

Budget_Statement
OTPA MARINA OAKS 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	136,006	1,632,072
40002 00	Reserve Income	6,000	72,000
**TOTAL REVENUE		\$142,006	\$1,704,072
EXPENSES			
**ADMINISTRATIVE			
50005	Accounting Fees	462	5,500
50045 00	Legal Fees	163	2,000
50048	Annual Condo Fees	102	1,224
50050 00	License,Taxes,Permit	706	8,450
50053	Corporate Annual Rep	7	62
50075	Office Supplies	215	2,646
50103	Loan Principal/Int	29,800	357,600
50113	Coupon/Statement Chg	274	3,354
**TOTAL ADMINISTRATIVE		\$31,729	\$380,836
**INSURANCE			
52028	Property & Liability	32,337	388,000
52030	Multiperil Insurance	5,837	70,000
52032	Umbrella Insurance	913	11,000
52034	Flood Insurance	5,837	70,000
52063	Workers Comp Ins.	48	620
**TOTAL INSURANCE		\$44,972	\$539,620
**UTILITIES			
54050 00	Electricity	2,500	30,000
54070 00	Water & Sewer	19,000	228,000
54100 00	Telephone	520	6,240
**TOTAL UTILITIES		\$22,020	\$264,240
**CONTRACTS			
60025	Compactor Lease	532	6,450
60075	Janitorial Service	7,181	86,128
60090	Lawn Maintenance	3,163	38,000
61000	Management Services	2,271	27,263
61010	Pest Control	962	11,500
61020	Pool Contract	680	8,160
61055	Trash Removal	6,000	72,000
**TOTAL CONTRACTS		\$20,789	\$249,501
**SALARIES & BENEFITS			
65000 01	Salaries - Manager	7,515	90,125
65040	Medical Insurance	587	7,000
**TOTAL SALARIES & BENEFITS		\$8,102	\$97,125
**REPAIRS & MAINTENANCE			
70005	R&M-Air Conditioning	837	10,000
70045	R&M-Electrical	625	7,500

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Plantation FL 33317

Account	Description	Monthly Budget	Year Budget
70060	R&M-General	2,163	26,000
70065	R&M-Golf Cart	288	3,500
70085	R&M-Fire Equipment	57	750
70090	R&M-Plumbing	1,087	13,000
70096	R&M - Pool	337	4,000
70110	R&M-Roof	87	1,000
70115	R&M-Security	413	5,000
70138	Tree Trim/Replace	1,663	20,000
70198	R&M Drainage	837	10,000
**TOTAL REPAIRS & MAINTENANCE		\$8,394	\$100,750
**RESERVE TRANSFERS			
80000 00	Reserve Transfers	6,000	72,000
**TOTAL RESERVE TRANSFERS		\$6,000	\$72,000
**TOTAL EXPENSES		\$142,006	\$1,704,072
NET INCOME/(LOSS)		\$0	\$0

BUDGET SUBMISSION FORM

Association name

Entity Number

Number of Units

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?
2. Are the Maintenance fees changing? If all units pay the same, enter amount \$ /Unit
3. Frequency: If Other, specify which months:
4. Is there a master association fee collected as a separate charge through this entity?
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.)?
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)
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?

Order Instructions

10. Payment Notification Type: ☐ Payment Notification ☒ Statements
11. Delivery Method:
12. Letter of Correspondence to be included:

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.

