

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

Percentage Increase in Maintenance Fees for the Year 2022 1.01%	Proposed Budget 2022	8 Months Ended 8/31/21	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
7.630												
INCOME:												
Maintenance Fees	760,510	501,920	752,880	724,720	703,420	673,420	619,077	584,477	580,750	558,947	533,649	523,188
Increase \$7,630 (insurance 16k/water 8k)	0	0	0	0	0	0	0	0	0	0	(4,500)	(5,000)
Vending Laundry	2,000	1,334	2,500	2,500	4,500	5,000	8,000	10,000	10,000	8,500	8,400	7,500
Miscellaneous	6,000	5,688	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	2,850	5,400	5,000	3,000	3,000	3,000	3,000	0	5,600	0	0
Rental Income	0	4,100	1,300	0	13,200	13,200	12,000	10,000	10,000	12,000	12,000	11,900
TOTAL INCOME	774,690	515,892	766,580	734,720	728,120	696,620	644,077	612,477	603,750	588,847	557,049	542,088
EXPENSES:												
Managers Salary	55,760											
Supervision Contract	12,000	13,500	30,000	25,000	62,400	62,400	62,400	62,400	62,400	25,000	24,000	22,880
Office Salaries	33,000	23,065	31,000	28,000	26,000	26,000	26,000	26,000	26,000	25,000	24,000	22,880
Maintenance Salaries	85,740	80,559	123,560	113,000	90,000	100,000	75,000	40,000	40,000	67,000	58,000	55,000
Part Time Labor			5,000	5,000	2,500	2,500	2,500	2,500	2,000	1,000	1,000	1,000
Miscellaneous	5,000	0	0	0	0	0	0	0	0	0	0	0
Total Payroll Gross	191,500	117,123	189,560	171,000	180,900	190,900	175,900	137,900	137,900	103,000	92,500	87,880
Workmen's Compensation Insurance	3,000	0	3,000	3,500	2,500	2,500	2,500	2,500	2,500	2,500	1,500	2,000
Payroll Taxes	13,000	11,351	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	9,000	9,000	9,000	7,000	7,000	6,000
Total Benefits	18,000	13,480	19,500	24,500	26,500	22,500	21,900	20,900	20,900	18,900	17,300	16,800
Total Payroll and Benefits	209,500	130,604	209,060	195,500	207,400	213,400	197,800	158,800	158,800	121,900	109,800	104,680
Administrative Expenses	800	645	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	110	100	100	400	400	400	350	300	350	300	400
Total Office-Administrative	3,850	2,985	3,100	3,000	2,400	2,400	2,400	2,800	2,450	2,400	1,800	2,110
Maintenance Supplies	45,000	33,444	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	8,160	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	(440)	2,000	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,000	2,000
Total Building Maintenance	71,000	49,427	86,000	85,500	80,500	86,500	85,500	105,500	100,500	131,500	120,500	110,500
Cable Television	17,354	11,043	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	18,080	27,120	27,120	27,120	27,120	0	0	0	0	0	0
Elevator Maintenance Contract	10,487	7,865	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	1,436	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	2,400	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	1,687	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
Total Contracted Services	66,060	43,620	65,420	64,220	63,720	62,220	38,329	38,329	39,500	40,500	43,102	39,550
Total Insurance	146,000	89,609	130,000	120,000	120,000	120,000	120,000	120,000	115,000	115,000	103,000	103,000
Accounting	13,000	12,600	13,000	13,000	13,000	13,000	13,000	13,000	16,000	12,000	11,000	10,000
Attorney	1,000	1,000	2,000	4,000	4,000	2,000	500	500	1,000	1,500	2,500	1,500
Total Professional	14,000	13,600	15,000	17,000	17,000	15,000	13,500	13,500	17,000	13,500	13,500	11,500
Fees - Permits - Licenses	1,500	486	1,500	1,500	1,500	1,500	1,500	1,500	1,500	799	799	1,200
State of FL DPBR fee	0	0	0	0	0	0	448	448	0	448	448	448
Total Taxes	1,500	486	1,500	1,500	1,500	1,500	1,948	1,948	1,500	1,247	1,247	1,648
Electric - Florida Power	19,000	13,169	19,000	22,000	25,000	25,000	26,000	26,000	26,000	25,000	27,000	30,000
Water, Sewerage, Garbage & Recycling	135,000	90,408	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	520	2,500	3,000	4,000	4,000	4,000					