

Ocean Reserve Condominium Association, Inc.
Approved Budget for the Period
January 1, 2026 through December 31, 2026

Description	2025 Approved Budget WITH Reserves	2026 Approved Budget WITH Non-Structural Reserves and SIRS	Approved 2025	Approved 2026
Revenue				
Maintenance Income	\$5,871,949.00	\$5,754,393.16	5,871,949	5,754,393
Reserve Contribution	\$489,992.00	\$573,000.00	489,992	573,000
Application Fee Income	\$5,500.00	\$0.00	6,361,941	6,327,393
Gate Card/Clicker Income	\$0.00	\$0.00		
Key / Fob Income	\$500.00	\$0.00		
Late Fees	\$4,300.00	\$0.00		
ATM Income	\$250.00	\$250.00		
Bank Interest Income	\$15,000.00	\$0.00		
Laundry Income	\$70,000.00	\$60,000.00		
Cable Income	\$0.00	\$10,125.00		
Antenna Income	\$0.00	\$25,722.84		
Storage Fee	\$8,000.00	\$10,000.00		
Luggage	\$3,000.00	\$0.00		
Miscellaneous Income	\$0.00	\$50,000.00		
In House Maintenance Income	\$15,000.00	\$0.00		
Total Revenue	\$6,483,491.00	\$6,483,491.00		
Compensation/Payroll				
Payroll Combined	\$971,322.00	\$893,873.80		
Total Management Labor	\$971,322.00	\$893,873.80		
Insurance				
Insurance Expense	\$1,781,385.00	\$1,319,363.23		
Insurance Claim Covered Expense	\$0.00	\$0.00		
Total Insurance	\$1,781,385.00	\$1,319,363.23		
Administrative Expenses				
Admin Expenses	\$1,842.00	\$10,000.00		
Printing & Postage	\$6,500.00	\$15,000.00		
Office Expenses	\$3,000.00	\$35,000.00		
Office Supplies	\$3,500.00	\$5,000.00		
Office Drinking Water	\$500.00	\$0.00		
Bank Charges	\$550.00	\$0.00		
Office Equipment	\$4,000.00	\$4,000.00		
Miscellaneous	\$3,000.00	\$0.00		
Audit Fees	\$5,200.00	\$6,000.00		
Legal Fees	\$40,000.00	\$45,000.00		
Bank Loan Repayment - Popular Bk	\$665,717.00	\$665,717.00		
In House Maintenance Supply	\$5,000.00	\$0.00		
Screening Services	\$7,000.00	\$1,000.00		
License, Permits, Fees & Taxes	\$5,600.00	\$15,000.00		
License,Fees,Permit-Pool/Spa	\$250.00	\$250.00		
Annual Condo Fees	\$1,592.00	\$1,592.00		
Bonus Payments	\$4,550.00	\$0.00		

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Uniforms	\$2,300.00	\$2,500.00		
Holiday Decorations	\$1,500.00	\$1,500.00		
Sales Tax	\$62,000.00	\$0.00		
Property Taxes	\$2,257.00	\$2,257.00		
Total Administrative Expenses	\$825,858.00	\$809,816.00		
 Contract Services				
Management Services Contract	\$77,175.00	\$81,033.75		
Landscaping Services Contract	\$26,283.00	\$26,600.00		
Janitorial Contract	\$256,306.00	\$281,995.18		
Elevator Contract	\$15,575.00	\$17,040.00		
Elevator Consulting Contract	\$0.00	\$4,800.00		
Equipment Lease	\$6,388.00	\$4,595.52		
Fitness Club/Gym Contract	\$1,220.00	\$1,140.00		
Trash Chute Maintenance	\$5,600.00	\$4,440.00		
Window Services	\$6,000.00	\$10,000.00		
Pest Control	\$9,171.00	\$14,100.00		
HVAC Filters	\$10,046.00	\$11,040.00		
Security - Contract	\$0.00	\$245,706.24		
E-Voting	\$0.00	\$4,000.00		
Fob/Entry System Contract	\$2,300.00	\$1,140.00		
Valet Service	\$102,240.00	\$103,927.00		
Water Treatment	\$3,913.00	\$3,762.12		
Cable Contract	\$450,225.00	\$454,545.84		
Trash Removal	\$189,000.00	\$200,000.00		
Trash Removal Compactor	\$0.00	\$8,509.56		
Fire Alarm Maintenance	\$6,900.00	\$8,782.56		
Equip Contract - Life Safety	\$624.00	\$7,850.32		
Generator	\$0.00	\$2,719.00		
Odor Control	\$5,000.00	\$2,718.88		
Pool/Spa Contract	\$12,480.00	\$16,800.00		
Pool Furniture	\$10,618.00	\$0.00		
Roof Maintenance	\$0.00	\$3,000.00		
Office Equip Leases	\$2,950.00	\$2,950.00		
Total Contract Services	\$1,200,014.00	\$1,523,195.97		
 Repairs & Maintenance				
Landscape Extras	\$2,000.00	\$15,000.00		
Fitness Center/Gym Expense	\$3,000.00	\$5,000.00		
General Repairs & Maintenance	\$40,000.00	\$40,000.00		
Building Repair	\$0.00	\$0.00		
Cleaning	\$3,000.00	\$5,000.00		
Maintenance Supplies-Building	\$15,000.00	\$15,000.00		
Janitorial Supplies	\$2,000.00	\$2,000.00		
Paint Supplies	\$7,000.00	\$5,000.00		

