OCEAN VIEW MA	LNOR (	CONDO	MINIUM	A-AI	IALY	SIS O	F OPE	RATIO	INS F	OR TH	EYE	AR 20	023	
The entire increase in Maintenance Fees for 2023 and 2024 (\$214,674) is due to	Ten	16.98%	9.62%	1.01%	3.89%	3.03%	4.45%	8.78%	5.92%	0.64%	3.90%	4.74%	-23.18%	3.63%
the increase in the cost of Insuarnce	Months Ended	2024 Proposed	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012
(\$214,000) for the two years.	10/31/23	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budge
INCOME:			7 000	- 1										
Maintenance Fees	694,716	975,184	833,660	760,510	752,880	724,720	703,420	673,420	619,077	584,477	580,750	558,947	533,649	523,18
Reserve for uncollectables	0	0	0	0	0	0	0	0	. 0	0	0	0	(4,500)	(5,000
Vending Laundry Miscellaneous	2,840 4,590	3,500 5,400	3,000 5,400	2,000 6,000	2,500 4,500	2,500 2,500	4,500 4,000	5,000 2,000	8,000 2,000	10,000 5,000	10,000 3,000	8,500 3,000	8,400 4,500	7,500 4,500
Repayment of Damages	4,590	0,400	5,400	0,000	4,500	2,500	4,000	2,000	2,000	0,000	3,000	800	3,000	4,30
Short Term Rental Fee	7,365	7,740	7,740	6,180	5,400	5,000	3,000	3,000	3,000	3,000	0	5,600	,	
Rental Income	0	. 0	178.90	0	1,300	0	13,200	13,200	12,000	10,000	10,000	12,000	12,000	11,900
Interest Income TOTAL INCOME	709,511	991,824	849,800	774,690	766,580	734,720	728,120	696,620	0 644,077	612,477	0 603,750	588,847	557,049	542,08
se mant intertogrammer (, manager)	703,311	331,024	049,000	174,030	700,300	7 04,7 20	720,120	030,020	044,077	012,477	000,700	300,047	337,043	342,00
EXPENSES  Management Consultant	T Neg Rook A	Color of the	walk hat bat	40.000	To a series of	To multi-	to the light trade with				235. 1388			
Management Consultant Management Contract	49,590	70,000	60,000	12,000 55,760	30,000	25,000	62,400	62,400	62,400	62,400	62,400	MILLO		
Office Services	29,834	40,000	33,000	33,000	31,000	28,000	26,000	26,000	26,000	26,000	26,000	25,000	24,000	22,88
Maintenance Salaries									75,000	40,000	40,000	67,000	58,000	55,00
Cleaning	52,193	70,000	80,000	85,740	123,560	113,000	90,000	100,000	40.000	7.000	7.500	40.000	0.500	
Part Time Labor Miscellaneous	0	5,000	5.000	5,000	5,000	5,000	2,500	2,500	10,000 2,500	7,000 2,500	7,500 2,000	10,000	9,500 1,000	9,00
Total Payroll Gross	131,617	185,000	178,000	191,500	189,560	171,000	180,900	190,900	175,900	137,900	137,900	103,000	92,500	87,88
Workmen's Compensation Insural	2,089	3,000	3,000	3,000	3,000	3,500	2,500	2,500	2,500	2,500	2,500	2,500	1,500	2,00
Payroll Taxes	6,131	10,000	14,000	13,000	6,000	8,000	11,000	7,000	6,600	6,600	6,600	6,600	6,000	6,00
Automobile mileage/cell phone	0	2,000	2,000	2,000	3,000	3,000	3,000	3,000	2,800	2,800	2,800	2,800	2,800	2,80
Health Insurance/Medical Benefits	0	45.000	0	0	7,500	10,000	10,000	10,000	10,000	9,000	9,000	7,000	7,000	6,00
Total Benefits Total Payroll and Benefits	8,220 139,837	15,000 200,000	19,000	18,000	19,500	24,500 195,500	26,500 207,400	22,500 213,400	21,900 197,800	20,900 158,800	20,900 158,800	18,900 121,900	17,300 109,800	16,80
Part of the second of the seco		ATTACK OF A STRAIGHT AND A STRAIGHT	Emanuscommun		-		CONTROL CONTROL PORCE			-				
