0C25 OCEAN FOUR CONDOMINIUM ASSOCIATION, INC.

RESIDENT PACKAGE - FR0

For period ending February 28, 2025

Confidential - For Management Use Only

OCEAN FOUR CONDOMINIUM ASSOCIATION, INC.

RESIDENT PACKAGE - FR0

February 28, 2025

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Disclosures:

1. Please note that effective January 1, 2013 - for all accounts, FDIC coverage is $250,000 per depositor at FDIC insured institutions.
2. Financial information is provided for owners who are members of this association only. The information is believed to be accurate as of the date the documents are posted. Any owner receiving this information shall not use the information in any way which is inconsistent with the requirements of governing state or federal law.

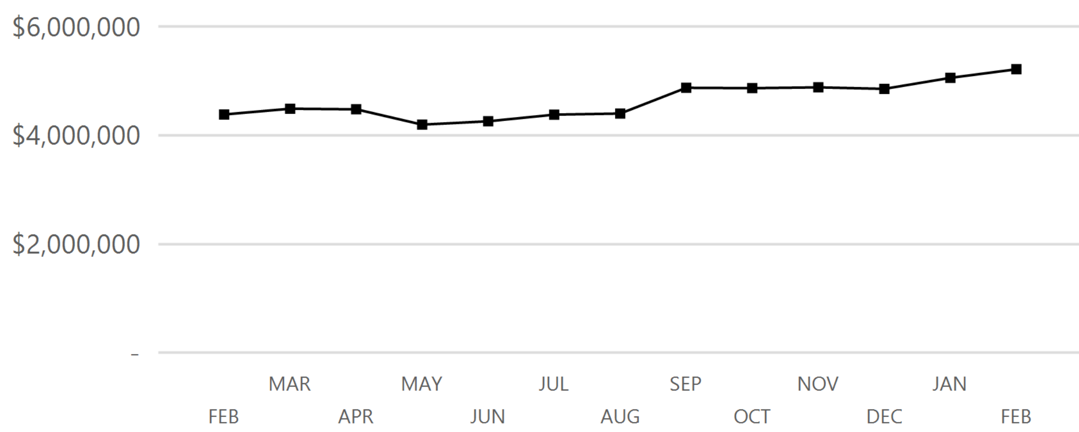
OCEAN FOUR CONDOMINIUM ASSOCIATION, INC.

Executive Summary

February 28, 2025

TOTAL CASH

Operating	$787,632
Other	-
Reserves	$4,042,574
Security Deposits	$383,995
Special Assessment	-
Total Cash	$5,214,201



OPERATING CASH

Beginning Cash	$775,089
Change in Cash	$12,543
Ending Cash	$787,632
Less: Accruals	$149,452
Less: Current Accounts Payable	$59,613
Adjusted Operating Cash	$578,567

ACCOUNTS RECEIVABLE SUMMARY

Receivable Type	Current	Over 30 Days	Over 60 Days	Over 90 Days	Balance
HC House Chgs/Work Ordr	$25	-	-	-	$25
MM Maintenance Fees	($37,771)	($35,439)	-	($2,896)	($76,105)
TOTAL	**($37,746)**	**($35,439)**	**-**	**($2,896)**	**($76,080)**

OCEAN FOUR CONDOMINIUM ASSOCIATION, INC.

Executive Summary

February 28, 2025

INCOME STATEMENT SUMMARY

Income Recap

Account	Feb Actual	Feb Budget	Feb Variance	YTD Actual	YTD Budget	YTD Variance	2025 Total Budget	2025 Budget Remaining
TOTAL REVENUE	$578,692	$556,801	$21,891	$1,144,169	$1,113,602	$30,567	$6,681,613	($5,537,444)
TOTAL EXPENSES	$523,956	$556,800	$32,844	$1,087,588	$1,113,600	$26,012	$6,681,613	$5,594,025
NET INCOME/(LOSS)	$54,736	$1	$54,735	$56,581	$2	$56,579	-	$56,581

