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Budget_Statement
0C25 OCEAN FOUR CONDOMINIUM ASSOCIATION, INC.
12/31/2025

FIRSTSERVICE RESIDENTIAL
C/O FIRSTSERVICE RESIDENTIAL
Plantation FL 33317

Account	Description	Monthly Budget	Year Budget
REVENUE			
40000	Owner Assessments	453,252	5,439,013
40002 00	Reserve Income	99,913	1,199,000
40030	Screening Fees	87	1,000
40060	Gate/Key Cards	213	2,600
40081	Reserve Interest	3,337	40,000
**TOTAL REVENUE		$556,802	$6,681,613
EXPENSES			
**ADMINISTRATIVE			
50005	Accounting Fees	587	7,000
50012 00	Bad Debts	125	1,500
50015	Bank Charges	87	1,000
50016	Bonus	2,087	25,000
50022	Computer Maint/Supp	125	1,500
50030	Drinking Water	60	720
50045 00	Legal Fees	2,913	35,000
50048	Annual Condo Fees	90	1,124
50050 00	Lic,Txs,Prmt	375	4,500
50050 50	Lic,Txs,Prmt - Restaurant	57	750
50053	Corporate Annual Rep	7	62
50059	Social Events	1,663	20,000
50076	Office Expenses	500	6,000
50081	Printing And Postage	250	3,000
50110	Miscellaneous	163	2,000
**TOTAL ADMINISTRATIVE		$9,089	$109,156
**INSURANCE			
52030	Multiperil Insurance	91,663	1,100,000
52034	Flood Insurance	6,125	73,500
52040	Ins Finance Charge	3,587	43,000
**TOTAL INSURANCE		$101,375	$1,216,500
**UTILITIES			
54050 00	Electricity	25,000	300,000
54050 45	Electricity - Restaurant	1,250	15,000
54070 00	Water & Sewer	27,087	325,000
54080	Gas/Fuel Oil	10,000	120,000
54100 00	Telephone	663	8,000
**TOTAL UTILITIES		$64,000	$768,000
**CONTRACTS			
60004	Administrative Staff Service	4,655	55,827
60008	Asst. Property Manager Svc.	5,913	71,000
60013	Cable Television	21,250	255,000
60035	Elevator Contract	6,250	75,000
60050	Fire Alarm System	2,337	28,000
60062	Front Desk Service	21,791	261,470
60066	Health Benefits	8,000	96,000
60070	Generator	837	10,000
60074	Hvac System	837	10,000

Budget_Statement
0C25 OCEAN FOUR CONDOMINIUM ASSOCIATION, INC.
12/31/2025

FIRSTSERVICE RESIDENTIAL
C/O FIRSTSERVICE RESIDENTIAL
Plantation FL 33317

Account	Description	Monthly Budget	Year Budget
60075	Janitorial Service	22,083	265,040
60090	Lawn Maintenance	4,235	50,820
61000	Management Services	4,462	53,500
61001	Maintenance Service	11,440	137,280
61006	Maintenance Supervisor Svc.	9,500	114,000
61008	Odor Control	556	6,650
61010	Pest Control	1,000	12,000
61014	Painting Service	4,587	55,000
61020	Pool/Spa Contract	2,913	35,000
61021	Beach & Pool Staff	23,837	286,000
61026	Property Manager Svc.	15,163	182,000
61032	Receiving Clerk / Doc Master	4,587	55,000
61035	Rest/Bar Subsidy	4,500	54,000
61036	Roof Contract	337	4,000
61045 45	Security Services - West Gate	19,163	230,000
61055	Trash Removal	5,413	65,000
61058	Trash Chute	307	3,750
61060	Uniforms Contract	413	5,000
61065	Valet Service	29,163	350,000
61070	Water Treatment	413	5,000
61075	Window Services	1,537	18,400
**TOTAL CONTRACTS		$237,479	$2,849,737
**REPAIRS & MAINTENANCE			
70018	R&M-Beach	1,250	15,000
70025	R&M-Building	5,000	60,000
70048 00	R&M Equip.	2,913	35,000
70048 88	R&M Equip. - Supplies	3,337	40,000
70037	R&M Doors	837	10,000
70040	R&M-Elevator	1,087	13,000
70043 105	R&M Window Repair/Maint	250	3,000
70043 17	R&M - Entry Gate	1,250	15,000
70043 25	R&M HVAC Parts/Rep	3,087	37,000
70043 37	R&M Roof Repairs	413	5,000
70043 40	R&M Lighting	837	10,000
70043 42	R&M Life Safety	1,663	20,000
70045	R&M-Electrical	837	10,000
70072	R&M-Laundry Supplies	587	7,000
70090	R&M-Plumbing	1,250	15,000
70095	R&M-Pool/Spa/Fountai	1,500	18,000
70105	R&M-Pumps & Motors	837	10,000
70135	Landscaping Extras	2,087	25,000
70141	Access Cards	163	2,000
70146	Pump Out System	712	8,500
70180	Paint Supplies	587	7,000
70203 10	Fitness Center -Class Instructor Fees	3,510	42,120
70289 00	Contingency	4,163	50,000
**TOTAL REPAIRS & MAINTENANCE		$38,157	$457,620
**AMENITIES			
70290 42	Resident Amenities - Flowers	3,463	41,600
**TOTAL AMENITIES		$3,463	$41,600

Budget_Statement
0C25 OCEAN FOUR CONDOMINIUM ASSOCIATION, INC.
12/31/2025

FIRSTSERVICE RESIDENTIAL
C/O FIRSTSERVICE RESIDENTIAL
Plantation FL 33317

Account	Description	Monthly Budget	Year Budget
**RESERVE TRANSFERS			
80000 00	Reserve Transfers	99,913	1,199,000
80001	Reserve Interest	3,337	40,000
**TOTAL RESERVE TRANSFERS		$103,250	$1,239,000
**TOTAL EXPENSES		$556,813	$6,681,613
NET INCOME/(LOSS)		($11)	$0

BUDGET SUBMISSION FORM

Association name: Ocean Four

Entity Number: 0C25 Number of Units: 281

Please select (by checking the box) only one action (A or B)

A. ☑ Approved new budget

B. ☐ Amended budget ☐ Retroactive for full year? ☐ Or partial year, if so, From: ____ To ____

Homeowner's accounts to be adjusted? ____ If Yes, what is the effective date ____

Please complete all items below

1. Is this community under Developer control? No
2. Are the Maintenance fees changing? Yes If all units pay the same, enter amount $ ____ /Unit
3. Frequency: Monthly If Other, specify which months: ____
4. Is there a master association fee collected as a separate charge through this entity? No

   If yes, please submit a separate fee schedule or enter the amount here if all homeowners pay the same amount. $ ____ /Unit
5. Are there additional fees collected as a separate charge through this entity (i.e. parking, dock, etc.)? No

   If yes, please submit a separate fee schedule or enter the amount here if all homeowners pay the same amount. $ ____ /Unit
6. Are Reserves included in the budget?: (schedule must be included) Fully funded Pooled
7. Is your Late Fee policy changing?

   ☑ No, same as last year. (Note: if selected, the policy indicated on your payment notification will remain the same as last year).

   ☐ Yes (If both Flat and Percentage rates are selected, only whichever is Greater will apply)

   - ☐ No Late Fee
   - ☐ Flat rate $ ____ after ____ days OR
   - ☐ Percentage rate only $ ____ % after ____ days
8. Is your Interest Fee policy changing?

   ☑ No, same as last year. (Note: if selected, the policy indicated on your payment notification will remain the same as last year).

