

# Oceanfront Plaza Condominium Association, Inc.

Dear Homeowners,

We would like to inform you that on 09/30/2026, the Board of Directors officially adopted the 2027 Annual Budget.

As a result, there will be an increase in maintenance fees for the upcoming year except for the Cabanas units, effective January 1, 2027. For your convenience, we are pleased to offer the following two payment options:

## Maintenance Fees Payment Options

### Online Payments (Homeowner Portal & Mobile App)

- Log in using your registered email address and password.
- Select **"Pay Assessments"** on the Homeowner Portal or tap **"Make a Payment"** in the Mobile App.
- Choose whether you would like to make a one-time payment or enroll in recurring payments (AutoPay).
- Select your preferred payment method: Electronic Check (eCheck) or Credit/Debit Card.
- Please note that the following processing fees apply: \$2.99 – One-time eCheck payment, \$1.99 – Recurring eCheck (AutoPay), 3.99% – Credit/Debit Card payments.

*Please note that these processing fees are charged by the payment processor and are not assessed by NGMA.*

### Payment Coupons, Check Payments & Bank Bill Pay

To be cost-effective and environmentally friendly, payment coupons are available by request only. Coupons may be emailed to you in PDF format or printed for \$6 per coupon book. If you would like to request a coupon book, please email [info@nextgenfla.com](mailto:info@nextgenfla.com).

If you pay by check or through your bank's online Bill Pay service, please ensure it includes your Account Number and mail your payment to:

Oceanfront Plaza Condominium Association, Inc.  
c/o Next Generation Management Services  
P.O. Box 163906  
Miami, FL 33116

### Important Payment Reminders:

- Please ensure payments are mailed at least two weeks before the due date to allow sufficient time for delivery and processing.
- Please note that the Association is not responsible for postal or bank processing delays, and late fees resulting from delayed payments will not be waived.

## Everything You Need

*Right at Your Fingertips!*

Scan the QR code to download the NGMA App today and enjoy quick, easy, and convenient online payments!



