

## OCEAN VIEW MANOR CONDOMINIUM 2015 ADOPTED BUDGET

	ADOPTED 2015 BUDGET
<b>100 - INCOME:</b>	
<b>Category Description</b>	
* <b>OPERATING ACCOUNT CASH BALANCE JAN 1st 2015</b>	0.00
101 - MAINTENANCE FEE'S { 112 UNITS }	580,750.00
102 - VENDING LAUNDRY	10,000.00
103 - MIC INCOME - Late Fees & Transfer Fees	0.00
104 - MIC INCOME - Keys, garage door openers, water heaters	3,000.00
105 - RENTAL INCOME UNIT 121, Basement & Social Room	10,000.00
<b>100 - TOTAL BUDGET / MONTHLY / YTD OPERATING ACCT. FUNDS</b>	<b>603,750.00</b>
<b>EXPENSES:</b>	
<b>200 - PAYROLL GROSS:</b>	<b>ADOPTED 2015</b>
201 - SUPERVISION CONTRACT	62,400.00
202 - OFFICE STAFF (1)	26,000.00
203 - MAINTENANCE SALARIES	40,000.00
204 - PART TIME LABOR	7,500.00
205 - BONUS	2,000.00
<b>TOTAL PAYROLL</b>	<b>137,900.00</b>
OTHER: Employment Expenses	
206 - WORKERS COMP	2,500.00
207 - PAYROLL TAXES -FICA, MCARE, FUTA -	6,600.00
208 - REIMBURSED CELL PHONE	2,800.00
209 - HEALTH INSURANCE / MEDICAL BENEFITS	9,000.00
<b>TOTAL OTHER Employee Expenses</b>	<b>20,900.00</b>
* 200 - TOTAL PAYROLL & OTHER	158,800.00
<b>300 - OFFICE - ADMINISTRATIVE:</b>	<b>ADOPTED 2015</b>
301 - ADMIN. EXPENSES	300.00
302 - OFFICE SUPPLIES	1,200.00
303 - POSTAGE & PRINTING	650.00
304 - RECREATION COMMITTEE	300.00
* 300 - TOTAL OFFICE - ADMINISTRATIVE	2,450.00
<b>400 - BUILDING MAINTENANCE:</b>	<b>ADOPTED 2015</b>
401 - MAINTENANCE SUPPLIES - ELEC-PLUM-JANIT-PAINT	44,000.00
402 - GENERAL MAINT.& REPAIRS - HIRED OUT	20,000.00
403 - CLEANING- Henrigson Cleaning	21,000.00
404 - FURNITURE, FIXTURES & EQUIPMENT	1,000.00
405 - LANDSCAPING	2,500.00
406 - CAPITAL IMPROVMENTS-fence, sauna, gym, valves, carpet	12,000.00
* 400 - TOTAL BUILDING MAINTENANCE	100,500.00
<b>500 - ANNUAL AGREEMENTS - CONTRACTED SERVICES:</b>	<b>ADOPTED 2015</b>
501 - CABLE - Advanced Cable Systems	16,200.00
502 - ELEVATOR - Coastal Elevator { Qtrly Billing }	10,000.00
503 - PEST CONTROL BLDG. - Daves Pest Control	2,800.00
504 - LAWN SERVICE	4,500.00
505 - LAUNDRY EQPT LEASE	4,000.00
506 - LOCKSMITH	2,000.00
* 500 - TOTAL CONTRACT SERVICE	39,500.00
<b>600 - INSURANCE:</b>	<b>ADOPTED 2015</b>
601 - COMPLETE INSURANCE PACKAGE FINANCED & Appraisal	115,000.00
* 600 - TOTAL INSURANCE	115,000.00
<b>700 - PROFESSIONAL:</b>	<b>ADOPTED 2015</b>
701 - ACCOUNTING - W.M CLARK, CPA. & David I Doolittle,svc	16,000.00
702 - LEGAL - ATTORNEY -	1,000.00
* 700 - TOTAL PROFESSIONAL	17,000.00
<b>800 - TAXES:</b>	<b>ADOPTED 2015</b>
801 - FEES - PERMITS - LICENSES	1,052.00
802 - STATE OF FL. DPBR FEE \$4 PER CONDO ANNUAL {\$448}	448.00
* 800 - TOTAL TAXES	1,500.00
<b>900 - UTILITIES:</b>	<b>ADOPTED 2015</b>
901 - ELECTRIC - Florida Power & Light	26,000.00
902 - WATER, SEWER, GARBAGE & RECYCLE - City of Flagler	70,000.00
903 - TELEPHONE-ELEVATOR-FIRE BOX - AT&T	3,400.00
* 900 - TOTAL UTILITIES	99,400.00
<b>1100 - RESERVE &amp; DEFERRED FUNDING:</b>	<b>ADOPTED 2015</b>
* 1101 - TRANSFERS TO CAPITAL RESERVE: B of A - 1385	60,000.00
1102 - CAPITAL RESERVE-Insurance Deductable: B of A - 1385	9,600.00
* 1000 -TOTAL TRANSFERS TO CAPITAL RESERVE	69,600.00
<b>ADOPTED 2015</b>	
2015 FISCAL YEAR BUDGET - 01/01/15 thru 12/31/15	<b>\$603,750.00</b>

### 2015 ADOPTED MONTHLY MAINTENANCE FEES

CONDO'S	Number of Units	2015Monthly Fee	2014Monthly Fee	INCREASE
1 Bedroom	58	337.00	325.00	12.00
2 Bedroom	39	494.00	475.00	19.00
3 Bedroom	9	581.00	559.00	22.00
Penthouse	5	726.00	699.00	27.00
Lge Penthouse	1	746.00	718.00	28.00

**CALCULATION OF ESTIMATED CAPITAL RESERVES & DEFERRED MAINTENANCE FUNDS 12/31/15**

	<b>DEDICATED RESERVE ITEMS DESCRIPTION</b>	<b>ESTIMATED COST</b>	<b>AMOUNT 01/01/2015</b>	<b>INTEREST IN 2015</b>	<b>TRANSFERS IN YTD 2015</b>	<b>EXPENSES OUT YTD 2015</b>	<b>ESTIMATED 12/31/15</b>
1	ROOF	10,000	10,000.00	bank rate ?	2,000.00		12,000.00
2	PAINT & SEAL	65,000	14,000.00	bank rate ?	16,000.00		30,000.00
3	PAVEMENT	2,000	2,000.00	bank rate ?	0.00		2,000.00
4	DEFERRED	?	-18,000.00	bank rate ?	42,000.00		24,000.00
5	INSURANCE DEDUCTABLE RESERVE	5%	33,611.27	bank rate ?	9,600.00		43,211.27
4	TOTAL YTD - FUNDS IN RESERVE ACCOUNTS ==>	77,000	41,611.27		69,600.00		111,211.27