

**THE SHORE CLUB STRATA PLAN #125**  
**Balance sheet as of December 31, 2020**

Account Description	Ending Balance 31/12/2020	Ending Balance 31/12/2019	Variance	COMMENTS
<b>OTHER RECEIVABLES</b>	<b>499,716</b>	<b>262,063</b>	<b>237,653</b>	
VILLA CLUB	(255,001)	(75,915)	(179,086)	<i>This is a clearing account between the monthly contributions from the villas towards WWTP, Gym, Tennis Court, Landscaping, etc... and the actual allocated expenses. Reduction of villa contributions has been done in October 2020.</i>
INTERCOMPANY MANAGEMENT CO	754,717	337,978	416,739	<i>Clearing account between Strata Plan #125 and Shore Club</i>
<b>INVENTORIES</b>	<b>113,901</b>	<b>47,656</b>	<b>66,245</b>	
ENGINEERING INVENTORY	97,648	44,821	52,827	
HURRICANE INVENTORY	16,252	2,835	13,417	
<b>OTHER ASSETS</b>	<b>28,922</b>	<b>16,340</b>	<b>12,583</b>	
PREPAID INSURANCE	1,377	880	497	
PREPAID OTHER	27,546	15,460	12,086	<i>Prepayment on AC Parts/Pending Digicel Credit</i>
			-	
<b>TOTAL ASSETS</b>	<b>642,539</b>	<b>326,059</b>	<b>316,480</b>	
<b>ACCRUED EXPENSES</b>	<b>35,529</b>	<b>24,748</b>	<b>10,781</b>	
ACCRUED VACATION	21,307	3,508	17,798	
ACCRUED SALARIES/WAGES	14,222	14,439	(217)	
ACCRUED OTHER EXPENSES	-	6,800	(6,800)	
<b>OWNERS EQUITY</b>	<b>607,011</b>	<b>301,312</b>	<b>305,699</b>	
RESERVE FUNDS	124,817	143,006	(18,188)	
RETAINED EARNINGS	158,306	158,854	(548)	
CURRENT YEAR	323,888	(548)	324,436	
<b>TOTAL LIABILITIES &amp; OWNERS EQUITY</b>	<b>642,539</b>	<b>326,059</b>	<b>316,479</b>	

**THE SHORE CLUB STRATA PLAN #125**

**Balance sheet as of April 30, 2021**

Account Description	Ending Balance 30/04/2021	Ending Balance 30/04/2020	Variance	COMMENTS
<b>OTHER RECEIVABLES</b>	<b>369,457</b>	<b>248,288</b>	<b>121,168</b>	
VILLA CLUB	(155,686)	(149,610)	(6,076)	<i>This is a clearing account between the monthly contributions from the villas towards WWTP, Gym, Tennis Court, Landscaping, etc... and the actual allocated expenses. Reduction of villa contributions has been done in October 2020.</i>
INTERCOMPANY MANAGEMENT CO	525,143	397,898	127,244	<i>Clearing account between Strata Plan #125 and Shore Club</i>
<b>INVENTORIES</b>	<b>138,296</b>	<b>93,540</b>	<b>44,757</b>	
ENGINEERING INVENTORY	123,832	90,705	33,128	
HURRICANE INVENTORY	14,464	2,835	11,629	
<b>OTHER ASSETS</b>	<b>17,343</b>	<b>3,084</b>	<b>14,259</b>	
PREPAID INSURANCE	17,343	3,084	14,259	
PREPAID OTHER	-	-	-	
<b>TOTAL ASSETS</b>	<b>525,096</b>	<b>344,911</b>	<b>180,184</b>	
<b>ACCRUED EXPENSES</b>	<b>31,505</b>	<b>15,967</b>	<b>15,538</b>	
ACCRUED VACATION	23,623	5,651	17,971	
ACCRUED SALARIES/WAGES	7,882	2,316	5,566	
ACCRUED OTHER EXPENSES	-	8,000	(8,000)	
<b>OWNERS EQUITY</b>	<b>493,591</b>	<b>328,944</b>	<b>164,647</b>	
RESERVE FUNDS	127,223	145,512	(18,289)	
RETAINED EARNINGS	482,193	158,306	323,888	
CURRENT YEAR	(115,825)	25,126	(140,952)	
<b>TOTAL LIABILITIES &amp; OWNERS EQUITY</b>	<b>525,096</b>	<b>344,911</b>	<b>180,184</b>	

