OCEAN VIEW M	WHOR (CONDO	MIMION	A - AL	MLY	515 U	FOPE	KATIC	INS F	OK TH	EYE	AK 20	024	
The entire increase in Maintenance Fees for 2023 and 2024 (\$214,674) is due to the	Results for the Month	17.63%	9.62%	1.01%	3.89%	3.03%	4.45%	8.78%	5.92%	0.64%	3.90%	4.74%	553.04%	3.63%
increase in the cost of Insuarnce	of January	2024	2023	2022	2021	2020	2019	2018	2017	2016 Budget	2015	2014 Budget	2013 Budget	2012 Budge
(\$214,000) for the two years.	2024	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budge
INCOME:			Gatu =								eriotope Levou 15.0:	et er d	- 100 m	
Maintenance Fees	81,718	980,616	833,660	760,510	752,880	724,720	703,420	673,420	619,077	584,477	580,750	558,947	533,649	523,1
Reserve for uncollectables Vending Laundry	0 298	3,500	3,000	2,000	2,500	2,500	4,500	5,000	8,000	10,000	10,000	0 8,500	(4,500) 8,400	7,5
Miscellaneous	90	5,400	5,400	6,000	4,500	2,500	4,000	2,000	2,000	5,000	3,000	3,000	4,500	4,5
Repayment of Damages	0	0	0	0	0	0	0	0	0	0	0	800	3,000	
Short Term Rental Fee	1,750	7,740	7,740	6,180	5,400	5,000	3,000	3,000	3,000	3,000 10,000	10,000	5,600 12,000	12,000	11,9
Rental Income Interest Income	0	. 0	0	0	1,300	0	13,200	13,200	12,000	0,000	0,000	0	0	11,3
TOTAL INCOME	83,856	997,256	849,800	774,690	766,580	734,720	728,120	696,620	644,077	612,477	603,750	588,847	557,049	542,0
EXPENSES		National year	- Walnut	rs of Course Te				W. Y		er mydding			4 11 7 1	
Management Consultant		0	out II	12,000										
Management Contract	6,575	70,000	60,000	55,760	30,000	25,000	62,400	62,400	62,400	62,400	62,400			
Office Services	4,493	40,000	33,000	33,000	31,000	28,000	26,000	26,000	26,000 75,000	26,000 40,000	26,000 40,000	25,000 67,000	24,000 58,000	22,8 55,0
Maintenance Salaries Cleaning	8,586	70,000	80,000	85,740	123,560	113,000	90,000	100,000	15,000	40,000	40,000	07,000	36,000	33,0
Part Time Labor		P P P P P P P P P P P P P P P P P P P				- 40			10,000	7,000	7,500	10,000	9,500	9,0
Miscellaneous	0	5,000	5,000	5,000	5,000	5,000	2,500	2,500	2,500	2,500	2,000	1,000	1,000	1,0
Total Payroll Gross	19,654	190,432	178,000	191,500	189,560	171,000	180,900	190,900	175,900	137,900	137,900	103,000	92,500	87,8
Workmen's Compensation Insura		3,000	3,000	3,000	3,000	3,500	2,500	2,500	2,500	2,500	2,500	2,500	1,500	2,0
Payroll Taxes Automobile mileage/cell phone	665	10,000	14,000	13,000	6,000 3,000	8,000 3,000	11,000 3,000	7,000 3,000	6,600 2,800	6,600 2,800	6,600 2,800	6,600 2,800	6,000 2,800	6,0 2,8
Health Insurance/Medical Benefits		2,000	2,000	2,000	7,500	10,000	10,000	10,000	10,000	9,000	9,000	7,000	7,000	6,0
Total Benefits	665	15,000	19,000	18,000	19,500	24,500	26,500	22,500	21,900	20,900	20,900	18,900	17,300	16,8
Total Payroll and Benefits	20,318	205,432	197,000	209,500	209,060	195,500	207,400	213,400	197,800	158,800	158,800	121,900	109,800	104,6
Administrative Expenses	15	1,200	800	800	500	500	500	500	500	300	300	300	(200)	1
Office Supplies	823	1,500	1,500	1,800	1,500	1,200	1,000	1,000	1,000	1,300	1,200	1,100	1,100	1,1
Postage and Printing	0	1,000	1,000	1,000	1,000	1,200	500	500	500	850	650	650 350	600	4
Recreation Committee Total Office-Administrative	838	400 4,100	3,700	250 3,850	100 3,100	3,000	2,400	400 2,400	400 2,400	350 2,800	300 2,450	2,400	1,800	2,1
Total Office-Administrative	000	4,100	0,700	0,000	0,100	0,000	2,100			437				
Maintenance. Supplies	2,445	36,000	40,000	45,000	50,000	45,000	40,000	50,000 12,000	45,000 12,000	44,000 12,000	44,000 12,000	44,000 15,000	44,000 13,000	40,0
