees for the Year 2022 <b>1.01%</b> <i>Increase \$7,630 (Insurance 16k/water 8k)</i>	Budget Adopted for 2022	Operating Results for 2021	3.89%	3.03%	4.45%	8.78%	5.92%	0.64%	3.90%	4.74%	2.00%	3.63%
			2021 Budget	2020 Budget	2019 Budget	2018 Budget	2017 Budget	2016 Budget	2015 Budget	2014 Budget	2013 Budget	2012 Budget
<b>INCOME:</b>												
Maintenance Fees	760,510	756,338	752,880	724,720	703,420	673,420	619,077	584,477	580,750	558,947	533,649	523,188
Reserve for uncollectables	0	0	0	0	0	0	0	0	0	0	(4,500)	(5,000)
Vending Laundry	2,000	1,906	2,500	2,500	4,500	5,000	8,000	10,000	10,000	8,500	8,400	7,500
Miscellaneous	6,000	7,638	4,500	2,500	4,000	2,000	2,000	5,000	3,000	3,000	4,500	4,500
Repayment of Damages	0	0	0	0	0	0	0	0	0	800	3,000	0
Short Term Rental Fee	6,180	5,348	5,400	5,000	3,000	3,000	3,000	3,000	0	5,600		
Rental Income	0	4,100	1,300	0	13,200	13,200	12,000	10,000	10,000	12,000	12,000	11,900
<b>TOTAL INCOME</b>	<b>774,690</b>	<b>775,330</b>	<b>766,580</b>	<b>734,720</b>	<b>728,120</b>	<b>696,620</b>	<b>644,077</b>	<b>612,477</b>	<b>603,750</b>	<b>588,847</b>	<b>557,049</b>	<b>542,088</b>
<b>EXPENSES:</b>												
Management Consultant	12,000	17,500	30,000	25,000	62,400	62,400	62,400	62,400	62,400			
Management Contract	55,760	31,353	31,000	28,000	26,000	26,000	26,000	26,000	26,000	25,000	24,000	22,880
Office Services	33,000											
Maintenance Salaries							75,000	40,000	40,000	67,000	58,000	55,000
Cleaning	85,740	122,328	123,560	113,000	90,000	100,000		0	0	0	0	0
Part Time Labor							10,000	7,000	7,500	10,000	9,500	9,000
Miscellaneous	5,000	5,000	5,000	5,000	2,500	2,500	2,500	2,500	2,000	1,000	1,000	1,000
<b>Total Payroll Gross</b>	<b>191,500</b>	<b>176,181</b>	<b>189,560</b>	<b>171,000</b>	<b>180,900</b>	<b>190,900</b>	<b>175,900</b>	<b>137,900</b>	<b>137,900</b>	<b>103,000</b>	<b>92,500</b>	<b>87,880</b>
Workmen's Compensation Insurance	3,000	1,183	3,000	3,500	2,500	2,500	2,500	2,500	2,500	2,500	1,500	2,000
Payroll Taxes	13,000	17,205	6,000	8,000	11,000	7,000	6,600	6,600	6,600	6,600	6,000	6,000
Automobile mileage/cell phone	2,000	242	3,000	3,000	3,000	3,000	2,800	2,800	2,800	2,800	2,800	2,800
Health Insurance/Medical Benefits	0	1,887	7,500	10,000	10,000	10,000	10,000	9,000	9,000	7,000	7,000	6,000
<b>Total Benefits</b>	<b>18,000</b>	<b>20,518</b>	<b>19,500</b>	<b>24,500</b>	<b>26,500</b>	<b>22,500</b>	<b>21,900</b>	<b>20,900</b>	<b>20,900</b>	<b>18,900</b>	<b>17,300</b>	<b>16,800</b>
<b>Total Payroll and Benefits</b>	<b>209,500</b>	<b>196,699</b>	<b>209,060</b>	<b>195,500</b>	<b>207,400</b>	<b>213,400</b>	<b>197,800</b>	<b>158,800</b>	<b>158,800</b>	<b>121,900</b>	<b>109,800</b>	<b>104,680</b>
Administrative Expenses	800	920	500	500	500	500	500	300	300	300	(200)	150
Office Supplies	1,800	1,665	1,500	1,200	1,000	1,000	1,000	1,300	1,200	1,100	1,100	1,100
Postage and Printing	1,000	565	1,000	1,200	500	500	500	850	650	650	600	460
Recreation Committee	250	270	100	100	400	400	400	350	300	350	300	400
<b>Total Office-Administrative</b>	<b>3,850</b>	<b>3,420</b>	<b>3,100</b>	<b>3,000</b>	<b>2,400</b>	<b>2,400</b>	<b>2,400</b>	<b>2,800</b>	<b>2,450</b>	<b>2,400</b>	<b>1,800</b>	<b>2,110</b>
Maintenance, Supplies	45,000	47,941	50,000	45,000	40,000	50,000	45,000	44,000	44,000	44,000	44,000	40,000
Capital Improvements	10,000	1,800	12,000	12,000	12,000	12,000	12,000	12,000	12,000	15,000	13,000	15,000
Repairs & Maintenance - Hired Out	12,000	13,776	20,000	24,000	24,000	20,000	24,000	24,000	20,000	48,000	43,000	37,000
Cleaning	0	0	0	0	0	0	0	21,000	21,000	20,000	17,000	15,000
