



**OCEAN VISTA
STRATA CORPORATION - VR 992
PROPOSED OPERATING BUDGET
FOR THE PERIOD: JUNE 1, 2016 TO MAY 31, 2017**

		PREVIOUS BUDGET 2015/2016	ACTUAL AS OF MARCH 31, 2016	PROJECTED MAY 31, 2016	PROPOSED BUDGET 2016- 2017 4.93%
REVENUE					
4110	STRATA FEES	\$81,200.00	\$67,666.53	\$81,200.00	\$85,200.00
4117	MOVE IN / MOVE OUT FEES	\$0.00	\$300.00	\$300.00	\$0.00
4120	BANK INTEREST	\$0.00	\$57.16	\$75.86	\$0.00
4140	PRIOR YEAR ALLOCATION	(\$5,214.66)	(\$3,936.10)	(\$5,214.66)	\$0.00
	PRIOR YEAR ALLOCATION	\$491.32	\$0.00	\$0.00	\$0.00
TOTAL REVENUE		\$76,476.66	\$64,087.59	\$76,361.20	\$85,200.00
OPERATING EXPENSES					
6110	BANK CHARGES	\$500.00	\$408.49	\$494.98	\$500.00
6112	CONTINGENCY RESERVE FUND	\$3,000.00	\$2,500.00	\$3,000.00	\$3,000.00
6114	INSURANCE	\$17,176.00	\$14,430.05	\$19,230.00	\$17,650.00
6115	INSURANCE APPRAISAL	\$0.00	\$0.00	\$0.00	\$750.00
6116	LEGAL AND PROFESSIONAL	\$800.00	\$0.00	\$0.00	\$500.00
6118	ADMINISTRATION	\$1,550.00	\$663.80	\$960.00	\$1,000.00
6120	MANAGEMENT FEES	\$11,970.00	\$9,975.00	\$11,970.00	\$12,568.00
TOTAL OPERATING EXPENSES		\$34,996.00	\$27,977.34	\$35,654.98	\$35,968.00
UTILITIES					
6212	ELECTRICITY	\$3,300.00	\$2,433.09	\$2,900.00	\$3,300.00
6215	WATER & SEWER	\$3,000.00	\$2,743.27	\$2,743.27	\$3,000.00
6216	WASTE DISPOSAL	\$3,200.00	\$2,684.64	\$3,800.00	\$3,800.00
TOTAL UTILITIES		\$9,500.00	\$7,861.00	\$9,443.27	\$10,100.00
REPAIRS & MAINTENANCE					
6310	CARETAKING/ JANITORIAL	\$4,000.00	\$3,045.00	\$3,700.00	\$4,000.00
6312	FIRE PROTECTION	\$1,800.00	\$3,845.62	\$3,845.62	\$3,000.00
6314	ELEVATOR	\$3,000.00	\$2,936.04	\$3,200.00	\$3,200.00
6315	LANDSCAPING	\$3,000.00	\$2,400.00	\$3,000.00	\$3,000.00
6316	LANDSCAPING IMPROVEMENTS	\$0.00	\$1,409.10	\$1,409.10	\$1,400.00
6318	R & M GENERAL	\$16,630.66	\$8,149.82	\$15,000.00	\$22,500.00
6320	PLUMBING & HEATING	\$1,500.00	\$360.68	\$1,500.00	\$1,400.00
6324	SUPPLIES & LIGHT BULBS	\$300.00	\$0.00	\$0.00	\$632.00
6326	ELECTRICAL & MECHANICAL	\$1,000.00	\$0.00	\$0.00	\$0.00
6328	PAINTING & DECORATING	\$750.00	\$0.00	\$0.00	\$0.00
TOTAL REPAIRS & MAINTENANCE		\$31,980.66	\$22,146.26	\$31,654.72	\$39,132.00
TOTAL EXPENSES		\$76,476.66	\$57,984.60	\$76,752.97	\$85,200.00
SURPLUS (DEFICIT)			\$6,102.99	(\$391.77)	\$0.00

THIS BUDGET CONTAINS A 4.93% INCREASE IN STRATA FEE RATES.