

Balance Sheet (hybrid) April 30th., 2022		Reserve A/C Transactions for the Year 2022				Monthly Per Unit Maintenance Fee					
		Balance 1/1/22	Amount Added	Amount Paid Out	# 4/30/2022	2020	2021	2022	UNIT		
Operating Account Cash Balance	\$105,747	Roof	4,800	-	-	4,800	1 Bedroom	421	438	442	58
Reserve Account Cash Balance	220,606	Pavement	1,000	-	-	1,000	2 Bedroom	617	641	647	39
Total Cash Balance	326,354	Painting & Water Proofing	88,318	16,000	-	104,318	3 Bedroom	725	753	761	9
Maintenance (Estoppel) Fees Receivable	7,692						Penthouse	930	966	976	1
Maintenance Fees Receivable	1,941	<u>Deferred Maintenance</u>	42,995	16,100	-	59,121	Penthouse	905	941	951	5
Maintenance Fees Paid in Advance	-44,348						Net Operating Cash Loss 2015			(6,131)	
Rent Receivable	4,000	<u>Uninsured Loss Reserve</u>	47,367	4,000	-	51,367	Net Operating Cash Loss 2016			(8,858)	
	\$295,639		184,480	36,127	-	220,606	Net Operating Cash Loss 2017			(9,764)	
							Net Operating Cash Gain 2018			10,090	
							Net Operating Cash Gain 2019			22,062	
							Net Operating Cash Gain 2020			(3,574)	
							Net Operating Cash Gain 2021			22,064	
										\$ 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 2022**

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 as of 4/30/22	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	253,503	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	1,555	2,500	2,500	4,500	5,000	8,000	10,000	10,000	8,500	8,400	7,500
Miscellaneous	6,000	2,230	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	2,580	5,400	5,000	3,000	3,000	3,000	3,000	0	5,600		
Rental Income	0	0	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>259,869</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	4,000										
Management Contract	55,760	18,160	30,000	25,000	62,400	62,400	62,400	62,400	62,400			
Office Services	33,000	10,832	31,000	28,000	26,000	26,000	26,000	26,000	26,000	25,000	24,000	22,880
Maintenance Salaries												
Cleaning	85,740	20,633	123,560	113,000	90,000	100,000	75,000	40,000	40,000	67,000	58,000	55,000
Part Time Labor						10,000	7,000	7,500	10,000	9,500	9,000	9,000
Miscellaneous	5,000	0	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>53,625</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	1,578	3,000	3,500	2,500	2,500	2,500	2,500	2,500	2,500	1,500	2,000
Payroll Taxes	13,000	4,332	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	1,215	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	0	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>7,125</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>60,750</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	384	500	500	500	500	500	300	300	300	(200)	150
Office Supplies	1,800	86	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	213	1,000	1,200	500	500	500	850	650	650	600	460
Recreation Committee	250	50	100	100	400	400	400	350	300	350	300	400
<b>Total Office-Administrative</b>	<b>3,850</b>	<b>733</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	9,242	50,000	45,000	40,000	50,000	45,000	44,000	44,000	44,000	44,000	40,000
Capital Improvements	10,000	3,800	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	1,578	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	2,007	2,000	2,000	2,000	2,000	2,000	2,000	1,000	2,000	1,500	1,500
Landscaping	1,000	(623)	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>16,003</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	5,785	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	9,040	27,120	27,120	27,120	27,120	0	0	0	0	0	0
Elevator Maintenance Contract	10,487	6,035	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	622	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	1,350	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	856	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	0	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>23,688</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>54,207</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	6,450	13,000	13,000	13,000	13,000	13,000	13,000	16,000	12,000	11,000	10,000
Attorney	1,000	1,296	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>7,746</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	100	1,500	1,500	1,500	1,500	1,500	1,500	1,500	799	799	1,200
State of FI DPBR fee	0	0	0	0	0	0	448	448	0	448	448	448
<b>Total Taxes</b>	<b>1,500</b>	<b>100</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	7,459	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	45,980	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	260	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>53,698</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	4,000	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	16,000	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	16,000	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>36,000</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>252,925</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>6,944</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>