Dear Oceanview Building A Owners,

This letter serves to formally notify you of two significant meetings scheduled for December 23rd, 2025, which will have a direct impact on the Association's financial planning and the individual obligations of all unit owners. On this date, the Special Membership Meeting will be held first, during which owners will vote on whether to pause the collection of Structural Integrity Reserves (SIR). Immediately following this meeting, the Association will convene the Annual Budget Meeting to adopt the 2026 budget. The outcome of the Special Membership vote will determine which version of the budget is approved.

This year, the Board has authorized a special assessment to fund essential building projects, including garage and structural restoration as well as window replacement. Completing these projects through the special assessment will ensure continued safety and functionality while allowing the Association to delay the collection of SIR. Pausing the SIR is crucial, as collecting both the special assessment and SIR simultaneously would create a significant financial burden for owners.

If the vote to pause SIR **does not** reach the required 202 affirmative votes, the 2026 budget will **increase by approximately 9.09%.** Under that scenario the total maintenance fee schedule for 2026 will be:

- One-bedroom units will pay $863.72 per month.
- Two-bedroom units will pay between $1,317.17 and $1,327.53 per month.

If the required number of votes is obtained, the budget will **decrease** by approximately **1.44%.** In that case the total maintenance fee will be:

- One-bedroom units will pay $777.25 per month.
- Two-bedroom units will pay between $1,185.30 and $1,194.63 per month.

All owners are strongly encouraged to participate in the Special Membership Meeting, as the results directly affect the final numbers adopted at the Budget Meeting. Owners may vote in person or by limited proxy, which may be submitted via email for convenience.

Your participation is essential to ensuring the financial stability of the Association and the continued maintenance and safety of Oceanview.

Sincerely,

The Board of Directors
Oceanview Building A Condominium

NOTICE OF SPECIAL MEETING
OF THE MEMBERSHIP AND
BOARD OF DIRECTORS BUDGET MEETING
OF
OCEANVIEW, BUILDING A, CONDOMINIUM ASSOCIATION, INC.

TO ALL MEMBERS:

A Special Meeting of the Membership and Board of Directors Meeting of **OCEANVIEW, BUILDING A, CONDOMINIUM ASSOCIATION, INC.**, will be held on **DECEMBER 23, 2025,** at **6:00 P.M.** at **THE COMMUNITY ROOM (19390 COLLINS AVENUE, SUNNY ISLES BEACH, FL 33160) and VIA ZOOM***. The agenda for the meetings, which will be held at the same, is:

MEMBERSHIP MEETING

1. Calling of the roll and certifying of quorum.
2. Proof of notice of meeting.
3. Reading and disposal of unapproved minutes
4. New business - Vote to pause Structural Integrity Reserves for 2026 in the amount of $485,500.00.
5. Adjournment.

BOARD OF DIRECTOR'S MEETING

1. Certifying Quorum - Call to Order
2. Proof of Notice of Meeting
3. Reading and disposal of unapproved minutes
4. New Business -
   a. Approval of Budget for 2026. ***(See attached proposed budget).***
   b. Vote to approve corporate resolutions in connection with loan of up to $13 million from US Century Bank and to authorize execution of loan documents by corporate officers.
5. Adjournment

This Notice is being posted and mailed a minimum of fourteen (14) days in advance of the meetings because this is the required Notice for a meeting of the members and because the Board will be approving the budget and because it also a notice of a membership meeting. Additional items may be added to the agenda for the Board of Director's meeting by posting a notice on the condominium property at least forty-eight (48) hours in advance of the meeting. **IN ORDER TO CONDUCT THE BUSINESS AT THE SPECIAL MEMBERSHIP MEETING, A QUORUM OF THE MEMBERSHIP OF THE ASSOCIATION MUST PARTICIPATE. <u>IF YOU ARE ATTENDING VIA ZOOM, YOU MUST CAST YOUR PROXY/BALLOT ON THE MEMBERSHIP QUESTION PRIOR TO THE MEETING.</u>**

IN ORDER TO CONDUCT THE BUSINESS AT THE SPECIAL MEMBERSHIP MEETING, A QUORUM OF THE MEMBERSHIP OF THE ASSOCIATION MUST BE PRESENT IN PERSON OR BY PROXY. IT IS THEREFORE VERY IMPORTANT THAT YOU EITHER ATTEND OR SUBMIT YOUR VOTE BY MAIL, SCAN, OR HAND-DELIVERY BEFORE THE MEETING.