<b>ITEM</b>	<b>AMOUNT EACH</b>	<b>COST EACH</b>	<b>TOTAL COST</b>
<b>BEACH</b>			
Aluminum Beach Chaise Lounge Repair	20	\$ 40	\$ 800
Aluminum Beach Chaise Lounge Cushions **	100	\$ 133	\$ 13,343
Aluminum Slings for Chaise Spare Stock	25	\$ 150	\$ 3,750
Aluminum/Composite Side Tables Refurbished	12	\$ 80	\$ 960
Aluminum 7' Beach Umbrellas ** [37 old + 18 new]	18	\$ 258	\$ 4,644
Aluminum 7' Beach Umbrellas [55 total + 10 addtl.]	10	\$ 258	\$ 2,580
Aluminum Beach Umbrellas - Parts	15	\$ 75	\$ 1,125
Beach Umbrella Bases [in-house fabrication] **	10	\$ 100	\$ 1,000
Beach Umbrella Bases [in-house fabrication]	10	\$ 100	\$ 1,000
<b>POOLS</b>			
Teak Chaise Lounge [Single] Refurbishment	20	\$ 200	\$ 4,000
Teak Chaise Lounge [Double] Refurbishment	4	\$ 375	\$ 1,500
Teak Chaise Lounge Wheels Pair	15	\$ 45	\$ 675
Teak Chaise Lounge Cushion [Single] Complete	12	\$ 600	\$ 7,200
Teak Chaise Lounge - Covers New	10	\$ 125	\$ 1,250
Teak Chaise Lounge - Covers - Repaired	10	\$ 70	\$ 700
Teak Side Tables	10	\$ 190	\$ 1,900
Teak Side Tables - Refurbishment	10	\$ 75	\$ 750
Bambrella Pool Umbrella Canvas	10	\$ 315	\$ 3,150
Bambrella Pool Umbrella Ribs - New	20	\$ 12	\$ 240
Bambrella Pool Umbrellas Complete **	15	\$ 884	\$ 13,260
Bambrella Pool Umbrellas Complete	5	\$ 884	\$ 4,420
<b>Total</b>			<b>\$ 68,247</b>

**THE SHORE CLUB**  
**PROPRIETORS STRATA PLAN # 125**  
**CAPITAL EXPENDITURES - 2020**

<b>PROJECT #</b>	<b>CAPITAL RESERVE FUND</b>	<b>Budget 2020</b>	<b>Actual as of Dec 2020</b>	<b>Variance to Budget</b>	<b>Comments</b>
20C-001	Landscaping (Equipment, Plants, Mulch, etc.)	\$ 12,000	\$ 5,600	\$ (6,400)	
20C-002	Landscaping and Pathway and Up Lights - Lighting	\$ 3,500		\$ (3,500)	
20C-003	TP/Irrigation/Filtration Pumps	\$ 4,000		\$ (4,000)	
20C-004	Sidewalk Surface Treatment	\$ 4,000		\$ (4,000)	
20C-005	Exterior Building Cleaning/Painting	\$ 5,000		\$ (5,000)	<i>Coral Rendering Repairs</i>
20C-006	Pool & Beach Furniture & Umbrellas	\$ 40,000	\$ 14,729	\$ (25,271)	<i>Chaise cushion repairs, Umbrellas bases...</i>
20C-007	Watersports Equipment - Kayaks (2), Paddleboards (2), Hobie (1)	\$ 10,500		\$ (10,500)	<i>Jet Ski Motor - Block Repairs and Crank Replacement</i>
20C-008	Pool Pumps, lights (including Jacuzzi)	\$ 12,000	\$ 2,663	\$ (9,337)	
20C-009	Pool Chlorinator Salt Cells common pool (Common Pool)	\$ 3,500		\$ (3,500)	<i>Already installed but additional work for contractor to complete</i>
20C-010	Tractor & Rake Repairs	\$ 6,000	\$ 440	\$ (5,560)	
20C-011	Gym Equipment	\$ 8,000		\$ (8,000)	<i>Move to 2021</i>
20C-012	WWTP Pumps/Blowers	\$ 12,000		\$ (12,000)	<i>Move to 2021</i>
20C-013	Lift Stations pumps/controls	\$ 7,500		\$ (7,500)	<i>Move to 2021</i>
20C-014	Surge Protectors (all Panel boards)	\$ 5,000		\$ (5,000)	
20C-015	Main Water Pumps for the towers (Pumps and control boards)	\$ 15,000	\$ 14,674	\$ (326)	
20C-016	Miscellaneous	\$ 10,000	\$ 17,146	\$ 7,146	<i>BCQS Report \$6,000, Security Body Cams \$2,857, \$1,450 Generator, \$6,840 Sarnafil Elevator Shaft</i>
	<b>TOTAL BUDGET 2020 CAPITAL RESERVE FUND</b>	<b>\$ 158,000</b>	<b>\$ 55,251</b>	<b>\$ (102,749)</b>	