   ☐ Yes (select one interest fee policy)

   - ☐ No Interest Fee
   - ☐ New Interest rate $ ____ % per annum after ____ days*

   *Interest is charged on the total cumulative assessment balances.
9. Do you have a continuing special assessment that requires payment notification? No

Order Instructions

10. Payment Notification Type: ☑ Payment Notification ☐ Statements
11. Delivery Method: To Owners ____
12. Letter of Correspondence to be included:

    No

    If yes, then please return to the previous page and attach a PDF copy as a general attachment (Maximum 6 pages).

Instructions : ____

Please ensure your budget package contains a final budget, reserve schedule, fee schedule by unit type and any correspondences (as a separate file). Any omissions will result in a rejected submission and no further action will occur.

1167-OCEAN FOUR CONDOMINIUM ASSOCIATION INC. - BudgetActuals

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
	**REVENUE				
40000	Owner Assessments	439,699	5,276,389	453,251	5,439,013
40002-00	Reserve Income-	85,788	1,029,461	99,917	1,199,000
40011	Late Fee Income	0	0	0	0
40025	Returned Check Fees	0	0	0	0
40030	Screening Fees	83	1,000	83	1,000
40060	Gate/Key Cards	217	2,600	217	2,600
40065	Violation Fees	0	0	0	0
40078	Late Fee Interest	0	0	0	0
40080	Interest Income	0	0	0	0
40081	Reserve Interest	1,667	20,000	3,333	40,000
40090	Miscellaneous Income	8,333	100,000	0	0
40115-01	Administrative Fee- - Reminder Letter	0	0	0	0
40115-02	Administrative Fee- - Demand Letter	0	0	0	0
41010	House Charges	0	0	0	0
42020	Cable Income	0	0	0	0
42090	Electric Charges	0	0	0	0
	TOTAL REVENUE	**535,787**	**6,429,450**	**556,801**	**6,681,613**
	EXPENSES				
	**ADMINISTRATIVE				
50005	Accounting Fees	583	7,000	583	7,000
50012-00	Bad Debts-	125	1,500	125	1,500
50015	Bank Charges	83	1,000	83	1,000
50016	Bonus	2,083	25,000	2,083	25,000
50022	Computer Maint/Supp	100	1,200	125	1,500
50030	Drinking Water	60	720	60	720
50045-00	Legal Fees-	2,917	35,000	2,917	35,000
50048	Annual Condo Fees	94	1,124	94	1,124
50050-00	Lic,Txs,Prmt-	375	4,500	375	4,500
50050-50	Lic,Txs,Prmt- - Restaurant	63	750	63	750
50053	Corporate Annual Rep	5	62	5	62
50059	Social Events	1,083	13,000	1,667	20,000
50076	Office Expenses	500	6,000	500	6,000
50081	Printing And Postage	250	3,000	250	3,000
50110	Miscellaneous	167	2,000	167	2,000
	TOTAL ADMINISTRATIVE	**8,488**	**101,856**	**9,096**	**109,156**
	**PROPERTY INSURANCE				
52030	Multiperil Insurance	85,086	1,021,026	91,667	1,100,000
52034	Flood Insurance	6,125	73,500	6,125	73,500
52040	Ins Finance Charge	2,500	30,000	3,583	43,000
	TOTAL PROPERTY INSURANCE	**93,711**	**1,124,526**	**101,375**	**1,216,500**
	**UTILITIES				
54050-00	Electricity-	25,833	310,000	25,000	300,000
54050-45	Electricity- - Restaurant	1,000	12,000	1,250	15,000
54070-00	Water & Sewer-	27,083	325,000	27,083	325,000
54080	Gas/Fuel Oil	8,333	100,000	10,000	120,000
54100-00	Telephone-	1,083	13,000	667	8,000
	TOTAL UTILITIES	**63,332**	**760,000**	**64,000**	**768,000**
	**CONTRACTS				
60004	Administrative Staff Service	4,441	53,289	4,652	55,827
60008	Asst. Property Manager Svc.	5,287	63,440	5,917	71,000
60013	Cable Television	20,750	249,000	21,250	255,000
60035	Elevator Contract	5,838	70,056	6,250	75,000
60050	Fire Alarm System	2,282	27,384	2,333	28,000
60062	Front Desk Service	21,789	261,470	21,789	261,470
60066	Health Benefits	8,000	96,000	8,000	96,000
60070	Generator	425	5,096	833	10,000

60074	Hvac System	833	10,000	833	10,000
60075	Janitorial Service	21,296	255,552	22,087	265,040
60090	Lawn Maintenance	4,235	50,820	4,235	50,820
61000	Management Services	4,333	52,000	4,458	53,500
61001	Maintenance Service	11,440	137,280	11,440	137,280
61006	Maintenance Supervisor Svc.	7,550	90,604	9,500	114,000
61008	Odor Control	508	6,100	554	6,650
61010	Pest Control	925	11,100	1,000	12,000
61014	Painting Service	4,805	57,657	4,583	55,000
61020	Pool/Spa Contract	3,550	42,600	2,917	35,000
61021	Beach & Pool Staff	23,465	281,581	23,833	286,000
61026	Property Manager Svc.	14,409	172,912	15,167	182,000
61032	Receiving Clerk / Doc Master	4,404	52,848	4,583	55,000
61035	Rest/Bar Subsidy	4,500	54,000	4,500	54,000
61036	Roof Contract	250	3,000	333	4,000
61045-00	Security Services-	18,583	223,000	19,167	230,000
61055	Trash Removal	6,050	72,600	5,417	65,000
61058	Trash Chute	313	3,750	313	3,750
61060	Uniforms Contract	417	5,000	417	5,000
61065	Valet Service	29,750	357,000	29,167	350,000
61070	Water Treatment	404	4,848	417	5,000
61075	Window Services	1,533	18,400	1,533	18,400
	****TOTAL CONTRACTS**	**232,365**	**2,788,387**	**237,478**	**2,849,737**
	****SALARIES & BENEFITS**				
	****TOTAL SALARIES & BENEFITS**	**0**	**0**	**0**	**0**
	****REPAIRS/MAINTENANCE**				
70018	R&M-Beach	1,667	20,000	1,250	15,000
70025	R&M-Building	4,167	50,000	5,000	60,000
70037	R&M Doors	1,250	15,000	833	10,000
70040	R&M-Elevator	1,083	13,000	1,083	13,000
70043-105	R&M- Window Repair/Maint	250	3,000	250	3,000
70043-17	R&M- - Entry Gate	1,250	15,000	1,250	15,000
70043-25	R&M- HVAC Parts/Rep	2,917	35,000	3,083	37,000
70043-37	R&M- Roof Repairs	417	5,000	417	5,000
70043-40	R&M- Lighting	833	10,000	833	10,000
70043-42	R&M- Life Safety	3,333	40,000	1,667	20,000
70045	R&M-Electrical	833	10,000	833	10,000
70048-00	R&M Equip.-	2,917	35,000	2,917	35,000
70048-88	R&M Equip.- - Supplies	2,083	25,000	3,333	40,000
70072	R&M-Laundry Supplies	667	8,000	583	7,000
70090	R&M-Plumbing	1,667	20,000	1,250	15,000
70095	R&M-Pool/Spa/Fountai	1,500	18,000	1,500	18,000
70105	R&M-Pumps & Motors	1,000	12,000	833	10,000
70135	Landscaping Extras	1,667	20,000	2,083	25,000
70141	Access Cards	167	2,000	167	2,000
70146	Pump Out System	708	8,500	708	8,500
70180	Paint Supplies	583	7,000	583	7,000
70203-10	Fitness Center- -Class Instructor Fees	3,510	42,120	3,510	42,120
70288	Miscellaneous Exp.	8,333	100,000	0	0
70289-00	Contingency-	4,167	50,000	4,167	50,000
	****TOTAL REPAIRS/MAINTENANCE**	**46,969**	**563,620**	**38,135**	**457,620**
	****AMENITIES**				
70290-42	Resident Amenities- - Flowers	3,467	41,600	3,467	41,600
	****TOTAL AMENITIES**	**3,467**	**41,600**	**3,467**	**41,600**
	****RECREATION CENTER**				
	****TOTAL RECREATION CENTER**	**0**	**0**	**0**	**0**
	****HOTEL SERVICES**				