2744-MARINA OAKS CONDOMINIUM ASSOCIATION INC - BudgetActuals

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
	**REVENUE				
40000	Owner Assessments	134,777	1,617,329	136,006	1,632,072
40002-00	Reserve Income-	6,000	72,000	6,000	72,000
40011	Late Fee Income	0	0	0	0
40025	Returned Check Fees	0	0	0	0
40030	Application Fees	0	0	0	0
40060	Gate/Key Cards	0	0	0	0
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	0	0	0	0
40097-00	Lawn Maintenance Allocation-	0	0	0	0
40115-01	Administrative Fee- - Reminder Letter	0	0	0	0
40115-02	Administrative Fee- - Demand Letter	0	0	0	0
40115-03	Administrative Fee- - ATP	0	0	0	0
42020	Cable Income	0	0	0	0
	**TOTAL REVENUE	140,777	1,689,329	142,006	1,704,072
	EXPENSES				
	**ADMINISTRATIVE				
50005	Accounting Fees	500	6,000	458	5,500
50012-00	Bad Debts-	0	0	0	0
50015	Bank Charges	0	0	0	0
50045-00	Legal Fees-	167	2,000	167	2,000
50045-04	Legal Fees- - Collections	167	2,000	0	0
50048	Annual Condo Fees	102	1,224	102	1,224
50050-00	License,Taxes,Permit-	283	3,395	704	8,450
50053	Corporate Annual Rep	5	62	5	62
50054	Administrative Collection Fee	0	0	0	0
50075	Office Supplies	500	6,000	221	2,646
50103	Loan Principal/Int	29,800	357,600	29,800	357,600
50113	Coupon/Statement Chg	230	2,754	280	3,354
	**TOTAL ADMINISTRATIVE	31,754	381,035	31,736	380,836
	**PROPERTY INSURANCE				
52028	Property & Liability	31,667	380,000	32,333	388,000
52030	Multiperil Insurance	8,333	100,000	5,833	70,000
52032	Umbrella Insurance	833	10,000	917	11,000
52034	Flood Insurance	5,833	70,000	5,833	70,000
52063	Workers Comp Ins.	52	620	52	620
	**TOTAL PROPERTY INSURANCE	46,718	560,620	44,968	539,620
	**UTILITIES				
54050-00	Electricity-	2,417	29,000	2,500	30,000
54070-00	Water & Sewer-	18,333	220,000	19,000	228,000
54100-00	Telephone-	500	6,000	520	6,240
	**TOTAL UTILITIES	21,250	255,000	22,020	264,240
	**CONTRACTS				
60025	Compactor Lease	538	6,450	538	6,450
60075	Janitorial Service	6,625	79,500	7,177	86,128
60090	Lawn Maintenance	3,167	38,000	3,167	38,000
61000	Management Services	2,185	26,214	2,272	27,263
61010	Pest Control	1,070	12,840	958	11,500
61020	Pool Contract	660	7,920	680	8,160
61055	Trash Removal	5,000	60,000	6,000	72,000
	**TOTAL CONTRACTS	19,245	230,924	20,792	249,501
	**SALARIES & BENEFITS				

65000-01	Salaries- - Manager	7,292	87,500	7,510	90,125
65040	Medical Insurance	583	7,000	583	7,000
	**TOTAL SALARIES & BENEFITS	7,875	94,500	8,094	97,125
	**REPAIRS/MAINTENANCE				
70005	R&M-Air Conditioning	833	10,000	833	10,000
70045	R&M-Electrical	625	7,500	625	7,500
70060	R&M-General	2,167	26,000	2,167	26,000
70065	R&M-Golf Cart	292	3,500	292	3,500
70085	R&M-Fire Equipment	63	750	63	750
70090	R&M-Plumbing	833	10,000	1,083	13,000
70096-00	R&M - Pool-	333	4,000	333	4,000
70110	R&M-Roof	83	1,000	83	1,000
70115	R&M-Security	417	5,000	417	5,000
70138	Tree Trim/Replace	1,667	20,000	1,667	20,000
70198	R&M Drainage	625	7,500	833	10,000
	**TOTAL REPAIRS/MAINTENANCE	7,938	95,250	8,396	100,750
	**AMENITIES				
	**TOTAL AMENITIES	0	0	0	0
	**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				
74005-00	Special Projects-	0	0	0	0
74009-00	Reserve Payback-	0	0	0	0
	**TOTAL SPECIAL PROJECTS	0	0	0	0
	**SPECIAL ASSESSMENT				
	**TOTAL SPECIAL ASSESSMENT	0	0	0	0
	**RESERVE TRANSFERS				
80000-00	Reserve Transfers-	6,000	72,000	6,000	72,000
80001	Reserve Interest	0	0	0	0
	**TOTAL RESERVE TRANSFERS	6,000	72,000	6,000	72,000
	**PRIOR YEAR ACTIVITY				
70298-00	Prior Year Expense-	0	0	0	0
	**TOTAL PRIOR YEAR ACTIVITY	0	0	0	0

