

# OCEAN VIEW MANOR CONDOMINIUM - 2016 ADOPTED BUDGET

100 - INCOME:	Category Description	2016 ADOPTED BUDGET
	* OPERATING ACCOUNT CASH BALANCE JAN 1st 2016	0.00
	101 - MAINTENANCE FEE'S { 112 UNITS }	584,477.00
	102 - VENDING LAUNDRY	10,000.00
	103 - MIC INCOME - LATE & TRANSFER FEES	5,000.00
	104 - MIC INCOME - Keys, garage door openers, water heaters	3,000.00
	105 - RENTAL INCOME UNIT 121	10,000.00
	106 OTHER INCOME - Basement, Social Room, etc.	0.00
	<b>100 - TOTAL BUDGET / MONTHLY / YTD OPERATING ACCT. FUNDS</b>	<b>612,477.00</b>
<b>EXPENSES:</b>		
<b>200 - PAYROLL GROSS:</b>		<b>2016 ADOPTED</b>
	201 - SUPERVISION CONTRACT	62,400.00
	202 - OFFICE STAFF	26,000.00
	203 - MAINTENANCE SALARIES	40,000.00
	204 - PART TIME LABOR	7,000.00
	205 - BONUS - paid in Dec'15	2,500.00
	<b>TOTAL PAYROLL</b>	<b>137,900.00</b>
	OTHER: Employment Expenses	
	206 - WORKERS COMP - West Port Insurance Coro. { 5/21/14}	2,500.00
	207 - PAYROLL TAXES -FICA, MCARE, FUTA -	6,600.00
	208 - REIMBURSED CELL PHONE	2,800.00
	209 - 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>2016 ADOPTED</b>
	301 - ADMIN. EXPENSES	300.00
	302 - OFFICE SUPPLIES	1,300.00
	303 - POSTAGE & PRINTING	850.00
	304 - RECREATION COMMITTEE	350.00
	* 300 - TOTAL OFFICE - ADMINISTRATIVE	2,800.00
<b>400 - BUILDING MAINTENANCE:</b>		<b>2016 ADOPTED</b>
	401 - MAINTENANCE SUPPLIES - ELEC-PLUM-JANIT-PAINT	44,000.00
	402 - GENERAL MAINT.& REPAIRS - HIRED OUT	24,000.00
	403 - CLEANING	21,000.00
	404 - FURNITURE, FIXTURES & EQUIPMENT	2,000.00
	405 - LANDSCAPING	2,500.00
	406 - CAPITAL IMPROVEMENTS-fence, sauna, gym, valves, carpet	12,000.00
	* 400 - TOTAL BUILDING MAINTENANCE	105,500.00
<b>500 - ANNUAL AGREEMENTS - CONTRACTED SERVICES:</b>		<b>2016 ADOPTED</b>
	501 - CABLE - Advanced Cable Systems	16,000.00
	502 - ELEVATOR - Coastal Elevator { Qtrly Billing }	10,000.00
	503 - PEST CONTROL - BLDG, LAWN & SHRUBS. - Daves Pest Control	2,800.00
	504 - MISC /REWIRING BLDG FOR TV	0.00
	504 - LAWN SERVICE - Favoretta	3,600.00
	505 - LAUNDRY EQPT LEASE	3,929.00
	506 - LOCKSMITH	2,000.00
	* 500 - TOTAL CONTRACT SERVICE	38,329.00
<b>600 - INSURANCE:</b>		<b>2016 ADOPTED</b>
	601 - COMPLETE INSURANCE PACKAGE FINANCED & Appraisal	120,000.00
	* 600 - TOTAL INSURANCE	120,000.00
<b>700 - PROFESSIONAL:</b>		<b>2016 ADOPTED</b>
	701 - ACCOUNTING - W.M. CLARK, CPA -	500.00
	702 - MANAGEMENT & ACCOUNTING - David I. Doolittle,svc	12,500.00
	703 - LEGAL - ATTORNEY	500.00
	* 700 - TOTAL PROFESSIONAL	13,500.00
<b>800 - TAXES:</b>		<b>2016 ADOPTED</b>
	801 - FEES - PERMITS - LICENSES	1,500.00
	802 - STATE OF FL. DPBR FEE \$4 PER CONDO ANNUAL {\$448} pd in Nov'15	448.00
	* 800 - TOTAL TAXES	1,948.00
<b>900 - UTILITIES:</b>		<b>2016 ADOPTED</b>
	901 - ELECTRIC - Florida Power & Light	26,000.00
	902 - WATER, SEWER, GARBAGE & RECYCLE - City of Flagler	72,000.00
	903 - TELEPHONE-ELEVATOR-FIRE BOX - AT&T	4,000.00
	* 900 - TOTAL UTILITIES	102,000.00
<b>1010 - RESERVE &amp; DEFERRED FUNDING:</b>		<b>2016 ADOPTED</b>
	1101 - INSURANCE DEDUCTABLE COST	9,600.00
	** 1102 - PAINT/ROOF/PAVING	18,000.00
	1103 - DEFERRED MAINTENANCE	42,000.00
	* 1000 -TOTAL TRANSFERS TO CAPITAL RESERVE	69,600.00
		<b>2016 ADOPTED</b>
	* YTD EXPENSES- 01/01/16 thru 12/31/16	\$612,477.00
<b>MONTHLY MAINTENANCE FEES FOR 2016=&gt;</b>		
	1 BR ==>	<b>\$340.00</b>
	2 BR ==>	<b>\$497.00</b>
	3 BR ==>	<b>\$585.00</b>
	Penthouse ==>	<b>\$731.00</b>
	Penthouse ==>	<b>\$751.00</b>