| Oceanfront Plaza Condominium Association, Inc.<br>2027 Adopted Budget |                                           |                       |                       |
|-----------------------------------------------------------------------|-------------------------------------------|-----------------------|-----------------------|
| Account                                                               | Description                               | 2026 Adopted Budget   | 2027 Adopted Budget   |
| <b>Operating Accounts</b>                                             |                                           |                       |                       |
| <b>Income Accounts</b>                                                |                                           |                       |                       |
| <b>Income</b>                                                         |                                           |                       |                       |
| 40-4000-00                                                            | Maintenance Fees                          | \$2,190,300.00        | <b>\$2,284,735.36</b> |
| 40-4020-00                                                            | Late Fee                                  | \$3,000.00            | \$3,000.00            |
| 40-4030-00                                                            | Application Fee Income                    | \$2,000.00            | \$2,000.00            |
| 40-4050-00                                                            | Gate/Key Income                           | \$500.00              | \$1,800.00            |
| 40-4075-00                                                            | Laundry Income                            | \$3,000.00            | \$14,000.00           |
| <b>Income Accounts Total</b>                                          |                                           | <b>\$2,198,800.00</b> | <b>\$2,305,535.36</b> |
| <b>Expense Accounts</b>                                               |                                           |                       |                       |
| <b>Admin &amp; General</b>                                            |                                           |                       |                       |
| 50-5005-00                                                            | Audit & Tax Return                        | \$6,500.00            | \$7,500.00            |
| 50-5010-00                                                            | Network & Website                         | \$5,882.54            | \$6,137.40            |
| 50-5015-00                                                            | Bad Debt                                  | \$500.00              | \$500.00              |
| 50-5020-00                                                            | Office Equipment Lease                    | \$2,500.00            | \$2,500.00            |
| 50-5025-00                                                            | DBPR Fees                                 | \$772.00              | \$772.00              |
| 50-5065-00                                                            | License, Permit, Fees & Inspections       | \$5,800.00            | \$8,500.00            |
| 50-5075-00                                                            | Legal & Professional Fees                 | \$15,000.00           | \$50,000.00           |
| 50-5080-00                                                            | Office Expenses/Admin                     | \$3,000.00            | \$3,500.00            |
| 50-5085-00                                                            | Printing & Postage                        | \$5,100.00            | \$5,100.00            |
| 50-5090-00                                                            | Screening Expense                         | \$3,800.00            | \$3,800.00            |
| <b>Payroll</b>                                                        |                                           |                       |                       |
| 55-5500-00                                                            | Compensation - Manager                    | \$82,000.00           | \$87,500.00           |
| 55-5501-00                                                            | Compensation - Assistant Property Manager | \$39,520.00           | \$41,600.00           |
| 55-5505-00                                                            | Compensation - Porters                    | \$62,400.00           | \$72,800.00           |
| 55-5510-00                                                            | Compensation - Maintenance                | \$37,440.00           | \$37,440.00           |
| 55-5520-00                                                            | Payroll Taxes & Processing                | \$17,000.00           | \$21,540.60           |
| 55-5525-00                                                            | Health Insurance Benefits                 | \$3,000.00            | \$3,000.00            |
| 55-5530-00                                                            | Compensation - Personnel Bonus            | \$3,000.00            | \$5,000.00            |
| 55-5535-00                                                            | Insurance - Workers Comp                  | \$8,000.00            | \$4,209.84            |
| 55-5550-00                                                            | Uniform Expense                           | \$400.00              | \$400.00              |
| <b>Contracted Services</b>                                            |                                           |                       |                       |
| 60-6015-00                                                            | Insurance - Multi-Peril                   | \$559,038.00          | \$458,140.32          |
| 60-6015-10                                                            | Insurance - Flood                         | \$26,276.00           | \$28,750.68           |
| 60-6015-15                                                            | Insurance - Liability                     | \$64,236.70           | \$85,786.56           |
| 60-6015-20                                                            | Insurance - D&O                           | \$3,168.00            | \$4,890.46            |
| 60-6015-25                                                            | Insurance - Fidelity Bond                 | \$1,169.43            | \$1,863.09            |
| 60-6015-30                                                            | Insurance - B&M                           | \$3,740.10            | \$3,497.26            |
| 60-6015-35                                                            | Insurance - Environment                   | \$1,449.75            | \$1,491.21            |

