

NEWPORT MIAMI BEACH CONDOMINIUM ASSOCIATION

Proposed 2014 Condominium Operating Budget for the Period January 1, 2014 through December 31, 2014
For Phases 1 through 15 of Time Share Plan (254 Time Share Units) and 101 Residential Whole Units

"INCLUDING" THE MANAGEMENT COMPANY SUBSIDY OF \$ 4,290,695.64 .

-- PROPOSED 2014 BUDGET --

**"WITHOUT" THE
MANAGEMENT COMPANY
SUBSIDY OF \$ 4,290,695.64**

DATE: @ 03-31-2014

| | (A) | (B) | (C) | (D) | (E) | (D) | (E) |
|--|---|---|--------------------------------|--|---|--|---|
| | --- TOTAL BUDGET \$ --- | 101 CONDO & COMMERCIAL UNIT BUDGET \$ | | -- ANNUAL TIME SHARE PLAN BUDGET \$ -- | | -- ANNUAL TIME SHARE PLAN BUDGET \$ -- | |
| | - 101 CONDO UNITS - - 254 TIME SHARE UNITS - - COMMERCIAL UNITS - | 101 RESIDENTIAL CONDO UNIT EXPENSES | COMMERCIAL UNIT EXPENSES | TOTAL EXPENSES OF 254 TIME SHARE UNITS | TOTAL EXPENSES PER TIME SHARE UNIT WEEK | TOTAL EXPENSES OF 254 TIME SHARE UNITS | TOTAL EXPENSES PER TIME SHARE UNIT WEEK |
| | | Col. (B) + Col. (C) + Col. (D) | Col. (A) x 1% | Col. (A) - Col. (B) - Col. (C) | Col. (D) / 254 / 52 | Col. (D) / 254 / 52 | Col. (D) / 254 / 52 |

OPERATING EXPENSES:

| | See Note (1) | See Note (2) | | See Note (3) | | See Note (3) | |
|---|-----------------------|---------------------|-------------------|-----------------------|-----------------|----------------------|-----------------|
| Administration & General : | | | | | | | |
| Salaries, Payroll Taxes, Benefits | 1,000,713.00 | 186,096.32 | 6,607.08 | 808,009.60 | 61.18 | 808,009.60 | 61.18 |
| Office Expenses | 268,943.00 | 46,291.99 | 1,643.53 | 221,007.48 | 16.73 | 221,007.48 | 16.73 |
| HOA Credit Card Fees | 71,878.00 | 0.00 | 0.00 | 71,878.00 | 5.44 | 71,878.00 | 5.44 |
| Legal, Accounting & Audit Fees | 214,599.00 | 24,253.63 | 861.09 | 189,484.28 | 14.35 | 189,484.28 | 14.35 |
| (4) Fees to the Division | 26,820.00 | 404.00 | 0.00 | 26,416.00 | 2.00 | 26,416.00 | 2.00 |
| Miscellaneous/Other Expenses | 40,191.00 | 3,504.44 | 124.42 | 36,562.14 | 2.77 | 36,562.14 | 2.77 |
| Maintenance & Repairs : | | | | | | | |
| Salaries, Payroll Taxes, Benefits | 809,779.00 | 228,083.95 | 8,097.79 | 573,597.26 | 43.43 | 573,597.26 | 43.43 |
| Light Bulbs | 7,729.00 | 2,176.97 | 77.29 | 5,474.74 | 0.41 | 5,474.74 | 0.41 |
| Air Conditioning Repairs | 48,130.00 | 13,556.39 | 481.30 | 34,092.31 | 2.58 | 34,092.31 | 2.58 |
| Electric and Mechanical Repairs | 81,262.00 | 22,888.42 | 812.62 | 57,560.96 | 4.36 | 57,560.96 | 4.36 |
| Grounds and Landscaping | 25,887.00 | 7,291.38 | 258.87 | 18,336.75 | 1.39 | 18,336.75 | 1.39 |
| Building Maintenance | 102,339.00 | 28,825.00 | 1,023.39 | 72,490.61 | 5.49 | 72,490.61 | 5.49 |
| Elevator Service | 48,779.00 | 13,739.19 | 487.79 | 34,552.02 | 2.62 | 34,552.02 | 2.62 |
| Plumbing and Heating | 17,611.00 | 4,960.35 | 176.11 | 12,474.54 | 0.94 | 12,474.54 | 0.94 |
| Swimming Pool | 29,423.00 | 8,287.34 | 294.23 | 20,841.43 | 1.58 | 20,841.43 | 1.58 |
| Painting and Decorating | 145,677.00 | 41,031.67 | 1,456.77 | 103,188.56 | 7.81 | 103,188.56 | 7.81 |
| Miscellaneous/Other Expenses | 41,049.00 | 11,561.94 | 410.49 | 29,076.57 | 2.20 | 29,076.57 | 2.20 |
| Utilities : | | | | | | | |
| Electric | 434,832.00 | 122,475.64 | 4,348.32 | 308,008.04 | 23.32 | 308,008.04 | 23.32 |
| Water and Sewer | 344,197.00 | 96,947.21 | 3,441.97 | 243,807.82 | 18.46 | 243,807.82 | 18.46 |
| Gas | 84,414.00 | 23,776.21 | 844.14 | 59,793.65 | 4.53 | 59,793.65 | 4.53 |
| Services : | | | | | | | |
| Exterminating | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Security / Grounds | 60,262.00 | 16,973.51 | 602.62 | 42,685.87 | 3.23 | 42,685.87 | 3.23 |
| (5) Trash Removal - Residential only | 98,013.00 | 27,606.53 | 980.13 | 69,426.34 | 5.26 | 69,426.34 | 5.26 |
| Guest Services | 256,829.00 | 72,338.96 | 2,568.29 | 181,921.75 | 13.77 | 181,921.75 | 13.77 |
| Guest Entertainment | 137,075.00 | 38,608.81 | 1,370.75 | 97,095.44 | 7.35 | 97,095.44 | 7.35 |
| Guest Parking | 259,150.00 | 72,992.70 | 2,591.50 | 183,565.80 | 13.90 | 183,565.80 | 13.90 |
| Employee Parking | 129,575.00 | 36,496.35 | 1,295.75 | 91,782.90 | 6.95 | 91,782.90 | 6.95 |
| Insurance - Liability | 386,108.00 | 108,751.94 | 3,861.08 | 273,494.98 | 20.71 | 273,494.98 | 20.71 |
| Insurance - Structural Hazard | 699,845.00 | 197,119.72 | 6,998.45 | 495,726.83 | 37.53 | 495,726.83 | 37.53 |
| Management Fee | 497,405.71 | 131,251.89 | 4,659.26 | 361,494.56 | 27.37 | 361,494.56 | 27.37 |
| Rooms and Housekeeping : | | | | | | | |
| Salaries, Payroll Taxes, Benefits | 2,498,254.00 | 703,663.15 | 24,982.54 | 1,769,608.31 | 133.98 | 1,769,608.31 | 133.98 |
| Linen Replacement | 94,318.00 | 26,565.79 | 943.18 | 66,809.03 | 5.06 | 66,809.03 | 5.06 |
| Contract Cleaning/Maintenance | 67,102.00 | 18,900.08 | 671.02 | 47,530.90 | 3.60 | 47,530.90 | 3.60 |
| Uniforms | 12,619.00 | 3,554.29 | 126.19 | 8,938.52 | 0.68 | 8,938.52 | 0.68 |
| Supplies - Guestroom Cleaning | 363,502.00 | 102,384.69 | 3,635.02 | 257,482.29 | 19.49 | 257,482.29 | 19.49 |
| Printing and Stationery | 12,686.00 | 3,573.16 | 126.86 | 8,985.98 | 0.68 | 8,985.98 | 0.68 |
| Laundry Supplies | 67,482.00 | 19,007.11 | 674.82 | 47,800.07 | 3.62 | 47,800.07 | 3.62 |
| Furniture and Fixture Repair | 2,000.00 | 563.32 | 20.00 | 1,416.68 | 0.11 | 1,416.68 | 0.11 |
| T.V. Repair | 500.00 | 140.83 | 5.00 | 354.17 | 0.03 | 354.17 | 0.03 |
| Miscellaneous/Other Expenses | 57,560.00 | 16,212.46 | 575.60 | 40,771.94 | 3.09 | 40,771.94 | 3.09 |
| TOTAL OPERATING EXPENSES | 9,544,537.71 | 2,482,857.37 | 88,135.26 | 6,973,545.08 | 528.00 | 6,973,545.08 | 528.00 |
| Reserves : | | | | | | | |
| (6) Furniture, Fixtures & Equipment | 859,521.51 | 242,094.52 | 8,595.22 | 608,831.77 | 46.09 | 608,831.77 | 46.09 |
| Roof Replacement | 44,311.54 | 12,480.87 | 443.12 | 31,387.55 | 2.37 | 31,387.55 | 2.37 |
| Exterior Painting | 88,755.98 | 24,999.18 | 887.56 | 62,869.24 | 4.75 | 62,869.24 | 4.75 |
| Paving | 30,092.28 | 8,475.85 | 300.92 | 21,315.51 | 1.62 | 21,315.51 | 1.62 |
| Fire Protection, HVAC, Elevators, Other | 983,635.91 | 277,052.82 | 9,836.36 | 696,746.73 | 52.74 | 696,746.73 | 52.74 |
| TOTAL RESERVES | 2,006,317.22 | 565,103.24 | 20,063.18 | 1,421,150.80 | 107.57 | 1,421,150.80 | 107.57 |
| (7) PERSONAL PROPERTY TAXES UPON CONDOMINIUM PROPERTY (Estimated) | 4,218.00 | 4,175.82 | 42.18 | 0.00 | 0.00 | 0.00 | 0.00 |
| (8) BAD DEBT RESERVE NEEDED TO COVER UNPAID DELINQUENT MAINTENANCE FEES (Estimated) | 4,290,695.64 | N / A | N / A | 4,290,695.64 | 433.14 | 4,290,695.64 | 433.14 |
| (8) THE MANAGEMENT COMPANY'S SUBSIDY TO FUND BAD DEBT RESERVES | (4,290,695.64) | N / A | N / A | (4,290,695.64) | (433.14) | 0.00 | 0.00 |
| (9) REAL ESTATE TAXES (PORTION OF REAL ESTATE TAXES PAYABLE BY "TIME SHARE" OWNERS ONLY) | 489,003.00 | N / A | N / A | 489,003.00 | 37.02 | 489,003.00 | 37.02 |
| TOTAL MAINTENANCE FEES | 12,044,075.93 | 3,052,136.43 | 108,240.62 | 8,883,698.88 | 672.59 | 13,174,394.52 | 1,105.73 |