**THE SHORE CLUB  
 PROPRIETORS STRATA PLAN # 125  
 CAPITAL EXPENDITURES - 2021**

<b>PROJECT #</b>	<b>CAPITAL RESERVE FUND</b>	<b>Budget 2021</b>	<b>Actual as of April 2021</b>	<b>Forecast remainder</b>	<b>Forecast Total year</b>	<b>Variance to Budget</b>	<b>Comments</b>
21C-001	Landscaping (Equipment, Plants, Mulch)	\$ 10,000		\$ 10,000	\$ 10,000	\$ -	
21C-002	Landscaping and Pathway Lighting	\$ 3,000		\$ 3,000	\$ 3,000	\$ -	
21C-003	TP / Irrigation / Filtration Pumps	\$ 3,000		\$ 3,000	\$ 3,000	\$ -	
21C-004	Pool & Beach Furniture (includes umbrellas)	\$ 35,000	\$ 11,300	\$ 56,947	\$ 68,247	\$ 33,247	\$11,300 Umbrellas
21C-005	Pool Filters	\$ 3,500		\$ 3,500	\$ 3,500	\$ -	
21C-006	Pool Lights (includes jacuzzi)	\$ 4,500		\$ 4,500	\$ 4,500	\$ -	
21C-007	Pool Pumps (includes jacuzzi)	\$ 10,000		\$ 10,000	\$ 10,000	\$ -	
21C-008	Pool Chlorinator Salt Cells (Common Pool)	\$ 3,500		\$ 3,500	\$ 3,500	\$ -	
21C-009	Sea Grapes Pool Bar Stool Repairs	\$ 8,000		\$ 8,000	\$ 8,000	\$ -	
21C-010	Tractor & Rake Repairs	\$ 5,000		\$ 5,000	\$ 5,000	\$ -	
21C-011	Gym Equipment	\$ 9,000		\$ 9,000	\$ 9,000	\$ -	
21C-012	WWTP Pumps / Blowers	\$ 12,000		\$ 12,000	\$ 12,000	\$ -	
21C-013	Lift Station Pumps / Controls / Sewage (submersable pu	\$ 10,000		\$ 10,000	\$ 10,000	\$ -	
21C-014	Pool Heaters	\$ 8,000		\$ 8,000	\$ 8,000	\$ -	
21C-015	Tools and Equipment (MT department)	\$ 3,500		\$ 3,500	\$ 3,500	\$ -	
21C-016	Mosquito Magnets	\$ 2,500		\$ 2,500	\$ 2,500	\$ -	
21C-017	Utility Cart / Trailer	\$ 2,500		\$ 2,500	\$ 2,500	\$ -	
21C-018	Security Radios	\$ 2,500		\$ 2,500	\$ 2,500	\$ -	
21C-019	Security Entry at Guest parking	\$ 10,000		\$ 10,000	\$ 10,000	\$ -	
	<b>TOTAL BUDGET 2021 CAPITAL RESERVE FUND</b>	<b>\$ 145,500</b>	<b>\$ 11,300</b>	<b>\$ 167,447</b>	<b>\$ 178,747</b>	<b>\$ 33,247</b>	

