

OCEANIA 1 CONDOMINIUM ASSOCIATION, INC.
ADOPTED OPERATING BUDGET
FOR THE PERIOD FROM JANUARY 1, 2026 TO DECEMBER 31, 2026

	2025 Adopted Budget	2026 Adopted Budget
INCOME		
Maintenance (Monthly Dues)	3,522,323	3,680,323
TOTAL MAINTENANCE (MONTHLY DUES)	3,522,323	3,680,323
OTHER INCOME		
Other Income Storage	24,400	24,400
Service/Fee	13,000	13,000
TOTAL OTHER INCOME	37,400	37,400
TOTAL REVENUES	3,559,723	3,717,723
ADMINISTRATIVE EXPENSES		
Postage	750	750
Office Supplies	3,200	3,200
Office Equipment/Furniture	1,000	1,000
Website & Computer Maintenance	750	5,750
Bottled Water	500	500
Legal Expense	79,500	87,500
Violation Fees		
State Fees	900	900
Licenses & Fees	3,100	3,100
Bank Charges	3,200	3,200
Screening Fees	1,100	1,100
Inspection Fees	6,000	6,000
Office Expenses	8,000	8,000
Election Expenses	3,000	3,000
Uniforms	2,400	2,400
Cabana Expenses	3,900	1,840
Property Tax (Cabana)	676	710
Bureau of Condominium Fees	1,000	1,000
TOTAL ADMINISTRATIVE	118,976	129,950
UTILITIES		
Electricity	204,000	204,000
Telephone	-	1,600
Gas	45,900	52,400

Refuse Collection	19,500	19,500
Water & Sewer	188,000	188,000
TOTAL UTILITIES	457,400	465,500
CONTRACTS		
Elevator Maintenance	28,400	28,400
Cable	150,320	154,320
Valet Parking	92,295	94,795
Payroll Processing Costs	18,650	23,150
Accounting & Audit	37,810	39,710
Gardening Int/Ext	12,000	12,000
Lease Equipment (Office)	1,600	1,600
Water Leak Sensor	32,434	32,434
Biometrics	29,700	29,700
Pest Control	3,141	3,141
TOTAL CONTRACTS	406,350	419,250
TOTAL INSURANCE	1,258,509	937,214
REPAIRS & MAINTENANCE		
General Maintenance & Repairs	177,205	177,205
Pool Maintenance Supplies	12,500	8,000
Pool & Spa Heater Repairs	20,595	20,595
Carpet Cleaning	2,520	2,520
Water Treatment	5,200	5,400
Boilers	14,900	14,900
Cooling Towers Repairs & Supplies	10,000	10,000
Doors, Locks & Keys	6,000	6,000
Remote & Transponders	1,550	1,550
Fire Protection	16,900	16,900
A/C Common Area	13,900	13,900
Building Décor	1,000	1,000
Janitorial Supplies	9,500	9,500
TOTAL REPAIRS & MAINTENANCE	291,770	287,470
TOTAL PAYROLL & RELATED EXPENSES	676,718	803,339
RESERVES		
Reserve Funding	350,000	675,000
TOTAL RESERVES	350,000	675,000
TOTAL EXPENSES	3,559,723	3,717,723
NET OPERATING INCOME (LOSS)	(0)	(0)