Administrative Expenses Office Supplies	1,126	1,200 1,500	800	800	500 1,500	500 1,200	500 1,000	500 1,000	1,000	300 1,300	300 1,200	1,100	(200) 1,100	1,100
Postage and Printing	831	1,000	1,500 1,000	1,800	1,000	1,200	500	500	500	850	650	650	600	460
Recreation Committee	304	400	400	250	100	100	400	400	400	350	300	350	300	400
Total Office-Administrative	2,260	4,100	3,700	3,850	3,100	3,000	2,400	2,400	2,400	2,800	2,450	2,400	1,800	2,110
Maintenance. Supplies	36,302	36,000	40,000	45,000	50,000	45,000	40,000	50,000	45,000	44,000	44,000	44,000	44,000	40,00
Capital Improvements	0	8,000	8,000	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	4,910	8,000	8,000	12,000	20,000	24,000	24,000	20,000	24,000	24,000	20,000	48,000	43,000	37,00
Cleaning	0	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	21,000	21,000	20,000	17,000	15,00
Furniture Fixtures and Equipment Landscaping	1,639 (605)	2,000 1,000	2,000 1,000	3,000 1,000	2,000	2,000	2,000 2,500	2,000 2,500	2,000	2,000 2,500	1,000 2,500	2,000	1,500 2,000	1,500 2,000
Total Building Maintenance	42,246	55,000	59,000	71,000	86,000	85,500	80,500	86,500	85,500	105,500	100,500	131,500	120,500	110,50
Cable Television	0.545		49 000	47.254	46 000	46 000	46 000	16 000	46 000	16 000	46 200	16 200	16 200	16,22
Internet Wi-Fi Service	9,545 24,408	32,544	18,000 27,120	17,354 27,120	16,000 27,120	16,000	16,000 27,120	16,000 27,120	16,000	16,000	16,200	16,200	16,200	10,22
Elevator Maintenance Contract	9,654	11,200	13,000	10,487	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	11,000	8,00
Pest Control Service	3,560	4,000	3,000	3,000	4,200	3,000	3,000	3,000	2,800	2,800	2,800	2,800	2,400	2,40
Lawn Maintenance Service	3,700	5,400	5,400	3,600	3,600	3,600	3,600	3,600	3,600	3,600	4,500	4,500	4,500	3,72
Lawn Spray & Fertilizer  Laundry Equipment lease/maint	1,778	2,300	2,300	2,000	1,500	1,500	1,000	500	3,929	3,929	4,000	5,000	6,702	6,70
Locksmith	0	1,000	1,000	2,500	3,000	3,000	3,000	2,000	2,000	2,000	2,000	2,000	2,300	2,50
Total Contracted Services	52,645	56,444	69,820	66,060	65,420	64,220	63,720	62,220	38,329	38,329	39,500	40,500	43,102	39,55
INSURANCE 70.001 over budget	252,581	360,000	219 000	146,000	130 000	120,000	120,000	120,000	120,000	120.000	115,000	115.000	103,000	103,00
INSURANCE 70,001 over budget	202,301	300,000	210,000	1-0,000	100,000	120,000	120,000	120,000	120,000	120,000	1.13,000	1.10,000	100,000	.50,00
Accounting	16,352	13,000	13,000	13,000	13,000	13,000	13,000	13,000	13,000	13,000	16,000	12,000	11,000	10,00
Attorney	1,931	2,000	2,000	1,000	2,000	4,000	4,000	2,000	500	500	1,000	1,500	2,500	1,50
Total Professional	18,283	15,000	15,000	14,000	15,000	17,000	17,000	15,000	13,500	13,500	17,000	13,500	13,500	11,50
Fees - Permits - Licenses	211	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	799	799	1,20
State of FI DPBR fee	0	0	0	0	0	0	0	0	448	448	0	448	448	44
Total Taxes	211	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,948	1,948	1,500	1,247	1,247	1,64
Electric - Florida Power	19,365	26,000	26,000	19,000	19,000	22,000	25,000	25,000	26,000	26,000	26,000	25,000	27,000	30,00
Water, Sewerage, Garbage & Rec	The state of the s	165,000	150,000	135,000	127,000	115,000	115,000	75,000	75,000	72,000	70,000	71,000	70,000	72,00