Expense Summary

Account	Feb Actual	Feb Budget	Feb Variance	YTD Actual	YTD Budget	YTD Variance	2025 Total Budget	2025 Budget Remaining
ADMINISTRATIVE	$1,475	$9,097	$7,622	$3,397	$18,194	$14,797	$109,156	$105,759
PROPERTY INSURANCE	$65,779	$101,375	$35,596	$197,164	$202,750	$5,586	$1,216,500	$1,019,336
UTILITIES	$53,611	$64,000	$10,389	$116,680	$128,000	$11,320	$768,000	$651,320
CONTRACTS	$225,034	$237,478	$12,444	$463,203	$474,956	$11,753	$2,849,737	$2,386,534
REPAIRS/MAINTENANCE	$36,564	$38,133	$1,569	$54,402	$76,266	$21,864	$457,620	$403,218
AMENITIES	$3,060	$3,467	$407	$6,885	$6,934	$49	$41,600	$34,715
PRIOR YEAR ACTIVITY	$29,198	-	($29,198)	$26,543	-	($26,543)	-	($26,543)
RESERVE TRANSFERS	$109,235	$103,250	($5,985)	$219,313	$206,500	($12,813)	$1,239,000	$1,019,687

OCEAN FOUR CONDOMINIUM ASSOCIATION, INC.

Executive Summary

February 28, 2025

CASH SUMMARY

Bank Code/Bank Name	Account Description	Beginning Balance	Increases	Decreases	Ending Balance
Operating					
CIT1 - Cash In Transit - Operating	- Cash In Transit - Operating	-	$464	$464	-
OPRG - City National Bank OPR Click- ICS-	Operating Account - City National Bank OPR Click-ICS-	$445,253	$554,830	$555,562	$444,521
MM08 - AMERICAN DEPOSIT MANAGEMENT OPR MM	OPERATING MONEY MARKET - AMERICAN DEPOSIT MANAGEMENT OPR MM	$329,836	$13,275	-	$343,111
Total Operating		**$775,089**	**$568,569**	**$556,027**	**$787,632**
Reserves					
RS21 - CITY NATIONAL BANK RSV MM -ICS-	RSV MM - CITY NATIONAL BANK RSV MM -ICS-	$2,696,609	$107,393	$268	$2,803,733
CD02 - CITY NATIONAL BANK- CD-RSV- CDARS-	CD RSV - CITY NATIONAL BANK- CD- RSV- CDARS-	-	-	-	-
RSVA - WEBSTER BANK RSV MM	RESERVES MONEY MARKET - WEBSTER BANK RSV MM	$235,133	$712	-	$235,846
RSVB - WASHINGTON FEDERAL BANK RSV MM	RESERVES MONEY MARKET - WASHINGTON FEDERAL BANK RSV MM	$234,787	$676	-	$235,463
RSVC - ENTERPRISE BANK & TRUST RSV MM	RESERVES MONEY MARKET - ENTERPRISE BANK & TRUST RSV MM	$235,298	$718	-	$236,016
RSVD - AMERICAN DEPOSIT MANAGEMENT RSV MM	RESERVES MONEY MARKET - AMERICAN DEPOSIT MANAGEMENT RSV MM	$531,516	-	-	$531,516
CIT3 - Cash In Transit - Reserve	- Cash In Transit - Reserve	-	$99,913	$99,913	-
Total Reserves		**$3,933,342**	**$209,413**	**$100,181**	**$4,042,574**
Security Deposits					
CIT2 - Cash In Transit - Security Deposit	- Cash In Transit - Security Deposit	-	-	-	-
SEC8 - CITY NATIONAL BANK SEC DEP CKG- ICS-	SEC DEP - CITY NATIONAL BANK SEC DEP CKG- ICS-	$347,659	$41,366	$5,030	$383,995
Total Security Deposits		**$347,659**	**$41,366**	**$5,030**	**$383,995**

Special Assessment					
CIT4 - Cash In Transit - Special Assessment	- Cash In Transit - Special Assessment	-	-	-	-
Total Special Assessment		-	-	-	-
Total Cash		**$5,056,091**	**$819,348**	**$661,239**	**$5,214,201**

OCEAN FOUR CONDOMINIUM ASSOCIATION, INC.