Furniture Fixtures and Equipment	3,000	6,463	2,000	2,000	2,000	2,000	2,000	2,000	1,000	2,000	1,500	1,500
Landscaping	1,000	2,463	2,000	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,000	2,000
<b>Total Building Maintenance</b>	<b>71,000</b>	<b>72,443</b>	<b>86,000</b>	<b>85,500</b>	<b>80,500</b>	<b>86,500</b>	<b>85,500</b>	<b>105,500</b>	<b>100,500</b>	<b>131,500</b>	<b>120,500</b>	<b>110,500</b>
Cable Television	17,354	16,828	16,000	16,000	16,000	16,000	16,000	16,000	16,200	16,200	16,200	16,228
Internet Wi-Fi Service	27,120	27,120	27,120	27,120	27,120	27,120	0	0	0	0	0	0
Elevator Maintenance Contract	10,487	10,573	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	11,000	8,000
Pest Control Service	3,000	2,467	4,200	3,000	3,000	3,000	2,800	2,800	2,800	2,800	2,400	2,400
Lawn Maintenance Service	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	4,500	4,500	4,500	3,720
Lawn Spray & Fertilizer	2,000	2,134	1,500	1,500	1,000	500	0	0	0	0	0	0
Laundry Equipment lease/maint	0	0	0	0	0	0	3,929	3,929	4,000	5,000	6,702	6,702
Locksmith	2,500	1,109	3,000	3,000	3,000	2,000	2,000	2,000	2,000	2,000	2,300	2,500
<b>Total Contracted Services</b>	<b>66,060</b>	<b>63,830</b>	<b>65,420</b>	<b>64,220</b>	<b>63,720</b>	<b>62,220</b>	<b>38,329</b>	<b>38,329</b>	<b>39,500</b>	<b>40,500</b>	<b>43,102</b>	<b>39,550</b>
<b>Total Insurance</b>	<b>146,000</b>	<b>129,357</b>	<b>130,000</b>	<b>120,000</b>	<b>120,000</b>	<b>120,000</b>	<b>120,000</b>	<b>120,000</b>	<b>115,000</b>	<b>115,000</b>	<b>103,000</b>	<b>103,000</b>
Accounting	13,000	20,300	13,000	13,000	13,000	13,000	13,000	13,000	16,000	12,000	11,000	10,000
Attorney	1,000	1,110	2,000	4,000	4,000	2,000	500	500	1,000	1,500	2,500	1,500
<b>Total Professional</b>	<b>14,000</b>	<b>21,410</b>	<b>15,000</b>	<b>17,000</b>	<b>17,000</b>	<b>15,000</b>	<b>13,500</b>	<b>13,500</b>	<b>17,000</b>	<b>13,500</b>	<b>13,500</b>	<b>11,500</b>
Fees - Permits - Licenses	1,500	485	1,500	1,500	1,500	1,500	1,500	1,500	1,500	799	799	1,200
State of FL DPBR fee	0	448	0	0	0	0	448	448	0	448	448	448
<b>Total Taxes</b>	<b>1,500</b>	<b>933</b>	<b>1,500</b>	<b>1,500</b>	<b>1,500</b>	<b>1,500</b>	<b>1,948</b>	<b>1,948</b>	<b>1,500</b>	<b>1,247</b>	<b>1,247</b>	<b>1,648</b>
Electric - Florida Power	19,000	20,924	19,000	22,000	25,000	25,000	26,000	26,000	26,000	25,000	27,000	30,000
Water, Sewerage, Garbage & Recycle	135,000	135,470	127,000	115,000	115,000	75,000	75,000	72,000	70,000	71,000	70,000	72,000
Telephone, Elevator, Fire Box	780	780	2,500	3,000	4,000	4,000	4,000	4,000	3,400	3,200	3,500	3,500
<b>Total Utilities</b>	<b>154,780</b>	<b>157,174</b>	<b>148,500</b>	<b>140,000</b>	<b>144,000</b>	<b>104,000</b>	<b>105,000</b>	<b>102,000</b>	<b>99,400</b>	<b>99,200</b>	<b>100,500</b>	<b>105,500</b>
Reserve - Insurance Deductibles	12,000	12,000	12,000	12,000	12,000	12,000	9,600	9,600	9,600	9,600	9,600	9,600
Reserve - (Paint/Roof/Paving)	48,000	48,000	48,000	48,000	21,600	21,600	18,000	18,000	18,000	12,265	18,000	18,000
Reserve - Deferred Maintenance	48,000	48,000	48,000	48,000	48,000	48,000	42,000	42,000	42,000	41,735	36,000	36,000
<b>Total Reserve Funding</b>	<b>108,000</b>	<b>108,000</b>	<b>108,000</b>	<b>108,000</b>	<b>81,600</b>	<b>81,600</b>	<b>69,600</b>	<b>69,600</b>	<b>69,600</b>	<b>63,600</b>	<b>63,600</b>	<b>63,600</b>
<b>TOTAL EXPENSES</b>	<b>774,690</b>	<b>753,266</b>	<b>766,580</b>	<b>734,720</b>	<b>718,120</b>	<b>686,620</b>	<b>634,077</b>	<b>612,477</b>	<b>603,750</b>	<b>588,847</b>	<b>557,049</b>	<b>542,088</b>
<b>NET EXCESS or (DEFICIT)</b>	<b>0</b>	<b>22,064</b>	<b>0</b>	<b>0</b>	<b>10,000</b>	<b>10,000</b>	<b>10,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>