Capital Improvements Repairs & Maintenance-Hired Out	0 578	8,000 8,000	8,000	10,000	12,000	12,000 24,000	12,000 24,000	20,000	24,000	24,000	20,000	48,000	43,000	15,0 37,0
Cleaning	0	0,000	0,000	12,000	20,000	21,000	2,,000	20,000	8,533	21,000	21,000	20,000	17,000	15,0
Furniture Fixtures and Equipment	0	2,000	2,000	3,000	2,000	2,000	2,000	2,000	2,000	2,000	1,000	2,000	1,500	1,5
Landscaping	(175)	1,000	1,000	1,000	2,000	2,500	2,500	2,500	2,500 85,500	2,500 105,500	2,500	2,500 131,500	2,000 120,500	2,0
Total Building Maintenance	2,848	55,000	59,000	71,000	86,000	85,500	80,500	86,500	65,500	105,500	100,500	131,500	120,300	110,0
Cable Television	0	0	18,000	17,354	16,000	16,000	16,000	16,000	16,000	16,000	16,200	16,200	16,200	16,2
Internet Wi-Fi Service	2,712	32,544	27,120	27,120	27,120	27,120	27,120	27,120 10,000	10,000	10,000	10,000	10,000	11,000	8,0
Elevator Maintenance Contract Pest Control Service	0	11,200 4,000	13,000 3,000	10,487	10,000 4,200	10,000	10,000	3,000	2,800	2,800	2,800	2,800	2,400	2,4
Lawn Maintenance Service	450	5,400	5,400	3,600	3,600	3,600	3,600	3,600	3,600	3,600	4,500	4,500	4,500	3,7
Lawn Spray & Fertilizer	433	2,300	2,300	2,000	1,500	1,500	1,000	500	0	0	0	0	0	
Laundry Equipment lease/maint	0	1.000	4.000	2.500	3,000	3,000	3,000	2,000	3,929 2,000	3,929 2,000	4,000 2,000	5,000 2,000	6,702 2,300	6,7
Locksmith Total Contracted Services	3,595	1,000 56,444	1,000 69,820	2,500	65,420	64,220	63,720	62,220	38,329	38,329	39,500	40,500	43,102	39,
Total Communication Convinces			3											
INSURANCE , 18,618 over budge	48,618	360,000	219,000	146,000	130,000	120,000	120,000	120,000	120,000	120,000	115,000	115,000	103,000	103,0
Accounting	950	13,000	13,000	13,000	13,000	13,000	13,000	13,000	13,000	13,000	16,000	12,000	11,000	10,0
Attorney	539	2,000	2,000	1,000	2,000	4,000	4,000	2,000	500	500	1,000	1,500	2,500	1,
Total Professional	1,489	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,
Fees - Permits - Licenses	0	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	799	799	1,3
State of FI DPBR fee	0	0	0	0	0	0	0	0	448	448	0	448	448	.,
Total Taxes	0	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,
Electric - Florida Power	1,527	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,
Water, Sewerage, Garbage & Rec		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,
Telephone, Elevator, Fire Box	65	780	780	780	2,500	3,000	4,000	4,000	4,000	4,000	3,400	3,200	3,500	3,
Total Utilities	15,589	191,780	176,780	154,780	148,500	140,000	144,000	104,000	105,000	102,000	99,400	99,200	100,500	105,
Reserve - Insurance Deductibles	1,000	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,
Reserve - (Paint/Roof/Paving)	0	0	0	48,000	48,000	48,000	21,600	21,600	18,000	18,000	18,000	12,265		18,
Reserve - Deferred Maintenance	8,000	96,000	96,000	The second second	48,000	48,000	48,000	48,000	42,000	42,000	42,000	41,735		36,
Total Reserve Funding	9,000	108,000	108,000	108,000	108,000	108,000	81,600	81,600	69,600	69,600	69,600	63,600	63,600	63,
TOTAL EXPENSES	102,296	997,256	849,800	774,690	766,580	734,720	718,120	686,620	634,077	612,477	603,750	588,847	557,049	542,
NET EXCESS or (DEFICIT)	(18,440)	-	0.00	THE REAL PROPERTY AND PERSONS ASSESSED.	The same of the sa	-		10,000	10,000	0		0	0	
(mmi initial)	Lucione		de farmaneous	Marian Parket	-	and a proper party of the last	-	of contract of the contract of	decement of the second	Accession and the second				