Balance Sheet

As of February 28, 2025

Account	Description	Current Month February	Prior Month January	Month Inc / (Dec)	Current Year February	Prior Year February	Year Inc / (Dec)
ASSETS							
**CURRENT ASSETS							
10010 22	Cash-Operating - 22 City National Bank	444,521	445,253	(732)	444,521	241,938	202,583
10014 075	Cash-Money Market - 075 American Deposit Management	343,111	329,836	13,275	343,111	0	343,111
10014 22	Cash-Money Market - 22 City National Bank	0	0	0	0	333,223	(333,223)
10300	Accounts Receivable	154	3,299	(3,144)	154	461	(306)
10330 00	Other Receivables - 00	0	0	0	0	15,970	(15,970)
10330 05	Other Receivables - 05 Restaurant	0	0	0	0	6,250	(6,250)
10330 20	Other Receivables - 20 Insurance	105,090	105,090	0	105,090	0	105,090
10330 85	Other Receivables - 85 Vendors	294	294	0	294	18,378	(18,083)
10390 00	Allowance/Bad Debts - 00	(154)	(645)	491	(154)	(125)	(29)
10500	Prepaid Insurance	1,017,262	1,112,238	(94,977)	1,017,262	1,004,783	12,479
10505	Prepaid Expenses	7,239	9,894	(2,655)	7,239	9,102	(1,863)
10549	A/P Clearing	1,997	662	1,335	1,997	0	1,997
10550	A/R Clearing	0	0	0	0	(56)	56
10005	Petty Cash	1,000	1,000	0	1,000	1,000	0
12090 22	Cash-Deposits - 22 City National	383,995	347,659	36,336	383,995	367,002	16,993
****TOTAL CURRENT ASSETS**		**$2,304,509**	**$2,354,582**	**($50,072)**	**$2,304,509**	**$1,997,925**	**$306,584**
**RESTRICTED FUNDS							
12010 075	Cash-Reserves - 075 American Deposit Management	531,516	531,516	0	531,516	518,825	12,690
12010 22a	Cash-Reserves - 22a City National Bank	2,803,733	2,696,609	107,124	2,803,733	2,149,453	654,280
12010 39	Cash-Reserves - 39 Enterprise Bank & Trust	236,016	235,298	718	236,016	257,326	(21,309)
12010 460a	Cash-Reserves - 460a Washington Federal Bank	235,463	234,787	676	235,463	257,334	(21,871)
12010 742	Cash-Reserves - 742 Webster Bank	235,846	235,133	712	235,846	257,225	(21,380)
12030 22	Cash-Reserves C.D. - 22 - City National Bank	0	0	0	0	489	(489)

Account	Description	Current Month February	Prior Month January	Month Inc / (Dec)	Current Year February	Prior Year February	Year Inc / (Dec)
TOTAL RESTRICTED FUNDS		**$4,042,574**	**$3,933,342**	**$109,231**	**$4,042,574**	**$3,440,652**	**$601,922**
**OTHER ASSETS							
19010	Utility Deposits	37,718	37,718	0	37,718	37,718	0
TOTAL OTHER ASSETS		**$37,718**	**$37,718**	**$0**	**$37,718**	**$37,718**	**$0**
TOTAL ASSETS		**$6,384,802**	**$6,325,642**	**$59,159**	**$6,384,802**	**$5,476,296**	**$908,506**
LIABILITIES							
**CURRENT LIABILITIES							
20000	Accounts Payable	59,613	90,624	(31,011)	59,613	52,941	6,672
20010	Accrued Expenses	149,452	130,313	19,139	149,452	138,750	10,702
20030	Insurance Payable	1,050,905	1,155,995	(105,090)	1,050,905	1,044,028	6,877
20080	Security Deposits	383,995	347,195	36,800	383,995	366,575	17,420
20100	Prepaid Assessments	76,234	99,713	(23,479)	76,234	80,961	(4,726)
20159 00	Deferred Revenue - 00	57,371	58,542	(1,171)	57,371	0	57,371
TOTAL CURRENT LIABILITIES		**$1,777,570**	**$1,882,382**	**($104,812)**	**$1,777,570**	**$1,683,254**	**$94,316**
**RESERVE LIABILITIES							
30000 00	Reserves - 00	8,948,009	8,848,092	99,917	8,948,009	7,890,295	1,057,714
30000 01	Reserves - 01 A/C Equipment	(85,358)	(85,358)	0	(85,358)	(85,358)	0
30000 03	Reserves - 03 Building Exterior	(297,852)	(297,852)	0	(297,852)	(200,292)	(97,560)
30000 106	Reserves - 106 Dumpsters	(7,494)	(7,494)	0	(7,494)	(7,494)	0
30000 11	Reserves - 11 Drain Repairs	(33,205)	(33,205)	0	(33,205)	(33,205)	0
30000 113I	Reserves - 113I TV Bldg	(2,016)	(2,016)	0	(2,016)	(2,016)	0
30000 140	Reserves - 140 Special Projects	(26,058)	(26,058)	0	(26,058)	(26,058)	0
30000 148	Reserves - 148 Replacement - Tree	(54,642)	(54,642)	0	(54,642)	(54,642)	0

OCEAN FOUR CONDOMINIUM ASSOCIATION, INC.