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Elevator Repairs	\$40,000.00	\$20,000.00		
Elevator Telephone	\$2,998.00	\$2,998.00		
Boiler Expense	\$5,000.00	\$5,000.00		
HVAC Service	\$20,000.00	\$20,000.00		
Generator	\$815.00	\$815.00		
Building Equipment And Supplies	\$12,000.00	\$10,000.00		
Repairs & Maintenance - Radios/Pagers	\$2,000.00	\$2,000.00		
Plumbing Repairs / Supplies	\$50,000.00	\$100,000.00		
Repairs-Electrical And Lights	\$5,000.00	\$10,000.00		
Electrical R&M	\$10,000.00	\$10,000.00		
Evoting	\$907.00	\$0.00		
Repairs & Maintenance - Compactor	\$5,000.00	\$5,000.00		
Signage	\$2,500.00	\$5,000.00		
Luggage Carts Equipment	\$3,000.00	\$3,000.00		
Fire Alarm System	\$9,000.00	\$9,529.00		
Fob/Access Expenses	\$5,000.00	\$5,000.00		
Security Camera	\$5,000.00	\$5,000.00		
Maintenance - Parking/Garage	\$1,000.00	\$3,000.00		
Trash Removal-Addtl	\$1,500.00	\$2,400.00		
Fire Alarm R&M	\$5,000.00	\$15,000.00		
Hurricane Recovery Expenses	\$1,500.00	\$2,500.00		
Furniture	\$500.00	\$20,000.00		
Pool Repairs & Supplies	\$5,000.00	\$10,000.00		
Generator/fuel	\$2,000.00	\$2,000.00		
Contingency	\$5,000.00	\$25,000.00		
Total Supplies & Repair	\$271,720.00	\$380,242.00		
Utilities				
Electricity	\$390,000.00	\$390,000.00		
Water & Sewer	\$475,000.00	\$475,000.00		
Telephone / Internet	\$6,200.00	\$9,000.00		
Natural Gas	\$72,000.00	\$110,000.00		
Total Utilities	\$943,200.00	\$984,000.00		
Total Expenses without Reserves	\$5,993,499.00	\$5,910,491.00		
Reserves				
Pooled Reserves	\$49,636.00	\$107,548.00		
SIRS	\$440,356.00	\$465,452.00		
Total Reserves	\$489,992.00	\$573,000.00		
Total Expenses with Reserves	\$6,483,491.00	\$6,483,491.00		
Net Income/(Loss)	\$0.00	\$0.00		

Ocean Reserve Condominium Association Inc.
 Approved Fee Schedule for the Period
 January 1, 2026 to December 31, 2026

			410 Units		Approved Budget 2026 (WITH Non-Structural Reserves and SIRS)		
			2025 Annual	2026 Annual			
			\$ 6,361,941.15	\$6,327,393.00			
				Monthly Fee	Annual Fee	Annual Total	
UNIT TYPE	# OF UNITS	% PER UNIT	2025 FEES WITH RESERVES	by unit type	by unit type		
A1	124	0.002138	\$ 1,133.49	\$ 1,127.33	\$ 13,528	\$ 1,677,467.81	
A2	152	0.002138	\$ 1,133.49	\$ 1,127.33	\$ 13,528	\$ 2,056,250.87	
B	15	0.003542	\$ 1,877.83	\$ 1,867.64	\$ 22,412	\$ 336,174.39	
C	16	0.003174	\$ 1,682.73	\$ 1,673.60	\$ 20,083	\$ 321,330.33	
D	75	0.003201	\$ 1,697.05	\$ 1,687.83	\$ 20,254	\$ 1,519,048.87	
E	1	0.005313	\$ 2,816.75	\$ 2,801.45	\$ 33,617	\$ 33,617.44	
F	15	0.003295	\$ 1,746.88	\$ 1,737.40	\$ 20,849	\$ 312,731.40	
CU-1	1	0.001136	\$ 602.26	\$ 598.99	\$ 7,188	\$ 7,187.92	
CU-2	1	0.000942	\$ 499.41	\$ 496.70	\$ 5,960	\$ 5,960.40	
CU-3	1	0.00312	\$ 1,654.10	\$ 1,645.12	\$ 19,741	\$ 19,741.47	
CU-4	1	0.002478	\$ 1,313.74	\$ 1,306.61	\$ 15,679	\$ 15,679.28	
CU-5	1	0.000213	\$ 112.92	\$ 112.31	\$ 1,348	\$ 1,347.73	
CU-6	1	0.000213	\$ 112.92	\$ 112.31	\$ 1,348	\$ 1,347.73	
CU-7	1	0.000213	\$ 112.92	\$ 112.31	\$ 1,348	\$ 1,347.73	
CU-8	1	0.000213	\$ 112.92	\$ 112.31	\$ 1,348	\$ 1,347.73	
CU-9	1	0.000359	\$ 190.33	\$ 189.29	\$ 2,272	\$ 2,271.53	
CU-10	1	0.000919	\$ 487.22	\$ 484.57	\$ 5,815	\$ 5,814.87	
CU-11	1	0.001204	\$ 638.31	\$ 634.85	\$ 7,618	\$ 7,618.18	
CU-12	1	0.000262	\$ 141.56	\$ 138.15	\$ 1,658	\$ 1,657.78	
Total	410	0.00%					