*PARTICIPATION AT MEETING

The Special Meeting will be conducted in person and by zoom. **However, it is extremely important that you understand that your vote must be cast by returning your Limited Proxy/Ballot, even if you attend by Zoom.** The following information will allow you to access the meeting by Zoom:

Join Zoom Meeting
https://us06web.zoom.us/j/82721179452?pwd=tjRjVZPiynKkrSdmw4NoLcX8TEc3Wl.1

Meeting ID: 827 2117 9452
Passcode: 721121

One tap mobile
+13052241968,,82721179452#,,,,*721121# US
+16465588656,,82721179452#,,,,*721121# US (New York)

VOTING BY LIMITED PROXY/BALLOT

A limited proxy/ballot has been provided to you so as to allow you to vote to vote on the pause of collection of structural integrity reserves. If you cannot attend the meeting, this document may be utilized as a proxy. Your proxyholder must be present at the meeting for which he holds the proxy in order to vote the proxy. Limited Proxy/Ballots must be filed with the Secretary of the Association before the appointed time of the meeting if being used as a proxy. Accordingly, if you plan to attend by proxy, you should return your limited proxy/ballot, via hand delivery, mail or scanned to:

Oceanview, Building A, Condominium Association, Inc.
c/o Valentina Juliao, LCAM
19390 Collins Avenue
Sunny Isles Beach, FL 33160
E-mail: Manager@OceanviewA.com

with sufficient time to make sure the proxy is filed before the meeting. Additional Limited Proxy/Ballots will be available at the meeting.

CERTIFICATE OF APPOINTMENT OF VOTING REPRESENTATIVE

Pursuant to Article II, Section 5 of your By-Laws, if a unit is owned by more than one person, the person entitled to cast the vote for the Unit shall be designated in a certificate, signed by all the recorded Owners of the Unit and filed with the Secretary of the Association. If a Unit is owned by an Entity, the individual entitled to cast the vote of the Unit for such Entity shall be designated in a certificate for this purpose, signed by (a) in the case of a corporation, the president or vice president, attested to by the secretary or assistant secretary of the corporation, (b) in the case of a general partnership, the general partners, (c) in the case of a limited partnership, the general partner(s) thereof on behalf of the limited partnership (if the general partner is a corporation, the president or vice president of such corporation shall execute such certificate and the secretary of such corporation shall attest thereto), (d) in the case of a limited liability company, the manager thereof, or (e) in the case of a legal entity other than as described above, the individual authorized to execute the certificate in accordance with such legal entity's governing document. Notwithstanding the forgoing, if a Unit is owned jointly by husband and wife, the following 3 provisions are applicable thereto:

a. They may, but shall not be required to, designate a voting member by certificate.

b. If they do not designate a voting member, and if both are present at a meeting and are unable to concur in their decision upon any subject requiring a vote, they shall lose their right to vote on that subject at that meeting.

c. Where they do not designate a voting member, and only one is present at a meeting, the person present may cast the Unit vote, just as though he or she owned the Unit individually, and without establishing the concurrence of the absent person.

A Certificate is included to designate the voting representative for your Unit, should one be required. If you have already a Certificate, a new one need not be provided.

PLEASE PLAN TO ATTEND THE MEETING OR PARTICIPATE BY RETURNING YOUR LIMITED PROXY/BALLOT BY MAIL, SCAN OR HAND DELIVERY TODAY.

OCEANVIEW, BUILDING A, CONDOMINIUM ASSOCIATION, INC.

BY:______________________________
Ferdinando Silvestri, President

OCEANVIEW, BUILDING A, CONDOMINIUM ASSOCIATION, INC.

CERTIFICATE OF APPOINTMENT OF VOTING REPRESENTATIVE

THIS IS TO CERTIFY that the undersigned, constituting all of the record owners of ____________________________ in OCEANVIEW, BUILDING A, CONDOMINIUM ASSOCIATION, INC., designate:

____

(Name of Owner of above address who is Voting Representative)

as their representative to cast all votes and to express all approvals that such owners may be entitled to cast or express at all meetings of the membership of the Association and for all other purposes provided by the Declaration, Articles of Incorporation and By-Laws of the Association.