	****TOTAL HOTEL SERVICES**	**0**	**0**	**0**	**0**
	****MORTGAGE EXPENSES**				
	****TOTAL MORTGAGE EXPENSES**	**0**	**0**	**0**	**0**
	****CLUB OPERATIONS**				
	****TOTAL CLUB OPERATIONS**	**0**	**0**	**0**	**0**
	****CABANAS**				
	****TOTAL CABANAS**	**0**	**0**	**0**	**0**
	****MARINA**				
	****TOTAL MARINA**	**0**	**0**	**0**	**0**
	****SOCIAL DEPARTMENT**				
	****TOTAL SOCIAL DEPARTMENT**	**0**	**0**	**0**	**0**
	****SPECIAL PROJECTS**				
	****TOTAL SPECIAL PROJECTS**	**0**	**0**	**0**	**0**
	****SPECIAL ASSESSMENT**				
	****TOTAL SPECIAL ASSESSMENT**	**0**	**0**	**0**	**0**
	****RESERVE TRANSFERS**				
80000-00	Reserve Transfers-	85,788	1,029,461	99,917	1,199,000
80001	Reserve Interest	1,667	20,000	3,333	40,000
	****TOTAL RESERVE TRANSFERS**	**87,455**	**1,049,461**	**103,250**	**1,239,000**
	****PRIOR YEAR ACTIVITY**				
	****TOTAL PRIOR YEAR ACTIVITY**	**0**	**0**	**0**	**0**
	****TOTAL EXPENSES**	**535,787**	**6,429,450**	**556,801**	**6,681,613**
	Operating Net Income or Loss				

1167-OCEAN FOUR CONDOMINIUM ASSOCIATION INC. - BudgetActuals
Proposed Operating Budget
January 1, 2025 - December 31, 2025

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
	**REVENUE				
40000	Owner Assessments	439,699	5,276,389	453,251	5,439,013
40002-00	Reserve Income-	85,788	1,029,461	99,917	1,199,000
40011	Late Fee Income	0	0	0	0
40025	Returned Check Fees	0	0	0	0
40030	Screening Fees	83	1,000	83	1,000
40060	Gate/Key Cards	217	2,600	217	2,600
40065	Violation Fees	0	0	0	0
40078	Late Fee Interest	0	0	0	0
40080	Interest Income	0	0	0	0
40081	Reserve Interest	1,667	20,000	3,333	40,000
40090	Miscellaneous Income	8,333	100,000	0	0
40115-01	Administrative Fee- - Reminder Letter	0	0	0	0
40115-02	Administrative Fee- - Demand Letter	0	0	0	0
41010	House Charges	0	0	0	0
42020	Cable Income	0	0	0	0
42090	Electric Charges	0	0	0	0
	**TOTAL REVENUE	535,787	6,429,450	556,801	6,681,613
	EXPENSES				
	**ADMINISTRATIVE				
50005	Accounting Fees	583	7,000	583	7,000
50012-00	Bad Debts-	125	1,500	125	1,500
50015	Bank Charges	83	1,000	83	1,000
50016	Bonus	2,083	25,000	2,083	25,000
50022	Computer Maint/Supp	100	1,200	125	1,500

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
50030	Drinking Water	60	720	60	720
50045-00	Legal Fees-	2,917	35,000	2,917	35,000
50048	Annual Condo Fees	94	1,124	94	1,124
50050-00	Lic,Txs,Prmt-	375	4,500	375	4,500
50050-50	Lic,Txs,Prmt- - Restaurant	63	750	63	750
50053	Corporate Annual Rep	05	62	05	62
50059	Social Events	1,083	13,000	1,667	20,000
50076	Office Expenses	500	6,000	500	6,000
50081	Printing And Postage	250	3,000	250	3,000
50110	Miscellaneous	167	2,000	167	2,000
	**TOTAL ADMINISTRATIVE	8,488	101,856	9,096	109,156
	**PROPERTY INSURANCE				
52030	Multiperil Insurance	85,086	1,021,026	91,667	1,100,000
52034	Flood Insurance	6,125	73,500	6,125	73,500
52040	Ins Finance Charge	2,500	30,000	3,583	43,000
	**TOTAL PROPERTY INSURANCE	93,711	1,124,526	101,375	1,216,500
	**UTILITIES				
54050-00	Electricity-	25,833	310,000	25,000	300,000
54050-45	Electricity- - Restaurant	1,000	12,000	1,250	15,000
54070-00	Water & Sewer-	27,083	325,000	27,083	325,000
54080	Gas/Fuel Oil	8,333	100,000	10,000	120,000
54100-00	Telephone-	1,083	13,000	667	8,000
	**TOTAL UTILITIES	63,332	760,000	64,000	768,000
	**CONTRACTS				
60004	Administrative Staff Service	4,441	53,289	4,652	55,827
60008	Asst. Property Manager Svc.	5,287	63,440	5,917	71,000
60013	Cable Television	20,750	249,000	21,250	255,000
60035	Elevator Contract	5,838	70,056	6,250	75,000

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
60050	Fire Alarm System	2,282	27,384	2,333	28,000
60062	Front Desk Service	21,789	261,470	21,789	261,470
60066	Health Benefits	8,000	96,000	8,000	96,000
60070	Generator	425	5,096	833	10,000
60074	Hvac System	833	10,000	833	10,000
60075	Janitorial Service	21,296	255,552	22,087	265,040
60090	Lawn Maintenance	4,235	50,820	4,235	50,820
61000	Management Services	4,333	52,000	4,458	53,500
61001	Maintenance Service	11,440	137,280	11,440	137,280
61006	Maintenance Supervisor Svc.	7,550	90,604	9,500	114,000
61008	Odor Control	508	6,100	554	6,650
61010	Pest Control	925	11,100	1,000	12,000
61014	Painting Service	4,805	57,657	4,583	55,000
61020	Pool/Spa Contract	3,550	42,600	2,917	35,000
61021	Beach & Pool Staff	23,465	281,581	23,833	286,000
61026	Property Manager Svc.	14,409	172,912	15,167	182,000
61032	Receiving Clerk / Doc Master	4,404	52,848	4,583	55,000
61035	Rest/Bar Subsidy	4,500	54,000	4,500	54,000
61036	Roof Contract	250	3,000	333	4,000
61045-00	Security Services-	18,583	223,000	19,167	230,000
61055	Trash Removal	6,050	72,600	5,417	65,000
61058	Trash Chute	313	3,750	313	3,750
61060	Uniforms Contract	417	5,000	417	5,000
61065	Valet Service	29,750	357,000	29,167	350,000
61070	Water Treatment	404	4,848	417	5,000
61075	Window Services	1,533	18,400	1,533	18,400
	**TOTAL CONTRACTS	232,365	2,788,387	237,478	2,849,737
	**SALARIES & BENEFITS				
	**TOTAL SALARIES & BENEFITS	0	0	0	0