Balance Sheet

As of February 28, 2025

Account	Description	Current Month February	Prior Month January	Month Inc / (Dec)	Current Year February	Prior Year February	Year Inc / (Dec)
30000 15	Reserves - 15 Elevator	(93,130)	(93,130)	0	(93,130)	(93,130)	0
30000 150a	Reserves - 150a Washer/Dryer	(6,094)	(6,094)	0	(6,094)	(6,094)	0
30000 156	Reserves - 156 Cooling Tower	(62,980)	(62,980)	0	(62,980)	(62,980)	0
30000 158c	Reserves - 158c Fire Safety System	(88,595)	(88,595)	0	(88,595)	(39,570)	(49,025)
30000 169	Reserves - 169 Exhaust Fan,Roof Exhausters	(11,746)	(11,746)	0	(11,746)	(11,746)	0
30000 17a	Reserves - 17a Floor - Covering	(10,580)	(10,580)	0	(10,580)	(10,580)	0
30000 180d	Reserves - 180d Elastomeric & Sealants	(10,726)	(10,726)	0	(10,726)	(10,726)	0
30000 19d	Reserves - 19d FF&E Replacement	(47,606)	(47,606)	0	(47,606)	(47,606)	0
30000 212	Reserves - 212 Awnings	(24,922)	(24,922)	0	(24,922)	(24,922)	0
30000 225	Reserves - 225 Beach	(23,882)	(23,882)	0	(23,882)	(23,882)	0
30000 225a	Reserves - 225a Beach Frt Pool & Deck	(45,582)	(45,582)	0	(45,582)	(45,582)	0
30000 230	Reserves - 230 Gate	(11,875)	(11,875)	0	(11,875)	(11,875)	0
30000 233	Reserves - 233 Generator	(31,635)	(31,635)	0	(31,635)	(31,635)	0
30000 24	Reserves - 24 Gym Equipment	(8,098)	(8,098)	0	(8,098)	(8,098)	0
30000 30b	Reserves - 30b Lobby Furniture	(4,462)	(4,462)	0	(4,462)	(4,462)	0
30000 34f	Reserves - 34f Maint Equip	(25,285)	(25,285)	0	(25,285)	(25,285)	0
30000 35	Reserves - 35 Mechanical	(308,360)	(308,360)	0	(308,360)	(308,360)	0
30000 35f	Reserves - 35f Mechanical/Plumbing	(624,875)	(624,875)	0	(624,875)	(624,875)	0
30000 380	Reserves - 380 Engineers	(15,000)	(15,000)	0	(15,000)	(15,000)	0
30000 39	Reserves - 39 Other	(45,645)	(45,645)	0	(45,645)	(45,645)	0
30000 40	Reserves - 40 Paint (Exterior)	(3,700)	(3,700)	0	(3,700)	(3,700)	0
30000 45	Reserves - 45 Pool	(423,010)	(423,010)	0	(423,010)	(423,010)	0
30000 50n	Reserves - 50n Paving/Sealing	(4,317)	(4,317)	0	(4,317)	(4,317)	0
30000 51	Reserves - 51 Pool Furniture	(31,274)	(31,274)	0	(31,274)	(31,274)	0
30000 53	Reserves - 53 Restaurant Equipment	(5,556)	(5,556)	0	(5,556)	(5,556)	0
30000 682	Reserves - 682 Special Project	(1,930,467)	(1,930,467)	0	(1,930,467)	(1,719,799)	(210,668)
30000 75a	Reserves - 75a Restoration - Concrete	(675,961)	(675,961)	0	(675,961)	(633,856)	(42,105)
30005 00	Reserves - BDA System - 00	(179,500)	(179,500)	0	(179,500)	0	(179,500)

OCEAN FOUR CONDOMINIUM ASSOCIATION, INC.