This Certificate is made pursuant to the Declaration and By-Laws and shall revoke all prior Certificates and be valid until revoked by a subsequent Certificate.

Dated: _______________________, 20___.

SIGNATURES FOR INDIVIDUAL OWNERS

Signature: _____________________________________ Signature: _____________________________________

Print Name: ____________________________________ Print Name: ____________________________________

Signature: _____________________________________ Signature: _____________________________________

Print Name: ____________________________________ Print Name: ____________________________________

SIGNATURES FOR CORPORATE OWNERS

Name of Corporation: ____

Signature: _____________________________________ Title: ____

Print Name: ____________________________________

SIGNATURES FOR ENTITY OWNERS

(Partnership, Trust, Limited Liability Company or other Entity)

Name of Entity: ____

Signature: _____________________________________ Title: ____

Print Name: ____________________________________

NOTE: Please be sure to designate one of the joint owners of the property as the Voting Representative, not a third person. This form is not a proxy and should not be used as such.

LIMITED PROXY/BALLOT

THIS LIMITED PROXY/BALLOT SHOULD BE RETURNED TO THE ASSOCIATION AS YOUR PROXY IF YOU DO NOT ATTEND THE MEETING AND WILL SERVE AS YOUR BALLOT IF YOU DO ATTEND THE MEETING.

The undersigned hereby appoints:____ as my proxy, with full powers of substitution, for and in the names, place and stead of the undersigned, to appear, represent and cast votes upon any matters on behalf of the undersigned at the Special Meeting of the Membership of **OCEANVIEW, BUILDING A, CONDOMINIUM ASSOCIATION, INC.**, to be held on **DECEMBER 23, 2025** at **6:00 P.M.** in **THE COMMUNITY ROOM (19390 COLLINS AVENUE, SUNNY ISLES BEACH, FL 33160)** and any adjournment thereof (Should you fail to designate a proxyholder above, or to the extent your designated proxyholder is not present at the meeting, it will be presumed that you wish for the Secretary of the Association to serve as your proxyholder). In the event I attend the meeting, this will act as my ballot.

General Powers/Statutory Limited Powers: Except as limited, this shall constitute a general proxy. As to the specific questions below, I instruct my proxy to cast my vote only as instructed:

Vote to pause Structural Integrity Reserves for 2026 in the amount of $485,500.00.

☐ Vote **FOR** pausing Structural Integrity Reserves

☐ Vote **AGAINST** pausing Structural Integrity Reserves

WAIVING OF RESERVES, IN WHOLE OR IN PART, OR ALLOWING ALTERNATIVE USES OF EXISTING RESERVES MAY RESULT IN UNIT OWNER LIABILITY FOR PAYMENT OF UNANTICIPATED SPECIAL ASSESSMENTS REGARDING THOSE ITEMS.

Dated: ______________________________, 20______.   UNIT #______________________.

____

____
SIGNATURE(S) OF OWNER(S) OR VOTING MEMBER

THIS PROXY IS REVOCABLE BY THE UNIT OWNER AND IS VALID ONLY FOR THE MEETING FOR WHICH IT IS GIVEN AND ANY LAWFUL ADJOURNMENT. IN NO EVENT IS THE PROXY VALID FOR MORE THAN NINETY (90) DAYS FROM THE DATE OF THE ORIGINAL MEETING FOR WHICH IT WAS GIVEN.