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
	**REPAIRS/MAINTENANCE				
70018	R&M-Beach	1,667	20,000	1,250	15,000
70025	R&M-Building	4,167	50,000	5,000	60,000
70037	R&M Doors	1,250	15,000	833	10,000
70040	R&M-Elevator	1,083	13,000	1,083	13,000
70043-105	R&M- Window Repair/Maint	250	3,000	250	3,000
70043-17	R&M- - Entry Gate	1,250	15,000	1,250	15,000
70043-25	R&M- HVAC Parts/Rep	2,917	35,000	3,083	37,000
70043-37	R&M- Roof Repairs	417	5,000	417	5,000
70043-40	R&M- Lighting	833	10,000	833	10,000
70043-42	R&M- Life Safety	3,333	40,000	1,667	20,000
70045	R&M-Electrical	833	10,000	833	10,000
70048-00	R&M Equip.-	2,917	35,000	2,917	35,000
70048-88	R&M Equip.- - Supplies	2,083	25,000	3,333	40,000
70072	R&M-Laundry Supplies	667	8,000	583	7,000
70090	R&M-Plumbing	1,667	20,000	1,250	15,000
70095	R&M-Pool/Spa/Fountai	1,500	18,000	1,500	18,000
70105	R&M-Pumps & Motors	1,000	12,000	833	10,000
70135	Landscaping Extras	1,667	20,000	2,083	25,000
70141	Access Cards	167	2,000	167	2,000
70146	Pump Out System	708	8,500	708	8,500
70180	Paint Supplies	583	7,000	583	7,000
70203-10	Fitness Center- -Class Instructor Fees	3,510	42,120	3,510	42,120
70288	Miscellaneous Exp.	8,333	100,000	0	0
70289-00	Contingency-	4,167	50,000	4,167	50,000
	**TOTAL REPAIRS/MAINTENANCE	46,969	563,620	38,135	457,620
	**AMENITIES				
70290-42	Resident Amenities- - Flowers	3,467	41,600	3,467	41,600
	**TOTAL AMENITIES	3,467	41,600	3,467	41,600

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
	**RECREATION CENTER				
	**TOTAL RECREATION CENTER	0	0	0	0
	**HOTEL SERVICES				
	**TOTAL HOTEL SERVICES	0	0	0	0
	**MORTGAGE EXPENSES				
	**TOTAL MORTGAGE EXPENSES	0	0	0	0
	**CLUB OPERATIONS				
	**TOTAL CLUB OPERATIONS	0	0	0	0
	**CABANAS				
	**TOTAL CABANAS	0	0	0	0
	**MARINA				
	**TOTAL MARINA	0	0	0	0
	**SOCIAL DEPARTMENT				
	**TOTAL SOCIAL DEPARTMENT	0	0	0	0
	**SPECIAL PROJECTS				
	**TOTAL SPECIAL PROJECTS	0	0	0	0
	**SPECIAL ASSESSMENT				
	**TOTAL SPECIAL ASSESSMENT	0	0	0	0

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
	**RESERVE TRANSFERS				
80000-00	Reserve Transfers-	85,788	1,029,461	99,917	1,199,000
80001	Reserve Interest	1,667	20,000	3,333	40,000
	**TOTAL RESERVE TRANSFERS	87,455	1,049,461	103,250	1,239,000
	**PRIOR YEAR ACTIVITY				
	**TOTAL PRIOR YEAR ACTIVITY	0	0	0	0
	**TOTAL EXPENSES	535,787	6,429,450	556,801	6,681,613
	Operating Net Income or Loss	0	0	0	0

1167-OCEAN FOUR CONDOMINIUM ASSOCIATION INC. - Proposed_Maintenance
Schedule Of Proposed Maintenance
January 1, 2025 - December 31, 2025

Building#-Unit Type	Unit Remarks	Percentage Of Unit Ownership	Number Of Units	Total Percentage	Current Payment	Proposed Monthly Without Reserves	Proposed Monthly Reserves	Proposed Monthly Per Unit Maintenance	Proposed Monthly Total All Units Maintenance
0000-A		0.506150000	33	16.702950000	$2659.76	$2294.13	$505.73	$2799.86	$92395.38
0000-PHA		0.962750000	1	0.962750000	$5059.13	$4363.67	$961.95	$5325.62	$5325.62
0000-B		0.256470000	33	8.463510000	$1347.72	$1162.45	$256.26	$1418.71	$46817.43
0000-BMOD		0.302030000	33	9.966990000	$1587.13	$1368.95	$301.78	$1670.73	$55134.09
0000-C		0.346490000	35	12.127150000	$1820.76	$1570.47	$346.20	$1916.67	$67083.45
0000-CLANA		0.346490000	1	0.346490000	$1820.76	$1570.47	$346.20	$1916.67	$1916.67
0000-D		0.290830000	17	4.944110000	$1528.28	$1318.19	$290.59	$1608.78	$27349.26
0000-DREV		0.290830000	18	5.234940000	$1528.28	$1318.19	$290.59	$1608.78	$28958.04
0000-DLANA		0.263640000	1	0.263640000	$1385.39	$1194.95	$263.42	$1458.37	$1458.37
0000-E		0.239020000	18	4.302360000	$1256.02	$1083.36	$238.82	$1322.18	$23799.24
0000-EREV		0.239020000	19	4.541380000	$1256.02	$1083.36	$238.82	$1322.18	$25121.42
0000-F		0.554470000	18	9.980460000	$2913.67	$2513.14	$554.01	$3067.15	$55208.70
0000-FREV		0.554470000	17	9.425990000	$2913.67	$2513.14	$554.01	$3067.15	$52141.55
0000-DLANA		0.263640000	1	0.263640000	$1385.39	$1194.95	$263.42	$1458.37	$1458.37
0000-CLANA		0.346490000	1	0.346490000	$1820.76	$1570.47	$346.20	$1916.67	$1916.67
0000-CREV		0.346490000	35	12.127150000	$1820.76	$1570.47	$346.20	$1916.67	$67083.45
Total			281	100.000000000					$553167.71

1167-OCEAN FOUR CONDOMINIUM ASSOCIATION INC. - Straight Line Reserves
Straight Line Reserve Analysis Worksheet
January 1, 2025 - December 31, 2025