Balance Sheet (hybrid) January 31st. 2024		Reserve A/C Transactions for	Balance 1/1/24	Amount Added	Amount Paid Out	Balance 1/31/24	Monthly Per Unit Maintenance Fee			
		the Year 2023					State of the	2022	2023	2024
THE TANK SAME CLOS MANY AND	85.82	the real 2025	ii iii.4	riduod	7 uid Out	1101124	1 Bedroom	442	485	570
		Mandated Reserves (Florida Law):					2 Bedroom	647	710	835
Operating Account Cash Balance	\$91,406	Roof	4,800	-	-	4,800	3 Bedroom	761	834	981
Reserve Account Cash Balance (\$250,000 in CD's)	408,234	Pavement	1,000	-	-	1,000	Penthouse	976	1,070	1,259
Total Cash Balance	499,640	Painting & Water Proofing	100,000	-		100,000	Penthouse	951	1,042	1,226
Maintenance (Estoppel) Fees Receivable (unit 622)	50,726	Interest Earned		5		5	Net Operatir	g Cash L	oss 2015	(6,131)
Maintenance Fees Receivable	0	Deferred Maintenance	221,062	8,000	-	229,062	Net Operatir	g Cash L	oss 2016	(8,858)
Maintenance Fees Paid in Advance	(56,654)	A STATE OF THE STA					Net Operatir	g Cash L	oss 2017	(9,764)
A considerable and the second second		Uninsured Loss Reserve	72,367	1,000	-	73,367	Net Operatir	g Cash C	Sain 2018	10,090
Rent Receivable	0	Arder and the state of the state of	399,229	9,005	-	408,234	Net Operatir	g Cash C	Sain 2019	22,062
	\$493,712	total in the latest	Material State of the State of	QAESANGS AS CENTRAL SAFETY	NEWS CHAPTER STORY		Net Operatir	g Cash C	Sain 2020	(3,574)
	CONTRACTOR OF THE PROPERTY OF						Net Operatir	g Cash C	Sain 2021	22,064
							Net Operatir	g Cash C	Sain 2022	8,062
The Condominium Is in Compliance with FHA Lending Requirements		Portion of Maintenance Fees Provided for Reserves in the 2024 budget 11,01% Net Operating Cash Lo							oss 2023	(18,157)
regarding Reserves and Rentals.	1 70/17 (9)	Last Nine	rears Cas	h Flow	15,794					

Status of Insurance / Meeting 1/16/24

Estimated Cost of Insurance (Cash Basis) for 2023 - (see below).

Amount Budgeted for 2023 Year (\$73,000 over 2022 budget)

Estimated Shortfall (excluding any other insurance costs for the year)

269,633 219,000 50,633

Increase needed in Maintenance Budget for 2024 Percentage Increase 146,956 17.63%

	7112	2530	20.3 46	AFCO	Citizens	TOTAL
				105,621	197,406	303,027
January				11,861	980;7	11,861
February				11,891		11,891
March						000
April				20,386		20,386
May				8,523	77,112	85,635
June				8,523		8,523
July				8,523	40,098	48,621
August				8,523		8,523
September				8,523		8,523
October				8,523	40,098	48,621
November				8,523		8,523
December				8,523	mis su	8,523
			-	112,325	157,308	269,633
			300.00	000,88	1000,07	880,5
January				8,523.29	40,099	27,178
February				8,523.29		10,000

Increase in Citizens as of

23,134

12,029

47,192 Plus 10,000