

OCEAN BEACH CLUB ONE - 2025 ADOPTED BUDGET

100 - INCOME: Category Description	2025 ADOPTED BUDGET	2025 % of BUDGET
100 - 2024 CASH FORWARD	15,000.00	4.18%
101a - MAINTENANCE FEE'S { '24 - 41 units * \$675.00 } { '25 - 41 units * \$675.00 }	332,100.00	92.54%
101b - PREPAID SBA LOAN - { '24 - 1 unit * \$574.00 } { '25 1 unit * \$649.00 }	7,788.00	2.17%
100 - TOTAL MONTHLY MAINTENANCE FEES	\$354,888.00	98.89%
102 - TRANSFER, & LATE FEES	0.00	0.00%
103 - LAUNDRY	4,000.00	1.11%
100 - TOTAL 2025 INCOME	358,888.00	104.18%
EXPENSES:		
200 - PAYROLL GROSS:	2025 ADOPTED	% of Budget
201 - MAINTENANCE MANAGERS' SALARY	26,000.00	7.24%
202 - TEMP HELP	0.00	0.00%
* 200 - TOTAL PAYROLL WITH BENEFITS	26,000.00	7.24%
300 - OFFICE - ADMINISTRATIVE:	2025 ADOPTED	% of Budget
301 - ACCOUNTING - Martin & Associates, CPA's	300.00	0.08%
302 - BOOKKEEPING MANAGEMENT - Dave Doolittle	6,180.00	1.72%
303 - LEGAL	700.00	0.20%
304 - OFFICE SUPPLIES/POSTAGE/COPIES	720.00	0.20%
* 300 - TOTAL OFFICE - ADMINISTRATIVE	7,900.00	2.20%
400 - INSURANCE:	2025 ADOPTED	% of Budget
401 - PROPERTY,BLDG,WIND,FLOOD-WC - -Insurance Office of America-Mike Mort	85,000.00	23.68%
* 500 - TOTAL BLDG-MAINTENANCE	85,000.00	23.68%
500 - BLDG-MAINTENANCE:	2025 ADOPTED	% of Budget
501 - MATERIALS -ELEC-PLUM-PAINT-JANITORIAL	8,000.00	2.23%
502 - CONTRACTED REPAIR SERVICES	7,500.00	2.09%
503 - LANDSCAPING MATERIALS - Plants etc	500.00	0.14%
504 - ELEVATOR - Oracle Elevator	2,700.00	0.75%
505 - LAWN CARE - Cory	11,500.00	3.20%
506 - FIRE PROTECTION	1,000.00	0.28%
507 - PEST CONTROL BLDG - Daves Pest Control	1,248.00	0.35%
508 - UNBUDGETED & UNEXPECTED EXPENSES	6,667.00	1.86%
500 - TOTAL BLDG-MAINTENANCE	39,115.00	10.90%
600 - POOL EXPENSES:	2025 ADOPTED	% of Budget
601 - POOL SUPPLIES	7,600.00	2.12%
602 - POOL REPAIRS & PARTS	1,500.00	0.42%
600 - TOTAL POOL EXPENSES:	9,100.00	2.54%
700 - TAXES:	2025 ADOPTED	% of Budget
701 - FEES - PERMITS	600.00	0.17%
702 - STATE OF FL. DPBR FEE \$4 PER pd in Nov'20	168.00	0.05%
700 - TOTAL TAXES	768.00	0.21%
800 - UTILITIES:	2025 ADOPTED	% of Budget
801 - CABLE TV -Spectrum/Brighthouse Networks	47,952.00	13.36%
802 - BLDG. ELECTRIC - FPL	7,500.00	2.09%
803 - PROPANE GAS - Amerigas	2,000.00	0.56%
804 - PHONE - OFFICE - SECURITY - ELEVATOR	750.00	0.21%
805 - WATER, SEWER/GARBAGE - City of Flagler Beach	87,000.00	24.24%
* 800 - TOTAL UTILITIES	145,202.00	40.46%
2025 ADOPTED BUDGET - YEAR EXPENSES - 01/01/25 thru 12/31/25 BEFORE RESERVES	\$313,085.00	87.24%
900 - CAPITAL RESERVE:	2025 ADOPTED	% of Budget
* - 2025 TRANSFERS TO RESERVE: 42 X \$ 65.36	32,939.00	9.18%
2025 ADOPTED BUDGET - YEAR EXPENSES - 01/01/25 thru 12/31/25 w/ RESERVE TRANSFERS	\$346,024.00	96.42%
1000 - TOTAL ANNUAL SBA LOAN REPAYMENT	\$12,864.00	3.58%
GRAND TOTAL OF FISCAL YEAR BUDGET / EXPENSES	\$358,888.00	100.00%