GLCode	Type	Short_Description	CostOfReplacement	UseFulLife	EstimatedUsefulRemainingLife	ReservesYTD	MonthlyFunding	ReservesEOY	EstimatedExpenses	BalanceToBeFunded	AnnualReserve	MonthlyReserve	FundingPercentage
	SIRS Reserves	Pool	$0	0	0	$0	$0	$0	$0	$0	$0	$0	100
	SIRS Reserves	Building Exterior	$0	0	0	$0	$0	$0	$0	$0	$0	$0	100
	SIRS Reserves	Roof	$0	0	0	$0	$0	$0	$0	$0	$0	$0	100
	SIRS Reserves	Plumbing	$0	0	0	$0	$0	$0	$0	$0	$0	$0	100
	SIRS Reserves	Windows	$0	0	0	$0	$0	$0	$0	$0	$0	$0	100
	SIRS Reserves	Structure	$0	0	0	$0	$0	$0	$0	$0	$0	$0	100
	SIRS Reserves	Waterproofing	$0	0	0	$0	$0	$0	$0	$0	$0	$0	100
	SIRS Reserves	Painting	$0	0	0	$0	$0	$0	$0	$0	$0	$0	100
	SIRS Reserves	Fire System	$0	0	0	$0	$0	$0	$0	$0	$0	$0	100
	SIRS Reserves	Electrical	$0	0	0	$0	$0	$0	$0	$0	$0	$0	100
	SIRS Reserves	Doors	$0	0	0	$0	$0	$0	$0	$0	$0	$0	100
30000-30b	Reserves	Lobby Furniture	$0	0	0	($4,462)	$0	($4,462)	$0	$4,462	$0	$0	100
30000-50n	Reserves	Paving/Sealing	$0	0	0	($4,317)	$0	($4,317)	$0	$4,317	$0	$0	100
30000-35f	Reserves	Mechanical/Plumbing	$0	0	0	($624,875)	$0	($624,875)	$0	$624,875	$0	$0	100
30000-380	Reserves	Engineers	$0	0	0	($15,000)	$0	($15,000)	$0	$15,000	$0	$0	100
30000-180d	Reserves	Elastomeric & Sealants	$0	0	0	($10,726)	$0	($10,726)	$0	$10,726	$0	$0	100
30000-19d	Reserves	FF&E Replacement	$0	0	0	($47,606)	$0	($47,606)	$0	$47,606	$0	$0	100

GLCode	Type	Short_Description	CostOfReplacement	UseFulLife	EstimatedUsefulRemainingLife	ReservesYTD	MonthlyFunding	ReservesEOY	EstimatedExpenses	BalanceToBeFunded	AnnualReserve	MonthlyReserve	FundingPercentage
30000-113l	Reserves	TV Bldg	$0	0	0	($2,016)	$0	($2,016)	$0	$2,016	$0	$0	100
30000-150a	Reserves	Washer/Dryer	$0	0	0	($6,094)	$0	($6,094)	$0	$6,094	$0	$0	100
30000-158c	Reserves	Fire Safety System	$0	0	0	($64,082)	$0	($64,082)	$0	$64,082	$0	$0	100
30000-225a	Reserves	Beach Frt Pool & Deck	$0	0	0	($45,582)	$0	($45,582)	$0	$45,582	$0	$0	100
30000-225	Reserves	Beach	$0	0	0	($23,882)	$0	($23,882)	$0	$23,882	$0	$0	100
30000-682	Reserves	Special Project	$0	0	0	($1,767,267)	$0	($1,767,267)	$0	$1,767,267	$0	$0	100
30000-233	Reserves	Generator	$0	0	0	($31,635)	$0	($31,635)	$0	$31,635	$0	$0	100
30000-230	Reserves	Gate	$0	0	0	($11,875)	$0	($11,875)	$0	$11,875	$0	$0	100
30000-169	Reserves	Exhaust Fan,Roof Exhausters	$0	0	0	($11,746)	$0	($11,746)	$0	$11,746	$0	$0	100
30000-212	Reserves	Awnings	$0	0	0	($24,922)	$0	($24,922)	$0	$24,922	$0	$0	100
30000-34f	Reserves	Maint Equip	$0	0	0	($25,285)	$0	($25,285)	$0	$25,285	$0	$0	100
30000-75a	Reserves	Restoration - Concrete	$0	0	0	($675,655)	$0	($675,655)	$0	$675,655	$0	$0	100
30000-156	Reserves	Cooling Tower	$0	0	0	($62,980)	$0	($62,980)	$0	$62,980	$0	$0	100
30000-17a	Reserves	Floor - Covering	$0	0	0	($10,580)	$0	($10,580)	$0	$10,580	$0	$0	100
30000-148	Reserves	Replacement - Tree	$0	0	0	($54,642)	$0	($54,642)	$0	$54,642	$0	$0	100
30000-106	Reserves	Dumpsters	$0	0	0	($7,494)	$0	($7,494)	$0	$7,494	$0	$0	100
30000-140	Reserves	Special Projects	$0	0	0	($26,058)	$0	($26,058)	$0	$26,058	$0	$0	100
30010-02	Reserve Liab-Expend	Bank Charges	$0	0	0	($572)	$0	($572)	$0	$572	$0	$0	100
30010-00	Reserve Liab-Expend	Reserves	$0	0	0	($809)	$0	($809)	$0	$809	$0	$0	100
30000-53	Reserves	Restaurant Equipment	$0	0	0	($5,556)	$0	($5,556)	$0	$5,556	$0	$0	100
30000-11	Reserves	Drain Repairs	$0	0	0	($33,205)	$0	($33,205)	$0	$33,205	$0	$0	100

GLCode	Type	Short_Description	CostOfReplacement	UseFulLife	EstimatedUsefulRemainingLife	ReservesYTD	MonthlyFunding	ReservesEOY	EstimatedExpenses	BalanceToBeFunded	AnnualReserve	MonthlyReserve	FundingPercentage
30000-51	Reserves	Pool Furniture	$0	0	0	($31,274)	$0	($31,274)	$0	$31,274	$0	$0	100
30000-24	Reserves	Gym Equipment	$0	0	0	($8,098)	$0	($8,098)	$0	$8,098	$0	$0	100
30000-39	Reserves	Other	$0	0	0	($45,645)	$0	($45,645)	$0	$45,645	$0	$0	100
30000-35	Reserves	Mechanical	$0	0	0	($308,360)	$0	($308,360)	$0	$308,360	$0	$0	100
30000-15	Reserves	Elevator	$0	0	0	($93,130)	$0	($93,130)	$0	$93,130	$0	$0	100
30000-03	Reserves	Building Exterior	$0	0	0	($290,292)	$0	($290,292)	$0	$290,292	$0	$0	100
30000-01	Reserves	A/C Equipment	$0	0	0	($85,358)	$0	($85,358)	$0	$85,358	$0	$0	100
30000-45	Reserves	Pool	$0	0	0	($423,010)	$0	($423,010)	$0	$423,010	$0	$0	100
30000-40	Reserves	Paint (Exterior)	$0	0	0	($3,700)	$0	($3,700)	$0	$3,700	$0	$0	100
30000-00	Reserves	Reserves	$0	0	0	$8,490,811	$0	$8,490,811	$0	($8,490,811)	$0	$0	100
		Totals	$0			$3,603,021	$0	$3,603,021	$0	($3,603,021)	$0	$0	

1167-OCEAN FOUR CONDOMINIUM ASSOCIATION INC. - Pooled Reserves
Pooled Reserve Analysis Worksheet
January 1, 2025 - December 31, 2025

GLCode	Type	Short_Description	CostOfReplacement	UseFulLife	EstimatedUsefulRemainingLife
	SIRS Reserves	Pool	$3,458,125	35	27
	SIRS Reserves	Building Exterior	$2,970,000	50	30
	SIRS Reserves	Roof	$928,000	20	3
	SIRS Reserves	Plumbing	$667,375	45	27
	SIRS Reserves	Windows	$533,000	55	33
	SIRS Reserves	Structure	$1,320,000	12	0
	SIRS Reserves	Waterproofing	$1,427,100	35	15
	SIRS Reserves	Painting	$1,237,500	7	0
	SIRS Reserves	Fire System	$1,049,000	40	22
	SIRS Reserves	Electrical	$843,000	40	23
	SIRS Reserves	Doors	$54,000	30	8
30000-30b	Reserves	Lobby Furniture	$300,000	25	7
30000-50n	Reserves	Paving/Sealing	$140,000	20	14
30000-35f	Reserves	Mechanical/Plumbing	$0	0	0
30000-380	Reserves	Engineers	$25,000	0	0
30000-180d	Reserves	Elastomeric & Sealants	$0	0	0
30000-19d	Reserves	FF&E Replacement	$1,049,000	40	22
30000-113l	Reserves	TV Bldg	$4,548	10	4
30000-150a	Reserves	Washer/Dryer	$10,400	10	3
30000-158c	Reserves	Fire Safety System	$1,049,000	40	15
30000-225a	Reserves	Beach Frt Pool & Deck	$0	0	0
30000-225	Reserves	Beach	$0	0	0
30000-682	Reserves	Special Project	$0	0	0
30000-233	Reserves	Generator	$235,000	30	17
30000-230	Reserves	Gate	$40,000	20	3
30000-169	Reserves	Exhaust Fan,Roof Exhausters	$121,000	35	12
30000-212	Reserves	Awnings	$45,000	15	11