Telephone, Elevator, Fire Box  Total Utilities	585 148,811	780 191,780	780 176.780	780 154,780	2,500	3,000	4,000	4,000	4,000	4,000	3,400 99,400	3,200	3,500	3,50
	140,011	101,700	.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	154,700	1.40,000	1.0,000		.54,000	,,,,,,,,	.52,000	20,700	20,200		
Reserve - Insurance Deductibles	10,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	9,600	9,600	9,600	9,600	9,600	9,60
Reserve - (Paint/Roof/Paving) Reserve - Deferred Maintenance	80,000	96,000	96,000	48,000 48,000	48,000 48,000	48,000 48,000	21,600 48,000	21,600 48,000	18,000 42,000	18,000 42,000	18,000 42,000	12,265 41,735	18,000 36,000	18,00
Total Reserve Funding	90,000	108,000	hammacastonasses	108,000	108,000	Committee and the committee of the commi	81,600	81,600	69,600	69,600	69,600	63,600	STATUTE AND DESCRIPTION OF THE PERSONS ASSESSMENT ASSESSMENT OF THE PERSONS ASSESSMENT ASSESSMENT ASSESSMENT ASSESSMENT ASSESSMENT ASSESSMENT ASSESSMENT ASSESSMENT ASSESSMENT	63,60
							and the latest and th			Care to the care t				
TOTAL EXPENSES	746,873	991,824		774,690		734,720	718,120	686,620	634,077	612,477	Control of the last of the las	588,847	and the second second	542,08
NET EXCESS or (DEFICIT)	(37,362)	0.00	0.00	0	0	0	10,000	10,000	10,000	0	0	0	0	- Control of the Cont
an View Condominium		and department of the second	THE RESERVE OF THE PARTY OF THE	Commercial greatest	Jim Stanton	CPA		AND DESCRIPTION OF THE PARTY OF	THE RESERVE OF THE PERSON NAMED IN	A PROPERTY OF THE PARTY OF THE	THE RESERVE OF THE PERSON OF T	- Commence of the Commence of	The 10 month	s ended 10/

		Reserve A/C Transactions for	Balance 1/1/23	Amount Added	Amount Paid Out	Balance 10/31/23	Monthly Per Unit Maintenance Fee			
Balance Sheet (hybrid) October 31st. 20	the Year 2023	SALES OF TURE					2022	2023		
		1 Bedroom					442	485	56	
		Mandated Reserves (Florida Law):					2 Bedroom	647	710	83
Operating Account Cash Balance	\$55,785	Roof	4,800		-	4,800	3 Bedroom	761	834	97
Reserve Account Cash Balance (\$250,000 in CD's)	377,882	Pavement	1,000			1,000	Penthouse	976	1,070	1,25
Total Cash Balance	433,667	Painting & Water Proofing	100,000	-		100,000	Penthouse	951	1,042	1,21
Maintenance (Estoppel) Fees Receivable	7,692	Interest Earned		6,077 80,000	10,870	6,077 196,638				(6,13
Maintenance Fees Receivable	0	Deferred Maintenance	127,508							(8,85
Maintenance Fees Paid in Advance	(20,930)	. 10 0 0					Net Operatir	ng Cash L	oss 2017	(9,76
	1.004 (	Uninsured Loss Reserve	59,367	10,000	1.23	69,367	Net Operatir	g Cash G	Sain 2018	10,09
Rent Receivable	0	ERW SA - D STORY	292,675	96,077	10,870	377,882	Net Operatir	ng Cash G	ain 2019	22,06
The state of the s	\$420,429		CHARLES AND THE SPANISH STATE	SENSON SERVICE PROPERTY OF	PATRICIPALITY CHICAGO COL	TO A THE STREET AND A TO A TO A TO A	Net Operatin	ng Cash C	ain 2020	(3,57
	CONTRACTOR CONTRACTOR CONTRACTOR	1997, ANT CONTACT LOGACY CONTRACT					Net Operatin	o Cash C	ain 2021	22,06
							Net Operatin	_		
The Condominium Is in Compliance with FHA Lending Rec	rulyant anda	Portion of Maintenance Fees Prov	ided for Pes	anres in the	2024 budget	11.07%	porda	-g - 3011 c		\$ 33,95

100.81