Balance Sheet

As of February 28, 2025

Account	Description	Current Month February	Prior Month January	Month Inc / (Dec)	Current Year February	Prior Year February	Year Inc / (Dec)
30010 00	Reserve Liab-Expend - 00	(809)	(809)	0	(809)	0	(809)
30010 02	Reserve Liab-Expend - 02 Bank Charges	(572)	(572)	0	(572)	(560)	(12)
30080	Reserve-Interest	357,930	348,612	9,318	357,930	233,551	124,379
****TOTAL RESERVE LIABILITIES**		**$4,043,068**	**$3,933,833**	**$109,235**	**$4,043,068**	**$3,440,654**	**$602,415**
****TOTAL LIABILITIES**		**$5,820,638**	**$5,816,215**	**$4,423**	**$5,820,638**	**$5,123,908**	**$696,731**
**MEMBERS EQUITY							
38880	Fund Balance	507,582	507,582	0	507,582	290,271	217,311
Current Year Net Income/ (Loss)		56,581	1,845	54,736	56,581	62,117	(5,536)
****TOTAL MEMBERS EQUITY**		**$564,163**	**$509,427**	**$54,736**	**$564,163**	**$352,388**	**$211,775**
****TOTAL LIABILITIES & EQUITY**		**$6,384,802**	**$6,325,642**	**$59,159**	**$6,384,802**	**$5,476,296**	**$908,506**

FirstService RESIDENTIAL

OCEAN FOUR CONDOMINIUM ASSOCIATION, INC.

Income Statement

February 28, 2025

Account	Description	Feb Actual	Feb Budget	Feb Variance	Feb Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2025 Total Budget	2025 Budget Remaining/ (Over)
REVENUE											
OPERATING REVENUE											
40000	Owner Assessments	453,251	453,251	0	0.0%	906,501	906,502	(1)	0.0%	5,439,013	4,532,512
40002	Reserve Income	99,917	99,917	0	0.0%	199,834	199,834	0	0.0%	1,199,000	999,166
40011	Late Fee Income	568	0	568	0.0%	829	0	829	0.0%	0	(829)
40025	Returned Check Fees	90	0	90	0.0%	150	0	150	0.0%	0	(150)
40030	Screening Fees	16	83	(67)	-80.4%	77	166	(89)	-53.4%	1,000	923
40060	Gate/Key Cards	190	217	(27)	-12.4%	415	434	(19)	-4.4%	2,600	2,185
40078	Late Fee Interest	175	0	175	0.0%	236	0	236	0.0%	0	(236)
40080	Interest Income	13,275	0	13,275	0.0%	13,275	0	13,275	0.0%	0	(13,275)
40081	Reserve Interest	9,318	3,333	5,985	>100%	19,479	6,666	12,813	>100%	40,000	20,521
40085	Recovery of Bad Debt	366	0	366	0.0%	366	0	366	0.0%	0	(366)
40115	Administrative Fee	50	0	50	0.0%	80	0	80	0.0%	0	(80)
41010	House Charges	25	0	25	0.0%	25	0	25	0.0%	0	(25)
42020	Cable Income	1,171	0	1,171	0.0%	2,342	0	2,342	0.0%	0	(2,342)
42090	Electric Charges	280	0	280	0.0%	560	0	560	0.0%	0	(560)
	OPERATING REVENUE TOTAL:	**$578,692**	**$556,801**	**$21,891**	**3.9%**	**$1,144,169**	**$1,113,602**	**$30,567**	**2.7%**	**$6,681,613**	**$5,537,444**
	TOTAL REVENUE:	**$578,692**	**$556,801**	**$21,891**	**3.9%**	**$1,144,169**	**$1,113,602**	**$30,567**	**2.7%**	**$6,681,613**	**$5,537,444**
EXPENSES											
ADMINISTRATIVE											
50005	Accounting Fees	583	583	0	0.0%	1,166	1,166	0	0.0%	7,000	5,834
50012	Bad Debts	(125)	125	250	>100%	0	250	250	100.0%	1,500	1,500
50015	Bank Charges	25	83	58	69.9%	150	166	16	9.6%	1,000	850
50016	Bonus	0	2,083	2,083	100.0%	0	4,166	4,166	100.0%	25,000	25,000
50022	Computer Maint/Supp	150	125	(25)	-20.0%	150	250	100	40.0%	1,500	1,350
50030	Drinking Water	59	60	1	1.9%	118	120	2	1.9%	720	602
50045	Legal Fees	0	2,917	2,917	100.0%	300	5,834	5,534	94.9%	35,000	34,700

OCEAN FOUR CONDOMINIUM ASSOCIATION, INC.