GLCode	Type	Short_Description	CostOfReplacement	UseFulLife	EstimatedUsefulRemainingLife
30000-34f	Reserves	Maint Equip	$0	0	0
30000-75a	Reserves	Restoration - Concrete	$900,000	12	0
30000-156	Reserves	Cooling Tower	$965,000	35	10
30000-17a	Reserves	Floor - Covering	$56,000	30	12
30000-148	Reserves	Replacement - Tree	$0	0	0
30000-106	Reserves	Dumpsters	$0	0	0
30000-140	Reserves	Special Projects	$0	0	0
30010-02	Reserve Liab-Expend	Bank Charges	$0	0	0
30010-00	Reserve Liab-Expend	Reserves	$0	0	0
30000-53	Reserves	Restaurant Equipment	$42,000	5	2
30000-11	Reserves	Drain Repairs	$0	0	0
30000-51	Reserves	Pool Furniture	$120,000	10	8
30000-24	Reserves	Gym Equipment	$70,000	15	2
30000-39	Reserves	Other	$0	0	0
30000-35	Reserves	Mechanical	$0	0	0
30000-15	Reserves	Elevator	$2,340,000	25	8
30000-03	Reserves	Building Exterior	$2,970,000	50	30
30000-01	Reserves	A/C Equipment	$966,000	20	10
30000-45	Reserves	Pool	$3,458,125	35	7
30000-40	Reserves	Paint (Exterior)	$1,237,500	7	0
30000-00	Reserves	Reserves	$0	0	0
		Totals	$30,630,673		

ReserveHeaders	ReserveTotals
Accumulated Balance	$3,603,021
Additional Reserve Funding Thru Year End	$0
Total Reserves Thru Year End	$3,603,021
Estimated Expenses Thru Year End	$0
Balance To Be Funded	$27,027,652
Annual Contribution	$1,199,000
Monthly Contribution	$99,916

Recurring Charges Listing
OCEAN FOUR CONDOMINIUM ASSOCIATION, INC.
As of 11/21/2024

0C25 0000 OCEAN FOUR CONDO
C/O FirstService Residential 17201 COLLINS AVE
SUNNY ISLES BEACH, FL 33160

Type	Unit/Type	Chg. Code	Rec. Type	No. of Units	Amount	Start Date	End Date	Total
Unit	0802	EL	Charge	1	10.00	08/01/2024	12/31/3000	10.00
Unit	1004	EL	Charge	1	10.00	07/01/2024	12/31/3000	10.00
Unit	1406	EL	Charge	1	10.00	07/01/2024	12/31/3000	10.00
Unit	1801	EL	Charge	1	10.00	07/01/2024	12/31/3000	10.00
Unit	1809	EL	Charge	1	10.00	07/01/2024	12/31/3000	10.00
Unit	2102	EL	Charge	1	10.00	07/01/2024	12/31/3000	10.00
Unit	2601	EL	Charge	1	10.00	08/01/2024	12/31/3000	10.00
Unit	2901	EL	Charge	1	10.00	07/01/2024	12/31/3000	10.00
Unit	3003	EL	Charge	1	10.00	07/01/2024	12/31/3000	10.00
Unit	3302	EL	Charge	1	10.00	07/01/2024	12/31/3000	10.00
Unit	3408	EL	Charge	1	10.00	07/01/2024	12/31/3000	10.00
Unit	3505	EL	Charge	1	60.00	07/01/2024	12/31/3000	60.00
Unit	3601	EL	Charge	1	10.00	07/01/2024	12/31/3000	10.00
Unit	3702	EL	Charge	1	10.00	07/01/2024	12/31/3000	10.00
Unit	3704	EL	Charge	1	10.00	07/01/2024	12/31/3000	10.00
Unit	3707	EL	Charge	1	10.00	07/01/2024	12/31/3000	10.00
Unit	3808	EL	Charge	1	10.00	07/01/2024	12/31/3000	10.00
Unit	3908	EL	Charge	1	10.00	08/01/2024	12/31/3000	10.00
Unit	4008	EL	Charge	1	10.00	07/01/2024	12/31/3000	10.00
Unit	4101	EL	Charge	1	10.00	08/01/2024	12/31/3000	10.00
Unit	4108	EL	Charge	1	30.00	11/01/2024	12/31/3000	30.00
Totals:				21				280.00
Unit Type	A	MM	Charge	33	2,659.76	01/01/2024	12/31/3000	87,772.08
Unit Type	B	MM	Charge	33	1,347.72	01/01/2024	12/31/3000	44,474.76
Unit Type	BMOD	MM	Charge	33	1,587.13	01/01/2024	12/31/3000	52,375.29
Unit Type	C	MM	Charge	35	1,820.76	01/01/2024	12/31/3000	63,726.60
Unit Type	CLANA	MM	Charge	1	1,820.76	01/01/2024	12/31/3000	1,820.76
Unit Type	CLANA	MM	Charge	1	1,820.76	01/01/2024	12/31/3000	1,820.76
Unit Type	CREV	MM	Charge	35	1,820.76	01/01/2024	12/31/3000	63,726.60
Unit Type	D	MM	Charge	17	1,528.28	01/01/2024	12/31/3000	25,980.76
Unit Type	DLANA	MM	Charge	1	1,385.39	01/01/2024	12/31/3000	1,385.39
Unit Type	DLANA	MM	Charge	1	1,385.39	01/01/2024	12/31/3000	1,385.39
Unit Type	DREV	MM	Charge	18	1,528.28	01/01/2024	12/31/3000	27,509.04

Recurring Charges Listing
OCEAN FOUR CONDOMINIUM ASSOCIATION, INC.
As of 11/21/2024

0C25 0000 OCEAN FOUR CONDO
C/O FirstService Residential 17201 COLLINS AVE
SUNNY ISLES BEACH, FL 33160

Type	Unit/Type	Chg. Code	Rec. Type	No. of Units	Amount	Start Date	End Date	Total
Unit Type	E	MM	Charge	18	1,256.02	01/01/2024	12/31/3000	22,608.36
Unit Type	EREV	MM	Charge	19	1,256.02	01/01/2024	12/31/3000	23,864.38
Unit Type	F	MM	Charge	18	2,913.67	01/01/2024	12/31/3000	52,446.06
Unit Type	FREV	MM	Charge	17	2,913.67	01/01/2024	12/31/3000	49,532.39
Unit Type	PHA	MM	Charge	1	5,059.13	01/01/2024	12/31/3000	5,059.13
Totals:				281				525,487.75

Totals By Charge Code:		
EL	21	280.00
MM	281	525,487.75

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Recurring Charges Listing
OCEAN FOUR CONDOMINIUM ASSOCIATION, INC.
As of 11/21/2024