Oceanview Building A Condominium Association, Inc.
Proposed Budget for the Period
January 1, 2026 through December 31, 2026

GL	Description	2025 Approved with Reserves	2026 Proposed without SIR
	Revenue		
400100	Owner Assessments	$3,729,858.62	$3,718,440.63
NEW GL	SIRS Assessment	$0.00	$0.00
400125	Reserve Assessments	$350,000.00	$212,300.00
400206	FPL Income	$3,000.00	$3,000.00
400306	Key Fob Income	$7,000.00	$7,000.00
400350	Auto Decals	$5,000.00	$6,000.00
400415	Processing Fee Income	$10,000.00	$10,000.00
400420	ATM Income	$1,200.00	$1,200.00
400500	Club House Rental Income	$2,500.00	$2,000.00
401120	Bank Interest Income	$350.00	$40,000.00
420135	Vending Machine	$300.00	$600.00
420150	Cable TV Income	$409,122.00	$433,216.64
420165	Storage Income	$25,000.00	$20,000.00
420197	Valet Income	$0.00	$8,000.00
420195	Parking Space Income	$25,000.00	$40,000.00
420200	Rent Income	$23,577.00	$23,821.44
420900	Miscellaneous Income	$10,000.00	$8,000.00
430500	Moving Fees	$10,000.00	$12,000.00
	Total Revenue	**$4,611,907.62**	**$4,545,578.71**
	Administrative Expenses		
520115	Postage & Mailings	$12,000.00	$15,000.00
520119	Office Expenses	$8,000.00	$10,000.00
520122	Bank Charges	$100.00	$100.00
NEW GL	Election Expenses	$0.00	$15,000.00
520132	Computer Expense	$1,500.00	$2,500.00
530100	Accounting Fees	$6,000.00	$10,000.00
530110	Legal Fees - General	$39,000.00	$40,000.00
530115	Professional Fee	$40,000.00	$20,000.00
530119	Association Dues (5 Commercial Spaces)	$17,576.53	$19,535.23
540110	License,Taxes,Permit	$10,000.00	$10,000.00
540140	Corporate Annual Rep	$61.00	$62.00
540145	Annual Condo Fees	$1,600.00	$1,600.00
555125	Personnel Health Benefits	$51,480.00	$36,720.00
555130	Concierge Service	$229,950.00	$241,447.50
555120	Administrative Service	$289,624.00	$290,507.00
555200	Maintenance Service	$193,853.00	$209,213.00
	Total Administrative Expenses	**$900,744.53**	**$921,684.73**
	Insurance		
	Total Insurance	**$1,000,000.00**	**$850,000.00**
	Contract Services		
600000	Management Services Contract	$41,674.50	$42,924.74
700100	Landscaping	$20,400.00	$20,400.00
702006	Mat Cleaning	$1,700.00	$1,900.00
702009	Janitorial Services	$218,000.00	$228,501.00
702050	Generator	$1,500.00	$1,500.00
NEW GL	Locker System Rental	$0.00	$24,000.00
702082	Dumpster Removal	$50,000.00	$50,000.00
702092	Trash Chute	$3,000.00	$3,200.00
702097	Trash Compactor	$7,063.00	$7,063.00
702178	Pest Control	$13,500.00	$13,500.00
702505	HVAC System	$9,156.00	$9,528.00
704600	Valet Services	$134,040.00	$120,640.00
705032	Water Treatment	$8,050.00	$8,600.00
706030	Fire Alarm System - Monitoring	$856.56	$642.00
706020	Fire Sprinkler System	$5,617.50	$6,000.00

Oceanview Building A Condominium Association, Inc.
Proposed Budget for the Period
January 1, 2026 through December 31, 2026