	**TOTAL EXPENSES	140,780	1,689,329	142,006	1,704,072
	Operating Net Income or Loss	-3			

2744-MARINA OAKS CONDOMINIUM ASSOCIATION INC - Pooled Reserves

GLCode	Type	Short_Description	CostOfReplacement	UsefulLife	EstimatedUsefulRemainingLife
30000-40j	Reserves	Painting	350,000	8	0
30000-45e	Reserves	Pool/Spa Heater/Cooler	0	0	0
30000-001	Reserves	Pooled	0	0	0
30000-58b	Reserves	Resurfacing - Pool	65,885	10	1
30000-11	Reserves	Drain Repairs	0	0	0
30000-99	Reserves	Exterior Improvement	0	0	0
30000-42	Reserves	Plumbing	0	0	0
30000-60	Reserves	Roof	1,159,542	25	0
30000-50	Reserves	Paving	392,921	25	4
30000-00	Reserves	Reserves	0	0	0
		Totals	1,968,348		

2744-MARINA OAKS CONDOMINIUM ASSOCIATION INC - PooledReserve SubTotal

ReserveHeaders	ReserveTotals
Accumulated Balance	459,802
Additional Reserve Funding Thru Year End	0
Total Reserves Thru Year End	459,802
Estimated Expenses Thru Year End	0
Balance To Be Funded	1,508,546
Annual Contribution	72,000
Monthly Contribution	6,000

2744-MARINA OAKS 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	0.269000000	122	32.818000000	378.69	365.86	16.14	382.00	46604	
0000-B	0.365100000	184	67.178400000	513.98	496.56	21.91	518.47	95398.48	
Total	0.634100000	306	99.996400000					142002.48	

2744-MARINA OAKS 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	134,777	1,617,329	136,006	1,632,072
40002-00	Reserve Income-	6,000	72,000	6,000	72,000
40011	Late Fee Income	0	0	0	0
40025	Returned Check Fees	0	0	0	0
40030	Application Fees	0	0	0	0
40060	Gate/Key Cards	0	0	0	0
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	0	0	0	0
40097-00	Lawn Maintenance Allocation-	0	0	0	0
40115-01	Administrative Fee- - Reminder Letter	0	0	0	0
40115-02	Administrative Fee- - Demand Letter	0	0	0	0
40115-03	Administrative Fee- - ATP	0	0	0	0
42020	Cable Income	0	0	0	0
	**TOTAL REVENUE	140,777	1,689,329	142,006	1,704,072
	EXPENSES				
	**ADMINISTRATIVE				
50005	Accounting Fees	500	6,000	458	5,500
50012-00	Bad Debts-	0	0	0	0
50015	Bank Charges	0	0	0	0
50045-00	Legal Fees-	167	2,000	167	2,000
50045-04	Legal Fees- - Collections	167	2,000	0	0
50048	Annual Condo Fees	102	1,224	102	1,224

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
50050-00	License,Taxes,Permit-	283	3,395	704	8,450
50053	Corporate Annual Rep	05	62	05	62
50054	Administrative Collection Fee	0	0	0	0
50075	Office Supplies	500	6,000	221	2,646
50103	Loan Principal/Int	29,800	357,600	29,800	357,600
50113	Coupon/Statement Chg	230	2,754	280	3,354
	**TOTAL ADMINISTRATIVE	31,754	381,035	31,736	380,836
	**PROPERTY INSURANCE				
52028	Property & Liability	31,667	380,000	32,333	388,000
52030	Multiperil Insurance	8,333	100,000	5,833	70,000
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52034	Flood Insurance	5,833	70,000	5,833	70,000
52063	Workers Comp Ins.	52	620	52	620
	**TOTAL PROPERTY INSURANCE	46,718	560,620	44,968	539,620
	**UTILITIES				
54050-00	Electricity-	2,417	29,000	2,500	30,000
54070-00	Water & Sewer-	18,333	220,000	19,000	228,000
54100-00	Telephone-	500	6,000	520	6,240
	**TOTAL UTILITIES	21,250	255,000	22,020	264,240
	**CONTRACTS				
60025	Compactor Lease	538	6,450	538	6,450
60075	Janitorial Service	6,625	79,500	7,177	86,128
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61000	Management Services	2,185	26,214	2,272	27,263
61010	Pest Control	1,070	12,840	958	11,500
61020	Pool Contract	660	7,920	680	8,160
61055	Trash Removal	5,000	60,000	6,000	72,000
	**TOTAL CONTRACTS	19,245	230,924	20,792	249,501