0C25 0000 OCEAN FOUR CONDO
C/O FirstService Residential 17201 COLLINS AVE
SUNNY ISLES BEACH, FL 33160

Type	Unit/Type	Chg. Code	Rec. Type	No. of Units	Amount	Start Date	End Date	Total
Unit	0802	EL	Charge	1	10.00	08/01/2024	12/31/3000	10.00
Unit	1004	EL	Charge	1	10.00	07/01/2024	12/31/3000	10.00
Unit	1406	EL	Charge	1	10.00	07/01/2024	12/31/3000	10.00
Unit	1801	EL	Charge	1	10.00	07/01/2024	12/31/3000	10.00
Unit	1809	EL	Charge	1	10.00	07/01/2024	12/31/3000	10.00
Unit	2102	EL	Charge	1	10.00	07/01/2024	12/31/3000	10.00
Unit	2601	EL	Charge	1	10.00	08/01/2024	12/31/3000	10.00
Unit	2901	EL	Charge	1	10.00	07/01/2024	12/31/3000	10.00
Unit	3003	EL	Charge	1	10.00	07/01/2024	12/31/3000	10.00
Unit	3302	EL	Charge	1	10.00	07/01/2024	12/31/3000	10.00
Unit	3408	EL	Charge	1	10.00	07/01/2024	12/31/3000	10.00
Unit	3505	EL	Charge	1	60.00	07/01/2024	12/31/3000	60.00
Unit	3601	EL	Charge	1	10.00	07/01/2024	12/31/3000	10.00
Unit	3702	EL	Charge	1	10.00	07/01/2024	12/31/3000	10.00
Unit	3704	EL	Charge	1	10.00	07/01/2024	12/31/3000	10.00
Unit	3707	EL	Charge	1	10.00	07/01/2024	12/31/3000	10.00
Unit	3808	EL	Charge	1	10.00	07/01/2024	12/31/3000	10.00
Unit	3908	EL	Charge	1	10.00	08/01/2024	12/31/3000	10.00
Unit	4008	EL	Charge	1	10.00	07/01/2024	12/31/3000	10.00
Unit	4101	EL	Charge	1	10.00	08/01/2024	12/31/3000	10.00
Unit	4108	EL	Charge	1	30.00	11/01/2024	12/31/3000	30.00
Totals:				21				280.00
Unit Type	A	MM	Charge	33	2,659.76	01/01/2024	12/31/3000	87,772.08
Unit Type	B	MM	Charge	33	1,347.72	01/01/2024	12/31/3000	44,474.76
Unit Type	BMOD	MM	Charge	33	1,587.13	01/01/2024	12/31/3000	52,375.29
Unit Type	C	MM	Charge	35	1,820.76	01/01/2024	12/31/3000	63,726.60
Unit Type	CLANA	MM	Charge	1	1,820.76	01/01/2024	12/31/3000	1,820.76
Unit Type	CLANA	MM	Charge	1	1,820.76	01/01/2024	12/31/3000	1,820.76
Unit Type	CREV	MM	Charge	35	1,820.76	01/01/2024	12/31/3000	63,726.60
Unit Type	D	MM	Charge	17	1,528.28	01/01/2024	12/31/3000	25,980.76
Unit Type	DLANA	MM	Charge	1	1,385.39	01/01/2024	12/31/3000	1,385.39
Unit Type	DLANA	MM	Charge	1	1,385.39	01/01/2024	12/31/3000	1,385.39
Unit Type	DREV	MM	Charge	18	1,528.28	01/01/2024	12/31/3000	27,509.04
Unit Type	E	MM	Charge	18	1,256.02	01/01/2024	12/31/3000	22,608.36
Unit Type	EREV	MM	Charge	19	1,256.02	01/01/2024	12/31/3000	23,864.38
Unit Type	F	MM	Charge	18	2,913.67	01/01/2024	12/31/3000	52,446.06
Unit Type	FREV	MM	Charge	17	2,913.67	01/01/2024	12/31/3000	49,532.39
Unit Type	PHA	MM	Charge	1	5,059.13	01/01/2024	12/31/3000	5,059.13
Totals:				281				525,487.75

Totals By Charge Code:		
EL	21	280.00
MM	281	525,487.75

1167-OCEAN FOUR CONDOMINIUM ASSOCIATION INC. - Straight Line Reserves

GLCode	Type	Short_Description	CostOfReplacement	UsefulLife	EstimatedUsefulRemainingLife	ReservesYTD	MonthlyFunding	ReservesEOY	EstimatedExpenses	BalanceToBeFunded	Annu
	SIRS Reserves	Pool									
	SIRS Reserves	Building Exterior									
	SIRS Reserves	Roof									
	SIRS Reserves	Plumbing									
	SIRS Reserves	Windows									
	SIRS Reserves	Structure									
	SIRS Reserves	Waterproofing									
	SIRS Reserves	Painting									
	SIRS Reserves	Fire System									
	SIRS Reserves	Electrical									
	SIRS Reserves	Doors									
30000-30b	Reserves	Lobby Furniture	0	0	0	-4,462	0	-4,462	0	4,462	
30000-50n	Reserves	Paving/Sealing	0	0	0	-4,317	0	-4,317	0	4,317	
30000-35f	Reserves	Mechanical/Plumbing	0	0	0	-624,875	0	-624,875	0	624,875	
30000-380	Reserves	Engineers	0	0	0	-15,000	0	-15,000	0	15,000	
30000-180d	Reserves	Elastomeric & Sealants	0	0	0	-10,726	0	-10,726	0	10,726	
30000-19d	Reserves	FF&E Replacement	0	0	0	-47,606	0	-47,606	0	47,606	
30000-113l	Reserves	TV Bldg	0	0	0	-2,016	0	-2,016	0	2,016	
30000-150a	Reserves	Washer/Dryer	0	0	0	-6,094	0	-6,094	0	6,094	
30000-158c	Reserves	Fire Safety System	0	0	0	-64,082	0	-64,082	0	64,082	
30000-225a	Reserves	Beach Frt Pool & Deck	0	0	0	-45,582	0	-45,582	0	45,582	
30000-225	Reserves	Beach	0	0	0	-23,882	0	-23,882	0	23,882	
30000-682	Reserves	Special Project	0	0	0	-1,767,267	0	-1,767,267	0	1,767,267	
30000-233	Reserves	Generator	0	0	0	-31,635	0	-31,635	0	31,635	
30000-230	Reserves	Gate	0	0	0	-11,875	0	-11,875	0	11,875	
30000-169	Reserves	Exhaust Fan,Roof Exhausters	0	0	0	-11,746	0	-11,746	0	11,746	
30000-212	Reserves	Awnings	0	0	0	-24,922	0	-24,922	0	24,922	
30000-34f	Reserves	Maint Equip	0	0	0	-25,285	0	-25,285	0	25,285	
30000-75a	Reserves	Restoration - Concrete	0	0	0	-675,655	0	-675,655	0	675,655	
30000-156	Reserves	Cooling Tower	0	0	0	-62,980	0	-62,980	0	62,980	
30000-17a	Reserves	Floor - Covering	0	0	0	-10,580	0	-10,580	0	10,580	
30000-148	Reserves	Replacement - Tree	0	0	0	-54,642	0	-54,642	0	54,642	
30000-106	Reserves	Dumpsters	0	0	0	-7,494	0	-7,494	0	7,494	
30000-140	Reserves	Special Projects	0	0	0	-26,058	0	-26,058	0	26,058	
30010-02	Reserve Liab-Expend	Bank Charges	0	0	0	-572	0	-572	0	572	
30010-00	Reserve Liab-Expend	Reserves	0	0	0	-809	0	-809	0	809	
30000-53	Reserves	Restaurant Equipment	0	0	0	-5,556	0	-5,556	0	5,556	
30000-11	Reserves	Drain Repairs	0	0	0	-33,205	0	-33,205	0	33,205	
30000-51	Reserves	Pool Furniture	0	0	0	-31,274	0	-31,274	0	31,274	
30000-24	Reserves	Gym Equipment	0	0	0	-8,098	0	-8,098	0	8,098	
30000-39	Reserves	Other	0	0	0	-45,645	0	-45,645	0	45,645	
30000-35	Reserves	Mechanical	0	0	0	-308,360	0	-308,360	0	308,360	
30000-15	Reserves	Elevator	0	0	0	-93,130	0	-93,130	0	93,130	
30000-03	Reserves	Building Exterior	0	0	0	-290,292	0	-290,292	0	290,292	