GL	Description	2025 Approved with Reserves	2026 Proposed without SIR
	Contract Services - Continued		
706036	Fire Extinguisher	$1,032.00	$2,500.00
NEW GL	Air Scents	$0.00	$6,000.00
707050	Odor Control	$3,360.00	$3,360.00
712555	Pool/Spa	$11,004.00	$9,900.00
735020	Copier Service & Supply	$1,800.00	$2,040.00
702051	Management Software/BuildingLink	$12,000.00	$12,000.00
784050	Security Services	$302,988.02	$314,874.60
701400	Gym Equipment	$3,000.00	$1,500.00
702035	Elevator Service	$21,600.00	$22,104.00
716231	Computer Contract	$3,000.00	$3,000.00
	Total Contract Services	**$874,341.58**	**$915,677.34**
	Repairs & Maintenance		
700110	Landscaping Extras	$20,000.00	$25,000.00
702000	General Repairs & Maintenance	$30,000.00	$30,000.00
702005	Floor-Repair & Maintenance	$4,000.00	$15,000.00
702008	Contingency	$12,500.00	$20,000.00
702010	Maintenance Supplies	$20,000.00	$22,000.00
702025	Painting Repair & Maintenance	$5,000.00	$5,000.00
702040	Elevator Repairs & Maintenance	$10,000.00	$12,000.00
702072	Plumbing Repairs & Maintenance	$30,000.00	$50,000.00
NEW GL	Cleaning Supplies	$0.00	$7,200.00
702091	Electrical Repairs	$7,000.00	$7,000.00
700800	Hurricane Supplies	$2,500.00	$2,500.00
702015	Mold Remediation	$10,000.00	$30,000.00
702181	Animal Removal/Iguana	$2,500.00	$5,000.00
711010	Uniforms	$1,000.00	$1,500.00
712550	Pool Repairs & Maintenance	$5,000.00	$12,000.00
704137	Security Camera - Repair & Maintenance	$2,000.00	$10,000.00
713019	Social Events- Holidays	$5,000.00	$10,000.00
761045	Gate Repairs & Maint	$5,000.00	$8,000.00
761055	Equipment- Repairs & Maint	$20,000.00	$40,000.00
702120	Golf Cart	$2,000.00	$2,000.00
761070	Fire Equipment Repairs & Maint	$10,000.00	$10,000.00
	Total Repairs & Maintenance	**$203,500.00**	**$324,200.00**
	Utilities		
705010	Electricity	$290,000.00	$296,000.00
705030	Water	$250,000.00	$255,000.00
705031	Sewer	$165,000.00	$168,300.00
705050	Internet/Cable TV	$409,121.52	$433,216.64
705060	Trash Removal	$52,000.00	$52,000.00
705070	Telephones	$7,200.00	$7,200.00
705080	Gas/Fuel Oil	$110,000.00	$110,000.00
	Total Utilities	**$1,283,321.52**	**$1,321,716.64**
	Total Expenses without Reserves	**$4,261,907.63**	**$4,333,278.71**
	Reserves		
900100	Reserves Contribution Expense	$350,000.00	$212,300.00
NEW GL	Structural Integrity Reserves Expense	$0.00	
	Total Reserves	**$350,000.00**	**$212,300.00**
	Total Expenses with Reserves	**$4,611,907.63**	**$4,545,578.71**
	Net Income/(Loss)		**$0.00**
			-1.44%

Approved by: ___________________________ Date:_________________

Oceanview Building A Condominium Association Inc.
Proposed Fee Schedule for the Period
January 1, 2026 through December 31, 2026

400 Residential, 7 Commercial Units						ANNUAL BUDGET WITH RESERVES (fully funded)	
						$	4,363,957.27
Unit Type	**Unit(s)**	**Unit per Sq Ft Per**	**Total Unit per Sq Ft**	**% of Total Sq. Ft. per Unit**	**2025 Monthly Fee PER UNIT**	**2026 Monthly Fee PER UNIT**	**2026 Annual Fee UNIT TYPE**
A1	120	1000	120,000	25.6473%	$ 799.51	**$ 777.25**	$ 1,119,236.04
A2	156	1000	156,000	33.3415%	$ 799.51	**$ 777.25**	$ 1,455,006.85
B1	62	1525	94,550	20.2079%	$ 1,218.62	**$ 1,185.30**	$ 881,864.73
B2	62	1537	95,294	20.3669%	$ 1,228.85	**$ 1,194.63**	$ 888,803.99
CU-O	1	1051	1,051	0.2246%	$ 840.29	**$ 816.89**	$ 9,802.64
CU-L	1	90	90	0.0192%	$ 71.96	**$ 69.95**	$ 839.43
CU-2	1	130	130	0.0278%	$ 103.94	**$ 101.04**	$ 1,212.51
CU-3	1	120	120	0.0256%	$ 95.94	**$ 93.27**	$ 1,119.24
CU-4	1	137	137	0.0293%	$ 109.53	**$ 106.48**	$ 1,277.79
CU-S-1	1	227	227	0.0485%	$ 181.49	**$ 176.44**	$ 2,117.22
CU-R	1	287	287	0.0613%	$ 229.46	**$ 223.07**	$ 2,676.84
	407	**7104.00**	**467,886**	**100.0000%**	**$ 5,679.10**	**$ 5,521.56**	**$ 4,363,957.27**

