

Ocean Ritz 2020 Budget Expenses by Month per Unit

	A	B	C	D	E	F
	EXPENSES			12 mos ending 8.30.19	2020 Proposed Budget	Mo cost per unit
1						
2	Contracts					
3		Audit & Tax Year End		1,400.00	4,200.00	5.56
4		Copier		1,349.00	1,272.00	1.68
5		Culligan Water		115.00	126.00	0.17
6		Dryer Duct Cleaning			0.00	0.00
7		Elevator Service		16,744.25	10,383.00	13.73
8		Fire Alarm Monitor		962.00	900.00	1.19
9		Generator			747.00	0.99
10		Management Association		34,020.00	34,020.00	45.00
11		Mats			0.00	0.00
12		Pest Control		1,560.00	1,560.00	2.06
13		Pool Service Chemical Testing		800.00	500.00	0.66
14						0.00
15		Total Contracts		56,950.25	53,708.00	71.04
16						
17						
18	General & Administrative					
19		Bank Fees			0.00	0.00
20		Check Stock			150.00	0.20
21		Copier Usage			200.00	0.26
22		Condo Fee Florida		252.00	252.00	0.33
23		Corp Filing Florida		61.25	62.00	0.08
24		Coupon Books		238.80	240.00	0.32
25		Domain Name Renewal		54.51	55.00	0.07
26		Meeting Expense Annual		330.00	350.00	0.46
27		Meeting Social Annual		71.66	0.00	0.00
28		Postage & Mailing		353.90	450.00	0.60
29		Wrist Band		1,283.79	1,300.00	1.72
30						
31		Total General & Administrative		2,645.91	3,059.00	4.05
32						
33						
34	Inspections					
35		Backflow Preventer			500.00	0.66
36		Elevator		340.00	350.00	0.46
37		Fire Alarm			815.00	1.08
38		Fire Extinguisher		292.82	150.00	0.20
39		Fire Pump			1,948.00	2.58
40		Fire System		2,921.17		0.00
41		Insurance Appraisal			850.00	1.12
42		Railings			1,500.00	1.98
43		Reserves			2,095.00	2.77
44						
45		Total Inspectitons		3,553.99	8,208.00	10.86
46						0.00
47						0.00
48	Insurance			67,240.00	51,514.00	68.14
49		Finance Charge			3,090.84	4.09
50		Total Insurance		67,240.00	54,604.84	72.23
51						
52						

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53	Legal					
54		Legal Association Business		2,567.50	500.00	0.66
55		Legal Collections			0.00	0.00
56		Legal Retainer		2,062.50	2,750.00	3.64
57						
58		Total Legal		4,630.00	3,250.00	4.30
59						
60						
61	Licenses					
62		Elevator		150.00	150.00	0.20
63		Quick Books On Line		720.00	840.00	1.11
64		Pool & Hot Tub		775.00	775.00	1.03
65						0.00
66		Total Licenses		1,645.00	1,765.00	2.33
67						0.00
68						0.00
69	Maintenance & Repair					0.00
70		Keys		9.81	0.00	0.00
71		Mait & Repair Building		1,486.20	1,500.00	1.98
72		Mait & Repair Cameras		1,434.60	500.00	0.66
73		Mait & Repair Electrical		1,798.69	1,800.00	2.38
74		Mait & Repair Elevator		1,735.61	2,000.00	2.65
75		Mait & Repair Equipment		673.00	500.00	0.66
76		Mait & Repair Fire System		26,828.74	27,000.00	35.71
77		Mait & Repair Fitness Equipment			500.00	0.66
78		Mait & Repair Generator			1,000.00	1.32
79		Mait & Repair Landscape			500.00	0.66
80		Mait & Repair Misc		3,693.50	1,000.00	1.32
81		Mait & Repair Paint			1,000.00	1.32
82		Mait & Repair Parkikng Deck			0.00	0.00
83		Mait & Repair Plumbing		693.88	1,000.00	1.32
84		Mait & Repair Pool		5,360.20	5,400.00	7.14
85		Sheet Rock Repair - Unit		4,815.00	1,000.00	1.32
86		Striping Parking Lot		2,295.00	0.00	0.00
87		Waste Line Jetting		2,000.00	4,000.00	5.29
88						0.00
89		Total Maintenance & Repair		52,824.23	48,700.00	64.42
90						
91						
92	Non-Recurring					
93		Cell Phone		187.46		0.00
94		Door Replacement		2,610.43		0.00
95		Dryer Vent Caps		333.81		0.00
96		Elevator Doors P1 and P2		35,900.00		0.00
97		Elevator Hoistway Dampers		13,750.00		0.00
98		Elevator Lobby Improvements			0.00	0.00
99		Emergency Roof Tarp		16,075.39		0.00
100		Engineered Drawings		425.00		0.00
101		Gas Grills		4,194.00		0.00
102		Install Cleanouts in Waste Lines		700.00		0.00
103		Install Radio Alarm		212.93		0.00
104		New Signage		605.85		0.00
105		Overflow Parking Lot Light Removal		500.00		0.00
106		Pool Deck Extension		40,109.89		0.00