Income Statement

February 28, 2025

Account	Description	Feb Actual	Feb Budget	Feb Variance	Feb Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2025 Total Budget	2025 Budget Remaining/ (Over)
50048	Annual Condo Fees	94	94	0	0.4%	187	188	1	0.4%	1,124	937
50050	Lic,Txs,Prmt	409	375	(34)	-9.0%	818	750	(68)	-9.0%	4,500	3,682
50050	Lic,Txs,Prmt - Restaurant	0	63	63	100.0%	0	126	126	100.0%	750	750
50053	Corporate Annual Rep	6	5	(1)	-11.4%	6	10	4	44.3%	62	56
50059	Social Events	0	1,667	1,667	100.0%	0	3,334	3,334	100.0%	20,000	20,000
50076	Office Expenses	245	500	255	51.1%	442	1,000	558	55.8%	6,000	5,558
50081	Printing And Postage	0	250	250	100.0%	0	500	500	100.0%	3,000	3,000
50110	Miscellaneous	30	167	137	82.0%	60	334	274	82.0%	2,000	1,940
	ADMINISTRATIVE TOTAL:	**$1,475**	**$9,097**	**$7,622**	**83.8%**	**$3,397**	**$18,194**	**$14,797**	**81.3%**	**$109,156**	**$105,759**
PROPERTY INSURANCE											
52030	Multiperil Insurance	56,354	91,667	35,313	38.5%	177,274	183,334	6,060	3.3%	1,100,000	922,726
52034	Flood Insurance	6,259	6,125	(134)	-2.2%	13,188	12,250	(938)	-7.7%	73,500	60,312
52040	Ins Finance Charge	3,166	3,583	417	11.6%	6,703	7,166	463	6.5%	43,000	36,297
	PROPERTY INSURANCE TOTAL:	**$65,779**	**$101,375**	**$35,596**	**35.1%**	**$197,164**	**$202,750**	**$5,586**	**2.8%**	**$1,216,500**	**$1,019,336**
UTILITIES											
54050	Electricity	21,484	25,000	3,516	14.1%	44,362	50,000	5,638	11.3%	300,000	255,638
54050	Electricity - Restaurant	904	1,250	346	27.7%	1,854	2,500	646	25.8%	15,000	13,146
54070	Water & Sewer	21,245	27,083	5,838	21.6%	44,212	54,166	9,954	18.4%	325,000	280,788
54080	Gas/Fuel Oil	9,469	10,000	531	5.3%	25,236	20,000	(5,236)	-26.2%	120,000	94,764
54100	Telephone	508	667	159	23.8%	1,016	1,334	318	23.9%	8,000	6,984
	UTILITIES TOTAL:	**$53,611**	**$64,000**	**$10,389**	**16.2%**	**$116,680**	**$128,000**	**$11,320**	**8.8%**	**$768,000**	**$651,320**
CONTRACTS											
60004	Administrative Staff Service	4,099	4,652	553	11.9%	8,672	9,304	632	6.8%	55,827	47,155
60008	Asst. Property Manager Svc.	5,625	5,917	292	4.9%	11,566	11,834	268	2.3%	71,000	59,434

OCEAN FOUR CONDOMINIUM ASSOCIATION, INC.