OCEANVIEW BUILDING A CONDOMINIUM ASSOCIATION INC.
Reserve Schedule
Reserve Detail
January 1, 2026 - December 31, 2026

Description	2025 Actual Contribution	2026 Required Contribution	2026 Proposed Contribution	2026 Proposed Contribution
Reserves				
Pooled Reserves	$350,000	$212,300	$212,300	$212,300

RESERVE STUDY COMPLETED ON JUNE 2025

Recommended Non-Structural Reserve Funding Table and Graph

Year	Reserve Contributions ($)	Reserve Balances ($)	Year	Reserve Contributions ($)	Reserve Balances ($)	Year	Reserve Contributions ($)	Reserve Balances ($)
2025	N/A (Budgeted)	2,146,890	2035	277,200	2,961,971	2045	372,400	3,182,308
2026	212,300	2,411,610	2036	285,500	3,331,298	2046	383,600	3,657,009
2027	218,700	2,660,721	2037	294,100	3,267,596	2047	395,100	2,150,952
2028	225,300	2,903,867	2038	302,900	3,586,160	2048	407,000	2,447,431
2029	232,100	3,117,635	2039	312,000	3,959,724	2049	419,200	1,741,326
2030	239,100	2,792,462	2040	321,400	3,575,125	2050	431,800	792,148
2031	246,300	3,037,709	2041	331,000	3,966,080	2051	444,800	1,264,341
2032	253,700	3,165,656	2042	340,900	4,229,733	2052	458,100	1,381,318
2033	261,300	3,423,389	2043	351,100	4,575,374	2053	471,800	320,453
2034	269,100	3,673,459	2044	361,600	3,518,715	2054	486,000	674,064

Oceanview Building A Condominium Association, Inc.
Proposed Budget for the Period
January 1, 2026 through December 31, 2026

GL	Description	2025 Approved with Reserves	2026 Proposed with Reserves
	Revenue		
400100	Owner Assessments	$3,729,858.62	$3,718,440.63
NEW GL	SIRS Assessment	$0.00	$485,500.00
400125	Reserve Assessments	$350,000.00	$212,300.00
400206	FPL Income	$3,000.00	$3,000.00
400306	Key Fob Income	$7,000.00	$7,000.00
400350	Auto Decals	$5,000.00	$6,000.00
400415	Processing Fee Income	$10,000.00	$10,000.00
400420	ATM Income	$1,200.00	$1,200.00
400500	Club House Rental Income	$2,500.00	$2,000.00
401120	Bank Interest Income	$350.00	$40,000.00
420135	Vending Machine	$300.00	$600.00
420150	Cable TV Income	$409,122.00	$433,216.64
420165	Storage Income	$25,000.00	$20,000.00
420197	Valet Income	$0.00	$8,000.00
420195	Parking Space Income	$25,000.00	$40,000.00
420200	Rent Income	$23,577.00	$23,821.44
420900	Miscellaneous Income	$10,000.00	$8,000.00
430500	Moving Fees	$10,000.00	$12,000.00
	Total Revenue	**$4,611,907.62**	**$5,031,078.71**
	Administrative Expenses		
520115	Postage & Mailings	$12,000.00	$15,000.00
520119	Office Expenses	$8,000.00	$10,000.00
520122	Bank Charges	$100.00	$100.00
NEW GL	Election Expenses	$0.00	$15,000.00
520132	Computer Expense	$1,500.00	$2,500.00
530100	Accounting Fees	$6,000.00	$10,000.00
530110	Legal Fees - General	$39,000.00	$40,000.00
530115	Professional Fee	$40,000.00	$20,000.00
530119	Association Dues (5 Commercial Spaces)	$17,576.53	$19,535.23
540110	License,Taxes,Permit	$10,000.00	$10,000.00
540140	Corporate Annual Rep	$61.00	$62.00
540145	Annual Condo Fees	$1,600.00	$1,600.00
555125	Personnel Health Benefits	$51,480.00	$36,720.00
555130	Concierge Service	$229,950.00	$241,447.50
555120	Administrative Service	$289,624.00	$290,507.00
555200	Maintenance Service	$193,853.00	$209,213.00
	Total Administrative Expenses	**$900,744.53**	**$921,684.73**
	Insurance		
	Total Insurance	**$1,000,000.00**	**$850,000.00**
	Contract Services		
600000	Management Services Contract	$41,674.50	$42,924.74
700100	Landscaping	$20,400.00	$20,400.00
702006	Mat Cleaning	$1,700.00	$1,900.00
702009	Janitorial Services	$218,000.00	$228,501.00
702050	Generator	$1,500.00	$1,500.00
NEW GL	Locker System Rental	$0.00	$24,000.00
702082	Dumpster Removal	$50,000.00	$50,000.00
702092	Trash Chute	$3,000.00	$3,200.00
702097	Trash Compactor	$7,063.00	$7,063.00
702178	Pest Control	$13,500.00	$13,500.00
702505	HVAC System	$9,156.00	$9,528.00
704600	Valet Services	$134,040.00	$120,640.00
705032	Water Treatment	$8,050.00	$8,600.00
706030	Fire Alarm System - Monitoring	$856.56	$642.00
706020	Fire Sprinkler System	$5,617.50	$6,000.00

