

# Ocean View Manor Condominium - Analysis of Operations For The Year 2022

Percentage Increase in Maintenance Fees for the Year 2023 Proposed Budget <b>3.83%</b> 47.97%	Proposed Budget for 2023	Actual Results as of 8/31/22	1.01% 2022 Budget	3.89% 2021 Budget	3.03% 2020 Budget	4.45% 2019 Budget	8.78% 2018 Budget	5.92% 2017 Budget	0.64% 2016 Budget	3.90% 2015 Budget	4.74% 2014 Budget	2.00% 2013 Budget	3.63% 2012 Budget
<b>INCOME:</b>													
Maintenance Fees	789,660	507,007	760,510	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	0	(4,500)	(5,000)
Vending Laundry	3,000	2,039	2,000	2,500	2,500	4,500	5,000	8,000	10,000	10,000	8,500	8,400	7,500
Miscellaneous	5,400	3,760	6,000	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	0	800	3,000	0
Short Term Rental Fee	7,740	4,740	6,180	5,400	5,000	3,000	3,000	3,000	3,000	0	5,600		
Rental Income	0	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>805,800</b>	<b>517,545</b>	<b>774,690</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	0	7,000	12,000										
Management Contract	60,000	37,994	55,760	30,000	25,000	62,400	62,400	62,400	62,400	62,400			
Office Services	33,000	23,927	33,000	31,000	28,000	26,000	26,000	26,000	26,000	26,000	25,000	24,000	22,880
Maintenance Salaries								75,000	40,000	40,000	67,000	58,000	55,000
Cleaning	80,000	43,066	85,740	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	0	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>178,000</b>	<b>111,987</b>	<b>191,500</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	2,372	3,000	3,000	3,500	2,500	2,500	2,500	2,500	2,500	2,500	1,500	2,000
Payroll Taxes	14,000	9,300	13,000	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	2,000	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	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>19,000</b>	<b>12,887</b>	<b>18,000</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>197,000</b>	<b>124,874</b>	<b>209,500</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	445	800	500	500	500	500	500	300	300	300	(200)	150
Office Supplies	1,500	394	1,800	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	1,000	1,200	500	500	500	850	650	650	600	460
Recreation Committee	400	193	250	100	100	400	400	400	350	300	350	300	400
<b>Total Office-Administrative</b>	<b>3,700</b>	<b>1,245</b>	<b>3,850</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	40,000	25,034	45,000	50,000	45,000	40,000	50,000	45,000	44,000	44,000	44,000	44,000	40,000
Capital Improvements	8,000	3,800	10,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	15,000	13,000	15,000
Repairs & Maintenance - Hired Out	8,000	3,389	12,000	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	0	21,000	21,000	20,000	17,000	15,000
Furniture Fixtures and Equipment	2,000	2,007	3,000	2,000	2,000	2,000	2,000	2,000	2,000	1,000	2,000	1,500	1,500
Landscaping	1,000	(813)	1,000	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>59,000</b>	<b>33,417</b>	<b>71,000</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	18,000	12,148	17,354	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	27,120	0	0	0	0	0	0
Elevator Maintenance Contract	13,000	10,307	10,487	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	2,047	3,000	4,200	3,000	3,000	3,000	2,800	2,800	2,800	2,800	2,400	2,400
Lawn Maintenance Service	5,400	3,150	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	2,300	1,631	2,000	1,500	1,500	1,000	500	0	0	0	0	0	0
Laundry Equipment lease/maint	0	0	0	0	0	0	0	3,929	3,929	4,000	5,000	6,702	6,702
Locksmith	1,000	70	2,500	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>69,820</b>	<b>47,433</b>	<b>66,060</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>
Insurance	175,000	101,652	146,000	130,000	120,000	120,000	120,000	120,000	120,000	115,000	115,000	103,000	103,000
Accounting	13,000	13,650	13,000	13,000	13,000	13,000	13,000	13,000	13,000	16,000	12,000	11,000	10,000
Attorney	2,000	2,836	1,000	2,000	4,000	4,000	2,000	500	500	1,000	1,500	2,500	1,500
<b>Total Professional</b>	<b>15,000</b>	<b>16,486</b>	<b>14,000</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	500	1,500	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	0	448	448	0	448	448	448
<b>Total Taxes</b>	<b>1,500</b>	<b>500</b>	<b>1,500</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	26,000	15,882	19,000	19,000	22,000	25,000	25,000	26,000	26,000	26,000	25,000	27,000	30,000
Water, Sewerage, Garbage & Recycling	150,000	92,902	135,000	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	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>176,780</b>	<b>109,303</b>	<b>154,780</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	8,000	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	32,000	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	32,000	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>72,000</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>805,800</b>	<b>506,909</b>	<b>774,690</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>\$ -</b>	<b>10,636</b>	<b>0</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>