Income Statement

February 28, 2025

Account	Description	Feb Actual	Feb Budget	Feb Variance	Feb Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2025 Total Budget	2025 Budget Remaining/ (Over)
60013	Cable Television	23,243	21,250	(1,993)	-9.4%	46,485	42,500	(3,985)	-9.4%	255,000	208,515
60035	Elevator Contract	6,100	6,250	150	2.4%	12,200	12,500	300	2.4%	75,000	62,800
60050	Fire Alarm System	2,318	2,333	15	0.6%	4,637	4,666	29	0.6%	28,000	23,363
60062	Front Desk Service	21,977	21,789	(188)	-0.9%	44,774	43,578	(1,196)	-2.7%	261,470	216,696
60066	Health Benefits	7,803	8,000	197	2.5%	15,606	16,000	394	2.5%	96,000	80,394
60070	Generator	1,717	833	(884)	<-100%	2,314	1,666	(648)	-38.9%	10,000	7,686
60074	Hvac System	667	833	166	20.0%	9,173	1,666	(7,507)	<-100%	10,000	827
60075	Janitorial Service	21,296	22,087	791	3.6%	42,592	44,174	1,582	3.6%	265,040	222,448
60090	Lawn Maintenance	4,045	4,235	190	4.5%	8,090	8,470	380	4.5%	50,820	42,730
61000	Management Services	4,454	4,458	4	0.1%	8,908	8,916	8	0.1%	53,500	44,592
61001	Maintenance Service	12,020	11,440	(580)	-5.1%	22,421	22,880	459	2.0%	137,280	114,859
61006	Maintenance Supervisor Svc.	8,631	9,500	869	9.1%	18,257	19,000	743	3.9%	114,000	95,743
61008	Odor Control	239	554	315	56.9%	1,011	1,108	97	8.7%	6,650	5,639
61010	Pest Control	846	1,000	154	15.4%	1,693	2,000	307	15.4%	12,000	10,307
61014	Painting Service	4,514	4,583	70	1.5%	9,838	9,166	(672)	-7.3%	55,000	45,162
61020	Pool/Spa Contract	2,676	2,917	241	8.3%	5,802	5,834	32	0.5%	35,000	29,198
61021	Beach & Pool Staff	18,819	23,833	5,014	21.0%	38,438	47,666	9,228	19.4%	286,000	247,562
61026	Property Manager Svc.	13,420	15,167	1,747	11.5%	28,388	30,334	1,946	6.4%	182,000	153,612
61032	Receiving Clerk / Doc Master	3,904	4,583	679	14.8%	8,258	9,166	908	9.9%	55,000	46,742
61035	Rest/Bar Subsidy	4,500	4,500	0	0.0%	9,000	9,000	0	0.0%	54,000	45,000
61036	Roof Contract	0	333	333	100.0%	0	666	666	100.0%	4,000	4,000
61045	Security Services - West Gate	16,933	19,167	2,234	11.7%	35,984	38,334	2,350	6.1%	230,000	194,016
61055	Trash Removal	4,424	5,417	993	18.3%	7,565	10,834	3,269	30.2%	65,000	57,435
61058	Trash Chute	0	313	313	100.0%	0	626	626	100.0%	3,750	3,750
61060	Uniforms Contract	0	417	417	100.0%	0	834	834	100.0%	5,000	5,000
61065	Valet Service	28,820	29,167	347	1.2%	57,639	58,334	695	1.2%	350,000	292,361
61070	Water Treatment	404	417	13	3.1%	808	834	26	3.1%	5,000	4,192