Oceanview Building A Condominium Association, Inc.
Proposed Budget for the Period
January 1, 2026 through December 31, 2026

GL	Description	2025 Approved with Reserves	2026 Proposed with Reserves
	Contract Services - Continued		
706036	Fire Extinguisher	$1,032.00	$2,500.00
NEW GL	Air Scents	$0.00	$6,000.00
707050	Odor Control	$3,360.00	$3,360.00
712555	Pool/Spa	$11,004.00	$9,900.00
735020	Copier Service & Supply	$1,800.00	$2,040.00
702051	Management Software/BuildingLink	$12,000.00	$12,000.00
784050	Security Services	$302,988.02	$314,874.60
701400	Gym Equipment	$3,000.00	$1,500.00
702035	Elevator Service	$21,600.00	$22,104.00
716231	Computer Contract	$3,000.00	$3,000.00
	Total Contract Services	**$874,341.58**	**$915,677.34**
	Repairs & Maintenance		
700110	Landscaping Extras	$20,000.00	$25,000.00
702000	General Repairs & Maintenance	$30,000.00	$30,000.00
702005	Floor-Repair & Maintenance	$4,000.00	$15,000.00
702008	Contingency	$12,500.00	$20,000.00
702010	Maintenance Supplies	$20,000.00	$22,000.00
702025	Painting Repair & Maintenance	$5,000.00	$5,000.00
702040	Elevator Repairs & Maintenance	$10,000.00	$12,000.00
702072	Plumbing Repairs & Maintenance	$30,000.00	$50,000.00
NEW GL	Cleaning Supplies	$0.00	$7,200.00
702091	Electrical Repairs	$7,000.00	$7,000.00
700800	Hurricane Supplies	$2,500.00	$2,500.00
702015	Mold Remediation	$10,000.00	$30,000.00
702181	Animal Removal/Iguana	$2,500.00	$5,000.00
711010	Uniforms	$1,000.00	$1,500.00
712550	Pool Repairs & Maintenance	$5,000.00	$12,000.00
704137	Security Camera - Repair & Maintenance	$2,000.00	$10,000.00
713019	Social Events- Holidays	$5,000.00	$10,000.00
761045	Gate Repairs & Maint	$5,000.00	$8,000.00
761055	Equipment- Repairs & Maint	$20,000.00	$40,000.00
702120	Golf Cart	$2,000.00	$2,000.00
761070	Fire Equipment Repairs & Maint	$10,000.00	$10,000.00
	Total Repairs & Maintenance	**$203,500.00**	**$324,200.00**
	Utilities		
705010	Electricity	$290,000.00	$296,000.00
705030	Water	$250,000.00	$255,000.00
705031	Sewer	$165,000.00	$168,300.00
705050	Internet/Cable TV	$409,121.52	$433,216.64
705060	Trash Removal	$52,000.00	$52,000.00
705070	Telephones	$7,200.00	$7,200.00
705080	Gas/Fuel Oil	$110,000.00	$110,000.00
	Total Utilities	**$1,283,321.52**	**$1,321,716.64**
	Total Expenses without Reserves	**$4,261,907.63**	**$4,333,278.71**
	Reserves		
900100	Reserves Contribution Expense	$350,000.00	$212,300.00
NEW GL	Structural Integrity Reserves Expense	$0.00	$485,500.00
	Total Reserves	**$350,000.00**	**$697,800.00**
	Total Expenses with Reserves	**$4,611,907.63**	**$5,031,078.71**
	Net Income/(Loss)		**$0.00**
			9.09%