| Oceanfront Plaza Condominium Association, Inc.<br>2027 Adopted Budget |                                 |                     |                     |
|-----------------------------------------------------------------------|---------------------------------|---------------------|---------------------|
| Account                                                               | Description                     | 2026 Adopted Budget | 2027 Adopted Budget |
| 60-6015-40                                                            | Insurance - Finance Charges     | \$27,015.45         | \$20,000.00         |
| 60-6015-45                                                            | Insurance - Appraisal           | -                   | \$1,500.00          |
| 60-6020-00                                                            | Elevator Contract               | \$12,120.00         | \$12,492.00         |
| 60-6025-00                                                            | Elevator Telephone Monitoring   | \$1,740.00          | \$1,740.00          |
| 60-6030-00                                                            | Carpet & Marble Cleaning        | \$6,396.00          | \$6,600.00          |
| 60-6040-00                                                            | Lawn Maintenance                | \$6,695.00          | \$6,695.00          |
| 60-6045-00                                                            | A/C Maintenance Contract        | \$4,620.00          | \$4,620.00          |
| 60-6050-00                                                            | Indoor Plants Maintenance       | \$2,155.79          | \$2,155.79          |
| 60-6055-00                                                            | Generator Maintenance           | \$679.80            | \$679.80            |
| 60-6060-00                                                            | Gym Preventive Maintenance      | \$1,134.20          | -                   |
| 60-6065-00                                                            | Financial Management            | \$23,288.16         | \$26,796.00         |
| 60-6070-00                                                            | Security Service                | \$200,324.54        | \$202,916.54        |
| 60-6075-00                                                            | Fire Alarm Maintenance          | \$1,200.00          | \$1,200.00          |
| 60-6080-00                                                            | Pool Maintenance                | \$17,880.00         | \$18,334.00         |
| 60-6090-00                                                            | Exterminating & Fertilization   | \$6,813.45          | \$6,813.45          |
| 60-6095-00                                                            | Building Aroma                  | -                   | \$2,580.00          |
| <b>Repairs &amp; Maintenance</b>                                      |                                 |                     |                     |
| 70-7000-00                                                            | Transmitter Expense             | \$1,000.00          | \$1,000.00          |
| 70-7005-00                                                            | Elevator Repairs                | -                   | \$10,000.00         |
| 70-7010-00                                                            | Door & Gate Repairs             | \$10,000.00         | \$10,000.00         |
| 70-7015-00                                                            | Electrical Repairs              | \$8,000.00          | \$15,000.00         |
| 70-7020-00                                                            | Elevator Floor & Mats           | \$2,000.00          | \$5,000.00          |
| 70-7025-00                                                            | Pool Repairs                    | \$5,000.00          | \$7,500.00          |
| 70-7030-00                                                            | Plumbing Repairs                | \$20,000.00         | \$20,000.00         |
| 70-7035-00                                                            | R&M Gym Repairs                 | \$2,500.00          | \$500.00            |
| 70-7040-00                                                            | R&M Generator                   | -                   | \$2,500.00          |
| 70-7045-00                                                            | A/C Repairs                     | \$5,000.00          | \$5,000.00          |
| 70-7050-00                                                            | Painting Labor & Materials      | \$2,500.00          | \$3,500.00          |
| 70-7055-00                                                            | Security Camera Repairs         | \$2,000.00          | \$2,000.00          |
| 70-7060-00                                                            | R&M Fire Equipment & Sprinklers | \$10,000.00         | \$10,000.00         |
| 70-7065-00                                                            | Sprinkler System Maintenance    | \$600.00            | -                   |
| 70-7070-00                                                            | General Building Repairs        | \$40,000.00         | \$50,000.00         |
| 70-7075-00                                                            | Housekeeping Supplies           | \$6,000.00          | \$7,500.00          |
| 70-7080-00                                                            | Maintenance Supplies            | \$2,000.00          | \$2,500.00          |
| 70-7085-00                                                            | Lighting Supplies               | \$3,000.00          | \$3,000.00          |
| 70-7096-00                                                            | R&M Sewer Pump                  | -                   | \$5,000.00          |
| 70-7095-00                                                            | Parking Area Repairs            | \$1,000.00          | -                   |
| 70-7100-00                                                            | Landscaping Improvements        | \$6,500.00          | \$10,000.00         |
| 70-7105-00                                                            | Tree Trimming                   | \$5,000.00          | \$3,000.00          |
| 70-7200-00                                                            | Improvements                    | \$30,000.00         | \$60,000.00         |

| Oceanfront Plaza Condominium Association, Inc.<br>2027 Adopted Budget |                             |                     |                     |
|-----------------------------------------------------------------------|-----------------------------|---------------------|---------------------|
| Account                                                               | Description                 | 2026 Adopted Budget | 2027 Adopted Budget |
| Utilities                                                             |                             |                     |                     |
| 75-7500-00                                                            | Electricity                 | \$95,000.00         | \$97,850.00         |
| 75-7505-00                                                            | Gas                         | \$10,000.00         | \$13,400.00         |
| 75-7510-00                                                            | Cellphone Reimbursement     | \$615.00            | \$900.00            |
| 75-7515-00                                                            | Telephone                   | \$5,500.00          | \$5,500.00          |
| 75-7520-00                                                            | Trash removal               | \$37,500.00         | \$19,612.00         |
| 75-7525-00                                                            | Water & Sewer               | \$185,000.00        | \$221,000.00        |
| 75-7530-00                                                            | Cable TV                    | \$194,000.00        | \$203,001.29        |
| Reserves                                                              |                             |                     |                     |
| 90-9000-00                                                            | Reserve Transfer - SIRS     | \$112,000.00        | \$117,600.00        |
| 90-9005-00                                                            | Reserve Transfer - Non-SIRS | \$100,000.00        | \$108,000.00        |
| 90-9010-00                                                            | Reserve Reimbursement       | \$24,330.08         | \$24,330.08         |
| Expense Accounts Total                                                |                             | \$2,198,800.00      | \$2,305,535.36      |
| Operating Accounts Net                                                |                             | -                   | -                   |