30000-01	Reserves	A/C Equipment	0	0	0	-85,358	0	-85,358	0	85,358	
30000-45	Reserves	Pool	0	0	0	-423,010	0	-423,010	0	423,010	
30000-40	Reserves	Paint (Exterior)	0	0	0	-3,700	0	-3,700	0	3,700	
30000-00	Reserves	Reserves	0	0	0	8,490,811	0	8,490,811	0	-8,490,811	
		Totals				3,603,021		3,603,021		-3,603,021	

1167-OCEAN FOUR CONDOMINIUM ASSOCIATION INC. - Pooled Reserves

GLCode	Type	Short_Description	CostOfReplacement	UsefulLife	EstimatedUsefulRemainingLife
	SIRS Reserves	Pool	3,458,125	35	27
	SIRS Reserves	Building Exterior	2,970,000	50	30
	SIRS Reserves	Roof	928,000	20	3
	SIRS Reserves	Plumbing	667,375	45	27
	SIRS Reserves	Windows	533,000	55	33
	SIRS Reserves	Structure	1,320,000	12	0
	SIRS Reserves	Waterproofing	1,427,100	35	15
	SIRS Reserves	Painting	1,237,500	7	0
	SIRS Reserves	Fire System	1,049,000	40	22
	SIRS Reserves	Electrical	843,000	40	23
	SIRS Reserves	Doors	54,000	30	8
30000-30b	Reserves	Lobby Furniture	300,000	25	7
30000-50n	Reserves	Paving/Sealing	140,000	20	14
30000-35f	Reserves	Mechanical/Plumbing	0	0	0
30000-380	Reserves	Engineers	25,000	0	0
30000-180d	Reserves	Elastomeric & Sealants	0	0	0
30000-19d	Reserves	FF&E Replacement	1,049,000	40	22
30000-113l	Reserves	TV Bldg	4,548	10	4
30000-150a	Reserves	Washer/Dryer	10,400	10	3
30000-158c	Reserves	Fire Safety System	1,049,000	40	15
30000-225a	Reserves	Beach Frt Pool & Deck	0	0	0
30000-225	Reserves	Beach	0	0	0
30000-682	Reserves	Special Project	0	0	0
30000-233	Reserves	Generator	235,000	30	17
30000-230	Reserves	Gate	40,000	20	3
30000-169	Reserves	Exhaust Fan,Roof Exhausters	121,000	35	12
30000-212	Reserves	Awnings	45,000	15	11
30000-34f	Reserves	Maint Equip	0	0	0
30000-75a	Reserves	Restoration - Concrete	900,000	12	0
30000-156	Reserves	Cooling Tower	965,000	35	10
30000-17a	Reserves	Floor - Covering	56,000	30	12
30000-148	Reserves	Replacement - Tree	0	0	0
30000-106	Reserves	Dumpsters	0	0	0
30000-140	Reserves	Special Projects	0	0	0
30010-02	Reserve Liab-Expend	Bank Charges	0	0	0
30010-00	Reserve Liab-Expend	Reserves	0	0	0
30000-53	Reserves	Restaurant Equipment	42,000	5	2
30000-11	Reserves	Drain Repairs	0	0	0
30000-51	Reserves	Pool Furniture	120,000	10	8
30000-24	Reserves	Gym Equipment	70,000	15	2
30000-39	Reserves	Other	0	0	0
30000-35	Reserves	Mechanical	0	0	0
30000-15	Reserves	Elevator	2,340,000	25	8
30000-03	Reserves	Building Exterior	2,970,000	50	30
30000-01	Reserves	A/C Equipment	966,000	20	10
30000-45	Reserves	Pool	3,458,125	35	7
30000-40	Reserves	Paint (Exterior)	1,237,500	7	0
30000-00	Reserves	Reserves	0	0	0
		Totals	30,630,673		

1167-OCEAN FOUR CONDOMINIUM ASSOCIATION INC. - PooledReserve SubTotal

ReserveHeaders	ReserveTotals
Accumulated Balance	3,603,021

Additional Reserve Funding Thru Year End	0
Total Reserves Thru Year End	**3,603,021**
Estimated Expenses Thru Year End	0
Balance To Be Funded	27,027,652
Annual Contribution	1,199,000
Monthly Contribution	99,916

1167-OCEAN FOUR CONDOMINIUM ASSOCIATION INC. - Proposed_Maintenance

Description	Percentage_Of_Ownership	NumberofUnits	TotalPerentage	CurrentYearPayment	Proposed Monthly Without Reserves	Proposed Monthly Reserves	Proposed Monthly Per Unit Maintenance	Proposed Monthly Total All Units Maintenance	UnitRemarks
0000-A	0.506150000	33	16.702950000	2659.76	2294.13	505.73	2799.86	92395.38	
0000-PHA	0.962750000	1	0.962750000	5059.13	4363.67	961.95	5325.62	5325.62	
0000-B	0.256470000	33	8.463510000	1347.72	1162.45	256.26	1418.71	46817.43	
0000-BMOD	0.302030000	33	9.966990000	1587.13	1368.95	301.78	1670.73	55134.09	
0000-C	0.346490000	35	12.127150000	1820.76	1570.47	346.2	1916.67	67083.45	
0000-CLANA	0.346490000	1	0.346490000	1820.76	1570.47	346.2	1916.67	1916.67	
0000-D	0.290830000	17	4.944110000	1528.28	1318.19	290.59	1608.78	27349.26	
0000-DREV	0.290830000	18	5.234940000	1528.28	1318.19	290.59	1608.78	28958.04	
0000-DLANA	0.263640000	1	0.263640000	1385.39	1194.95	263.42	1458.37	1458.37	
0000-E	0.239020000	18	4.302360000	1256.02	1083.36	238.82	1322.18	23799.24	
0000-EREV	0.239020000	19	4.541380000	1256.02	1083.36	238.82	1322.18	25121.42	
0000-F	0.554470000	18	9.980460000	2913.67	2513.14	554.01	3067.15	55208.7	
0000-FREV	0.554470000	17	9.425990000	2913.67	2513.14	554.01	3067.15	52141.55	
0000-DLANA	0.263640000	1	0.263640000	1385.39	1194.95	263.42	1458.37	1458.37	
0000-CLANA	0.346490000	1	0.346490000	1820.76	1570.47	346.2	1916.67	1916.67	
0000-CREV	0.346490000	35	12.127150000	1820.76	1570.47	346.2	1916.67	67083.45	
Total	6.109280000	281	100.000000000					553167.71	