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107		Pool Deck Furniture		496.44		0.00
108		Reserve Reimbursement			5,001.00	
109		Roof Replacement		404,009.16		0.00
110		Shower Tower		2,941.02		0.00
111		Stucco Wall		4,741.18		0.00
112		Tree Removal		1,425.00		0.00
113		Water Damage Restoration		177,500.00		0.00
114						0.00
115		Total Non-Recurring		706,717.56	5,001.00	6.62
116						
117						
118	Personnel					
119		Maintenance		96,291.51	128,602.00	170.11
120		Security		6,952.50	20,160.00	26.67
121						
122		Total Personnel		103,244.01	148,762.00	196.78
123						
124						
125	Reimbursement			351.08	0.00	0.00
126		Total Reimbursement		351.08	0.00	0.00
127						
128						
129	Reserve			0.00	105,865.00	140.03
130		Total Reserve		0.00	105,865.00	140.03
131						
132	Supplies					
133		Supplies, Fuel		21.60	25.00	0.03
134		Supplies Janitorial		1,738.09	1,800.00	2.38
135		Supplies Mait		9,460.42	9,500.00	12.57
136		Supplies Office		358.62	400.00	0.53
137		Supplies Paint		308.27	0.00	0.00
138		Supplies Misc		1,268.99	1,000.00	1.32
139		Supplies Pool Mait		3,644.93	4,000.00	5.29
140						0.00
141		Total Supplies		16,779.32	16,725.00	22.12
142						0.00
143						0.00
144	Taxes					0.00
145		Income Federal			0.00	0.00
146		Income Florida			0.00	0.00
147		Other Taxes			0.00	0.00
148		Sales Florida			1,820.00	2.41
149						0.00
150		Total Taxes		0.00	1,820.00	2.41
151						0.00
152						0.00
153	Tools				100.00	0.13
154		Total Tools		0.00	100.00	0.13
155						
156						
157	Utilities					
158		Cable		22,173.21	23,282.00	30.80
159		Electricity		21,045.73	22,098.00	29.23
160		Gas		7,443.84	7,816.00	10.34

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161		Internet		20,894.64	24,019.00	31.77
162		Internet Static IP		15.00	180.00	0.24
163		Telephone Cell		1,715.80	1,944.00	2.57
164		Telephone Elevator		1,264.74	1,328.00	1.76
165		Waste Removal		22,829.11	23,971.00	31.71
166		Water & Sewer		47,011.04	49,362.00	65.29
167						
168		Total Utilities		144,393.11	154,000.00	203.70
169						
170		TOTAL ASSESSMENT & INCOME				
171		TOTAL EXPENSE			605,567.84	801.02
172		Less Non-Recurring & Reserve				
173		NET EXPESSES LESS NON-RECURRING				
174		1.15 of 2019 Budget Less NR & R				
175						
176		TOTAL ASSESSMENT & INCOME				
177		Less Other Income				
178		ASSESSMENT INCOME				
179						
180		MONTHLY ASSESSMENT				725.00