### 2027 Adopted Unit Allocation

|                      |                |
|----------------------|----------------|
| Operating Expenses   | \$1,831,803.99 |
| Reserve contribution | \$249,930.08   |
| Cable                | \$203,001.29   |

| Unit   | Percentage | # of  | Operating Assessment | Reserve Assessment | Cable Assessment | Total Monthly Assessment | Total Annual Assessment | Total Monthly Assessment | Increase   |         |
|--------|------------|-------|----------------------|--------------------|------------------|--------------------------|-------------------------|--------------------------|------------|---------|
| Type   | Allocation | Units | Unit / Monthly       | Unit / Monthly     | Unit / Monthly   | Unit 2027                | Unit 2027               | Unit 2026                | (Decrease) |         |
|        |            |       |                      |                    |                  |                          |                         |                          |            |         |
| A      | 0.513750%  | 119   | \$784.24             | \$107.00           | \$87.65          | \$978.89                 | \$11,746.73             | \$938.01                 | \$40.89    | 4.4%    |
| B      | 0.451786%  | 17    | \$689.65             | \$94.10            | \$87.65          | \$871.40                 | \$10,456.80             | \$835.00                 | \$36.40    | 4.4%    |
| C      | 0.624664%  | 28    | \$953.55             | \$130.10           | \$87.65          | \$1,171.31               | \$14,055.66             | \$1,122.46               | \$48.84    | 4.4%    |
| D      | 0.532338%  | 6     | \$812.62             | \$110.87           | \$87.65          | \$1,011.14               | \$12,133.68             | \$968.91                 | \$42.23    | 4.4%    |
| E      | 0.479959%  | 3     | \$732.66             | \$99.96            | \$87.65          | \$920.27                 | \$11,043.29             | \$881.82                 | \$38.45    | 4.4%    |
| F      | 0.404552%  | 7     | \$617.55             | \$84.26            | \$87.65          | \$789.46                 | \$9,473.52              | \$756.45                 | \$33.01    | 4.4%    |
| G      | 0.406468%  | 4     | \$620.47             | \$84.66            | \$87.65          | \$792.78                 | \$9,513.40              | \$759.64                 | \$33.15    | 4.4%    |
| H      | 0.523286%  | 3     | \$798.80             | \$108.99           | \$87.65          | \$995.44                 | \$11,945.24             | \$953.88                 | \$41.56    | 4.4%    |
| I      | 0.572718%  | 3     | \$874.26             | \$119.28           | \$87.65          | \$1,081.19               | \$12,974.29             | \$1,036.07               | \$45.12    | 4.4%    |
| J      | 0.407904%  | 3     | \$622.67             | \$84.96            | \$87.65          | \$795.27                 | \$9,543.30              | \$762.02                 | \$33.25    | 4.4%    |
| L      | 0.008939%  | 10    | \$13.65              | \$1.86             | -                | \$15.51                  | \$186.09                | \$23.03                  | (\$7.52)   | (32.7%) |
| Units: |            | 203   |                      |                    |                  |                          |                         |                          |            |         |