Income Statement

February 28, 2025

Account	Description	Feb Actual	Feb Budget	Feb Variance	Feb Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2025 Total Budget	2025 Budget Remaining/ (Over)
61075	Window Services	1,542	1,533	(9)	-0.6%	3,083	3,066	(17)	-0.6%	18,400	15,317
	CONTRACTS TOTAL:	**$225,034**	**$237,478**	**$12,444**	**5.2%**	**$463,203**	**$474,956**	**$11,753**	**2.5%**	**$2,849,737**	**$2,386,534**
REPAIRS/MAINTENANCE											
70018	R&M-Beach	368	1,250	882	70.5%	1,094	2,500	1,407	56.3%	15,000	13,907
70025	R&M-Building	12,737	5,000	(7,737)	<-100%	14,191	10,000	(4,191)	-41.9%	60,000	45,809
70037	R&M Doors	0	833	833	100.0%	0	1,666	1,666	100.0%	10,000	10,000
70040	R&M-Elevator	0	1,083	1,083	100.0%	1,313	2,166	853	39.4%	13,000	11,687
70043	R&M HVAC Parts/Rep	5,570	3,083	(2,487)	-80.7%	8,407	6,166	(2,241)	-36.3%	37,000	28,593
70043	R&M Lighting	4,075	833	(3,242)	<-100%	4,356	1,666	(2,690)	<-100%	10,000	5,644
70043	R&M Life Safety	2,969	1,667	(1,302)	-78.1%	3,087	3,334	247	7.4%	20,000	16,913
70043	R&M - Entry Gate	760	1,250	490	39.2%	760	2,500	1,740	69.6%	15,000	14,240
70043	R&M Window Repair/Maint	0	250	250	100.0%	0	500	500	100.0%	3,000	3,000
70043	R&M Roof Repairs	0	417	417	100.0%	0	834	834	100.0%	5,000	5,000
70045	R&M-Electrical	0	833	833	100.0%	0	1,666	1,666	100.0%	10,000	10,000
70048	R&M Equip.	690	2,917	2,227	76.3%	6,710	5,834	(876)	-15.0%	35,000	28,290
70048	R&M Equip. - Supplies	1,017	3,333	2,316	69.5%	1,495	6,666	5,171	77.6%	40,000	38,505
70072	R&M-Laundry Supplies	998	583	(415)	-71.1%	2,295	1,166	(1,129)	-96.9%	7,000	4,705
70090	R&M-Plumbing	759	1,250	491	39.3%	759	2,500	1,741	69.7%	15,000	14,241
70095	R&M-Pool/Spa/Fountai	2,546	1,500	(1,046)	-69.7%	2,546	3,000	454	15.1%	18,000	15,454
70105	R&M-Pumps & Motors	0	833	833	100.0%	0	1,666	1,666	100.0%	10,000	10,000
70135	Landscaping Extras	0	2,083	2,083	100.0%	0	4,166	4,166	100.0%	25,000	25,000
70141	Access Cards	0	167	167	100.0%	0	334	334	100.0%	2,000	2,000
70146	Pump Out System	600	708	108	15.3%	600	1,416	816	57.6%	8,500	7,900
70180	Paint Supplies	0	583	583	100.0%	0	1,166	1,166	100.0%	7,000	7,000
70198	Miscellaneous	425	0	(425)	0.0%	425	0	(425)	0.0%	0	(425)
70203	Fitness Center - Class Instructor Fees	3,050	3,510	460	13.1%	6,365	7,020	655	9.3%	42,120	35,755

FirstService RESIDENTIAL

OCEAN FOUR CONDOMINIUM ASSOCIATION, INC.

Income Statement

February 28, 2025

Account	Description	Feb Actual	Feb Budget	Feb Variance	Feb Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2025 Total Budget	2025 Budget Remaining/ (Over)
70289	Contingency	0	4,167	4,167	100.0%	0	8,334	8,334	100.0%	50,000	50,000
	REPAIRS/MAINTENANCE TOTAL:	**$36,564**	**$38,133**	**$1,569**	**4.1%**	**$54,402**	**$76,266**	**$21,864**	**28.7%**	**$457,620**	**$403,218**
AMENITIES											
70290	Resident Amenities - Flowers	3,060	3,467	407	11.7%	6,885	6,934	49	0.7%	41,600	34,715
	AMENITIES TOTAL:	**$3,060**	**$3,467**	**$407**	**11.7%**	**$6,885**	**$6,934**	**$49**	**0.7%**	**$41,600**	**$34,715**
PRIOR YEAR ACTIVITY											
70298	Prior Year Expense	29,198	0	(29,198)	0.0%	26,543	0	(26,543)	0.0%	0	(26,543)
	PRIOR YEAR ACTIVITY TOTAL:	**$29,198**	**$0**	**($29,198)**	**0.0%**	**$26,543**	**$0**	**($26,543)**	**0.0%**	**$0**	**($26,543)**
RESERVE TRANSFERS											
80000	Reserve Transfers	99,917	99,917	0	0.0%	199,834	199,834	0	0.0%	1,199,000	999,166
80001	Reserve Interest	9,318	3,333	(5,985)	<-100%	19,479	6,666	(12,813)	<-100%	40,000	20,521
	RESERVE TRANSFERS TOTAL:	**$109,235**	**$103,250**	**($5,985)**	**-5.8%**	**$219,313**	**$206,500**	**($12,813)**	**-6.2%**	**$1,239,000**	**$1,019,687**
	TOTAL EXPENSES:	**$523,956**	**$556,800**	**$32,844**	**5.9%**	**$1,087,588**	**$1,113,600**	**$26,012**	**2.3%**	**$6,681,613**	**$5,594,025**
	NET INCOME/ (LOSS):	**54,736**	**1**	**$54,735**	**>100%**	**56,581**	**2**	**56,579**	**100%**	**0**	**(56,581)**