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
	**SALARIES & BENEFITS				
65000-01	Salaries- - Manager	7,292	87,500	7,510	90,125
65040	Medical Insurance	583	7,000	583	7,000
	**TOTAL SALARIES & BENEFITS	7,875	94,500	8,094	97,125
	**REPAIRS/MAINTENANCE				
70005	R&M-Air Conditioning	833	10,000	833	10,000
70045	R&M-Electrical	625	7,500	625	7,500
70060	R&M-General	2,167	26,000	2,167	26,000
70065	R&M-Golf Cart	292	3,500	292	3,500
70085	R&M-Fire Equipment	63	750	63	750
70090	R&M-Plumbing	833	10,000	1,083	13,000
70096-00	R&M - Pool-	333	4,000	333	4,000
70110	R&M-Roof	83	1,000	83	1,000
70115	R&M-Security	417	5,000	417	5,000
70138	Tree Trim/Replace	1,667	20,000	1,667	20,000
70198	R&M Drainage	625	7,500	833	10,000
	**TOTAL REPAIRS/MAINTENANCE	7,938	95,250	8,396	100,750
	**AMENITIES				
	**TOTAL AMENITIES	0	0	0	0
	**RECREATION CENTER				
	**TOTAL RECREATION CENTER	0	0	0	0
	**HOTEL SERVICES				
	**TOTAL HOTEL SERVICES	0	0	0	0

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
	**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				
74005-00	Special Projects-	0	0	0	0
74009-00	Reserve Payback-	0	0	0	0
	**TOTAL SPECIAL PROJECTS	0	0	0	0
	**SPECIAL ASSESSMENT				
	**TOTAL SPECIAL ASSESSMENT	0	0	0	0
	**RESERVE TRANSFERS				
80000-00	Reserve Transfers-	6,000	72,000	6,000	72,000
80001	Reserve Interest	0	0	0	0
	**TOTAL RESERVE TRANSFERS	6,000	72,000	6,000	72,000

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
	**PRIOR YEAR ACTIVITY				
70298-00	Prior Year Expense-	0	0	0	0
	**TOTAL PRIOR YEAR ACTIVITY	0	0	0	0
	**TOTAL EXPENSES	140,780	1,689,329	142,006	1,704,072
	Operating Net Income or Loss	-03	0	0	0

2744-MARINA OAKS 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		0.269000000	122	32.818000000	\$378.69	\$365.86	\$16.14	\$382.00	\$46604.00
0000-B		0.365100000	184	67.178400000	\$513.98	\$496.56	\$21.91	\$518.47	\$95398.48
Total			306	99.996400000					\$142002.48

2744-MARINA OAKS CONDOMINIUM ASSOCIATION INC - Pooled Reserves

Pooled Reserve Analysis Worksheet

January 1, 2025 - December 31, 2025

GLCode	Type	Short_Description	CostOfReplacement	UseFulLife	EstimatedUsefulRemainingLife
30000-40j	Reserves	Painting	\$350,000	8	0
30000-45e	Reserves	Pool/Spa Heater/Cooler	\$0	0	0
30000-001	Reserves	Pooled	\$0	0	0
30000-58b	Reserves	Resurfacing - Pool	\$65,885	10	1
30000-11	Reserves	Drain Repairs	\$0	0	0
30000-99	Reserves	Exterior Improvement	\$0	0	0
30000-42	Reserves	Plumbing	\$0	0	0
30000-60	Reserves	Roof	\$1,159,542	25	0
30000-50	Reserves	Paving	\$392,921	25	4
30000-00	Reserves	Reserves	\$0	0	0
		Totals	\$1,968,348		

ReserveHeaders	ReserveTotals
Accumulated Balance	\$459,802
Additional Reserve Funding Thru Year End	\$0
Total Reserves Thru Year End	\$459,802
Estimated Expenses Thru Year End	\$0
Balance To Be Funded	\$1,508,546
Annual Contribution	\$72,000
Monthly Contribution	\$6,000