**Oceanfront Plaza Condominium Association, Inc.**

**RESERVE EXPENDITURES**

**3.7% Inflation cost projected per year**

| <b>Item Type</b>                          | <b>Reserve Component Inventory</b>                                                                      | <b>Estimated 1st Year of Event</b> | <b>Estimated Replacement cost as of 2026</b> |
|-------------------------------------------|---------------------------------------------------------------------------------------------------------|------------------------------------|----------------------------------------------|
| SIRS                                      | Balconies, Concrete, Repairs and Waterproof Coating Applications, Phased (Incl. Cabana Elevated Decks)  | 2033                               | \$ 432,285.00                                |
| SIRS                                      | Balconies, Railings, Aluminum, Paint Finishes and Capital Repairs                                       | 2033                               | \$ 84,577.50                                 |
| SIRS                                      | Balconies, Railings, Aluminum, Phased                                                                   | 2043                               | \$ 389,056.50                                |
| SIRS                                      | Doors, Metal, Replacement, Phased                                                                       | 2040                               | \$ 47,256.00                                 |
| SIRS                                      | Roofs, Thermoplastic                                                                                    | 2042                               | \$ 803,352.00                                |
| SIRS                                      | Structural Members, Inspections, Milestone                                                              | 2035                               | \$ 26,850.00                                 |
| SIRS                                      | Walls, Stucco, Paint Finishes and Capital Repairs (2025 is Planned)                                     | 2036                               | \$ 270,648.00                                |
| SIRS                                      | Windows and Doors, Main Building                                                                        | 2032                               | \$ 64,977.00                                 |
| SIRS                                      | Electrical System, Main Panels                                                                          | 2045                               | \$ 118,140.00                                |
| SIRS                                      | Fans, Stairwell Pressurization                                                                          | 2031                               | \$ 15,036.00                                 |
| SIRS                                      | Generator, Emergency, 260-kW (Includes Transfer Switch)                                                 | 2038                               | \$ 118,140.00                                |
| SIRS                                      | Life Safety System, Control Panel                                                                       | 2035                               | \$ 26,850.00                                 |
| SIRS                                      | Life Safety System, Emergency Devices                                                                   | 2045                               | \$ 207,282.00                                |
| SIRS                                      | Pipes, Domestic Water, Waste and Vent, Partial                                                          | 2052                               | \$ 2,072,820.00                              |
| SIRS                                      | Pump, Fire Suppression, 75-HP (Incl. Controller)                                                        | 2030                               | \$ 80,013.00                                 |
| SIRS                                      | Storage Tank, Diesel Fuel                                                                               | 2037                               | \$ 21,480.00                                 |
| SIRS                                      | Fence, Aluminum, Garage                                                                                 | 2039                               | \$ 19,546.80                                 |
| SIRS                                      | Concrete, Elevated Floor, Inspections and Capital Repairs (2024 is Budgeted Through Means Other Than Re | 2036                               | \$ 92,149.20                                 |
| SIRS                                      | Concrete, On-grade (Including Drain Repairs), Partial (2024 is Budgeted Through Means Other Than Reserv | 2030                               | \$ 465,256.80                                |
| SIRS                                      | Fire Suppression System                                                                                 | 2034                               | \$ 105,252.00                                |
| SIRS                                      | Paint Finishes                                                                                          | 2032                               | \$ 80,227.80                                 |
| SIRS                                      | Traffic Coating, Elevated Floors (2024 is Budgeted Through Means Other Than Reserves)                   | 2036                               | \$ 199,656.60                                |
| <b>Total SIRS Items</b>                   |                                                                                                         |                                    | <b>\$ 5,740,852.20</b>                       |
| <b>Estimated balance as of 12/31/2026</b> |                                                                                                         |                                    | <b>\$ 683,330.60</b>                         |
| <b>2027 Contribution</b>                  |                                                                                                         |                                    | <b>\$ 117,600.00</b>                         |