Approved by: ___________________________ Date:_________________

Oceanview Building A Condominium Association Inc.
Proposed Fee Schedule for the Period
January 1, 2026 through December 31, 2026

400 Residential, 7 Commercial Units						ANNUAL BUDGET WITH RESERVES (fully funded)	
						$	4,849,457.27
Unit Type	**Unit(s)**	**Unit per Sq Ft Per**	**Total Unit per Sq Ft**	**% of Total Sq. Ft. per Unit**	**2025 Monthly Fee PER UNIT**	**2026 Monthly Fee PER UNIT**	**2026 Annual Fee UNIT TYPE**
A1	120	1000	120,000	25.6473%	$ 799.51	**$ 863.72**	$ 1,243,753.55
A2	156	1000	156,000	33.3415%	$ 799.51	**$ 863.72**	$ 1,616,879.61
B1	62	1525	94,550	20.2079%	$ 1,218.62	**$ 1,317.17**	$ 979,974.15
B2	62	1537	95,294	20.3669%	$ 1,228.85	**$ 1,327.53**	$ 987,685.42
CU-O	1	1051	1,051	0.2246%	$ 840.29	**$ 907.77**	$ 10,893.21
CU-L	1	90	90	0.0192%	$ 71.96	**$ 77.73**	$ 932.82
CU-2	1	130	130	0.0278%	$ 103.94	**$ 112.28**	$ 1,347.40
CU-3	1	120	120	0.0256%	$ 95.94	**$ 103.65**	$ 1,243.75
CU-4	1	137	137	0.0293%	$ 109.53	**$ 118.33**	$ 1,419.95
CU-S-1	1	227	227	0.0485%	$ 181.49	**$ 196.06**	$ 2,352.77
CU-R	1	287	287	0.0613%	$ 229.46	**$ 247.89**	$ 2,974.64
	407	**7104.00**	**467,886**	**100.0000%**	**$ 5,679.10**	**$ 6,135.85**	**$ 4,849,457.27**

OCEANVIEW BUILDING A CONDOMINIUM ASSOCIATION INC.
Structural Integrity Reserve Schedule
Reserve Detail
January 1, 2026 - December 31, 2026

Description	2025 Actual Contribution	2026 Required Contribution	2026 Proposed Contribution
Reserves			
Pooled Reserves	$0	$485,500	$485,500

RESERVE STUDY COMPLETED ON JUNE 2025

Recommended Structural Reserve Funding Table and Graph

Year	Reserve Contributions ($)	Reserve Balances ($)	Year	Reserve Contributions ($)	Reserve Balances ($)	Year	Reserve Contributions ($)	Reserve Balances ($)
2025	N/A (Budgeted)	0	2035	633,600	4,153,551	2045	851,600	4,150,082
2026	485,500	492,054	2036	652,600	3,534,300	2046	877,100	3,279,258
2027	500,100	1,012,191	2037	672,200	4,311,001	2047	903,400	4,283,394
2028	515,100	1,561,574	2038	692,400	4,309,828	2048	930,500	5,342,107
2029	530,600	2,141,500	2039	713,200	4,877,434	2049	958,400	6,457,682
2030	546,500	1,906,077	2040	734,600	4,235,263	2050	987,200	3,863,427
2031	562,900	2,488,309	2041	756,600	4,466,174	2051	1,016,800	4,926,507
2032	579,800	2,967,872	2042	779,300	3,287,585	2052	1,047,300	6,120,961
2033	597,200	3,653,267	2043	802,700	4,189,886	2053	1,078,700	7,379,489
2034	615,100	4,375,309	2044	826,800	4,485,658	2054	1,111,100	3,037,909