|                                           |                                                                                     |      |                        |
|-------------------------------------------|-------------------------------------------------------------------------------------|------|------------------------|
| Non-SIRS                                  | Ceilings, Acoustical Tiles and Grid, Hallways                                       | 2036 | \$ 114,381.00          |
| Non-SIRS                                  | Elevator Cab Finishes                                                               | 2042 | \$ 64,440.00           |
| Non-SIRS                                  | Floor Coverings, Carpet, Hallways                                                   | 2026 | \$ 163,248.00          |
| Non-SIRS                                  | Lobby, Renovation, Complete                                                         | 2039 | \$ 118,140.00          |
| Non-SIRS                                  | Mailboxes                                                                           | 2039 | \$ 30,055.89           |
| Non-SIRS                                  | Paint Finishes, Hallways                                                            | 2026 | \$ 53,270.40           |
| Non-SIRS                                  | Paint Finishes, Stairwells (Includes Railings)                                      | 2025 | \$ 24,165.00           |
| Non-SIRS                                  | Recreation Rooms, Renovation, Complete                                              | 2030 | \$ 128,880.00          |
| Non-SIRS                                  | Recreation Rooms, Renovation, Partial                                               | 2040 | \$ 42,960.00           |
| Non-SIRS                                  | Rest Rooms, Renovation, Pool                                                        | 2039 | \$ 30,072.00           |
| Non-SIRS                                  | Air Handling Unit, Rooftop Heating and Cooling Unit, 27-tons, Tower                 | 2030 | \$ 75,180.00           |
| Non-SIRS                                  | Air Handling Unit, Rooftop Heating and Cooling Unit, 15-tons, Small Building        | 2035 | \$ 32,220.00           |
| Non-SIRS                                  | Air Handling and Condensing Units, Split System, 7.5-tons, Recreation Room          | 2026 | \$ 16,110.00           |
| Non-SIRS                                  | Air Handling and Condensing Units, Split System, 5-tons, Clubhouse                  | 2032 | \$ 11,814.00           |
| Non-SIRS                                  | Air Handling and Condensing Units, Split System, 4-tons, Lobby                      | 2027 | \$ 8,592.00            |
| Non-SIRS                                  | Air Handling and Condensing Units, Split System, 2.5-tons, Office and Exercise Room | 2028 | \$ 5,370.00            |
| Non-SIRS                                  | Air Handling and Condensing Units, Split Systems, 2-tons, Elevator Rooms            | 2026 | \$ 8,592.00            |
| Non-SIRS                                  | Condensing Units, Tower                                                             | 2030 | \$ 68,736.00           |
| Non-SIRS                                  | Elevator, Hydraulic, Pumps and Controls                                             | 2047 | \$ 114,918.00          |
| Non-SIRS                                  | Elevator, Hydraulic, Cylinders                                                      | 2062 | \$ 49,404.00           |
| Non-SIRS                                  | Elevators, Traction, Controls and Call Buttons                                      | 2047 | \$ 558,480.00          |
| Non-SIRS                                  | Elevators, Traction, Hoists and Motors                                              | 2062 | \$ 139,620.00          |
| Non-SIRS                                  | Pumps, Domestic Cold Water, 25-HP (Includes Controls), Phased                       | 2036 | \$ 42,960.00           |
| Non-SIRS                                  | Pump, Sump, 5-HP (Includes Controls)                                                | 2031 | \$ 13,962.00           |
| Non-SIRS                                  | Trash Chute and Doors                                                               | 2035 | \$ 81,624.00           |
| Non-SIRS                                  | Fences, Aluminum, Pool Perimeter                                                    | 2031 | \$ 30,523.08           |
| Non-SIRS                                  | Clubhouse, Interior Renovation, Complete                                            | 2039 | \$ 50,478.00           |
| Non-SIRS                                  | Deck, Pavers                                                                        | 2040 | \$ 112,555.20          |
| Non-SIRS                                  | Furniture                                                                           | 2033 | \$ 37,590.00           |
| Non-SIRS                                  | Mechanical Equipment, Phased                                                        | 2026 | \$ 22,554.00           |
| Non-SIRS                                  | Pool Finish, Plaster                                                                | 2030 | \$ 61,755.00           |
| Non-SIRS                                  | Pool Finish, Tile                                                                   | 2060 | \$ 9,386.76            |
| Non-SIRS                                  | Roof, Thermoplastic, Clubhouse                                                      | 2044 | \$ 40,812.00           |
| Non-SIRS                                  | Structure, Total Replacement                                                        | 2040 | \$ 456,450.00          |
| Non-SIRS                                  | Exhaust Systems, Fans and Louvers                                                   | 2047 | \$ 17,184.00           |
| Non-SIRS                                  | Structural Integrity Reserve Study Update with Site Visit                           | 2026 | \$ 8,699.40            |
| <b>Total Non-SIRS Items</b>               |                                                                                     |      | <b>\$ 2,845,181.73</b> |
| <b>Estimated balance as of 12/31/2026</b> |                                                                                     |      | <b>\$ 183,933.70</b>   |
| <b>2027 Contribution</b>                  |                                                                                     |      | <b>\$ 108,000.00</b>   |