SUMMARY STATEMENT	year-to-date						variance	
	Actual	%	Budget	%	Last Year	%	to bud	to LY
Revenues	1,827,896	100%	2,066,043	100%	2,015,435	100%	(238,147)	(187,540)
<b>TOTAL REVENUES</b>	<b>1,827,896</b>	<b>100%</b>	<b>2,066,043</b>	<b>100%</b>	<b>2,015,435</b>	<b>100%</b>	<b>(238,147)</b>	<b>(187,540)</b>
Administration & General	544,373	30%	682,926	33%	637,321	32%	(138,553)	(92,947)
Maintenance	510,424	28%	711,708	34%	734,007	36%	(201,284)	(223,583)
Pool & Beach	184,188	10%	366,500	18%	358,376	18%	(182,312)	(174,188)
Common Areas	44,976	2%	63,072	3%	60,169	3%	(18,096)	(15,193)
Utilities	220,045	12%	238,500	12%	226,111	11%	(18,455)	(6,066)
<b>TOTAL EXPENSES</b>	<b>1,504,005</b>	<b>82%</b>	<b>2,062,706</b>	<b>100%</b>	<b>2,015,983</b>	<b>100%</b>	<b>(558,701)</b>	<b>(511,978)</b>
Insurance Assessment	(528,108)	-29%	(528,108)	-26%	(470,697)	-23%	-	(57,411)
Insurance Expenses	528,108	29%	528,108	26%	470,697	23%	-	57,411
Management Fee	-	0%	-	0%	-	0%	-	-
<b>TOTAL INSURANCE</b>	<b>-</b>	<b>0%</b>	<b>-</b>	<b>0%</b>	<b>-</b>	<b>0%</b>	<b>-</b>	<b>-</b>
Reserve Assessment	70,602	4%	315,073	15%	315,073	16%	(244,471)	(244,471)
Reserve Fund	(70,602)	-4%	(315,073)	-15%	(315,073)	-16%	244,471	244,471
<b>TOTAL RESERVE FUND</b>	<b>-</b>	<b>0%</b>	<b>-</b>	<b>0%</b>	<b>-</b>	<b>0%</b>	<b>-</b>	<b>-</b>
<b>PROFIT / (LOSS)</b>	<b>323,890</b>	<b>18%</b>	<b>3,337</b>	<b>0%</b>	<b>(548)</b>	<b>0%</b>	<b>320,553</b>	<b>324,438</b>

Details

REVENUES	year-to-date						variance	
	Actual	%	Budget	%	Last Year	%	to bud	to LY
Strata Fees	1,540,174	84%	1,579,663	76%	1,579,663	78%	(39,488)	(39,489)
Strata Storage Fees	1,000	0%	2,000	0%	-	0%	(1,000)	1,000
Watersport Contribution	-	0%	-	0%	-	0%	-	-
Maintenance Revenue	146,088	8%	270,000	13%	244,856	12%	(123,912)	(98,767)
Income from Water	9,514	1%	19,200	1%	19,049	1%	(9,686)	(9,535)
Income from Power	45,913	3%	69,600	3%	65,116	3%	(23,687)	(19,203)
Income from Cable	25,229	1%	16,200	1%	30,557	2%	9,029	(5,328)
Income from Pest Control	3,276	0%	7,380	0%	9,045	0%	(4,104)	(5,769)
Villa Contributions	56,700	3%	102,000	5%	67,150	3%	(45,300)	(10,449)
Other Income	-	0%	-	0%	-	0%	-	-
Interest Income	-	0%	-	0%	-	0%	-	-
<b>TOTAL REVENUES</b>	<b>1,827,896</b>	<b>100%</b>	<b>2,066,043</b>	<b>100%</b>	<b>2,015,435</b>	<b>100%</b>	<b>(238,147)</b>	<b>(187,540)</b>

ADMIN & GENERAL	year-to-date						variance	
	Actual	%	Budget	%	Last Year	%	to bud	to LY
Security Payroll	61,302	3%	96,000	5%	73,404	4%	(34,698)	(12,102)
Vacation Pay	3,913	0%	2,244	0%	2,240	0%	1,669	1,673
Holiday Pay	1,243	0%	2,400	0%	1,439	0%	(1,157)	(196)
Sick Pay	1,208	0%	1,800	0%	1,938	0%	(592)	(730)
Employee Meals	3,181	0%	3,780	0%	3,088	0%	(599)	93
Bonus Provision	405	0%	-	0%	-	0%	405	405
Employee Relations	1,613	0%	14,400	1%	9,182	0%	(12,787)	(7,569)
Payroll Taxes	6,111	0%	8,700	0%	8,201	0%	(2,589)	(2,090)
<b>TOTAL PAYROLL &amp; RELATED</b>	<b>78,976</b>	<b>4%</b>	<b>129,324</b>	<b>6%</b>	<b>99,491</b>	<b>5%</b>	<b>(50,348)</b>	<b>(20,515)</b>
Bank Charges	1,692	0%	2,400	0%	2,477	0%	(708)	(785)
Work Permits	-	0%	-	0%	-	0%	-	-
Outside Security Services & supplies	18,320	1%	75,000	4%	79,154	4%	(56,680)	(60,834)
Telephone	1,589	0%	2,400	0%	1,350	0%	(811)	240
D&O Liability Insurance	5,042	0%	3,780	0%	3,869	0%	1,262	1,172
Gym	33,114	2%	42,600	2%	40,394	2%	(9,486)	(7,280)
Management Fee	393,384	22%	393,382	19%	381,924	19%	2	11,460
Back of House Building contrib	15,900	1%	20,000	1%	20,000	1%	(4,100)	(4,100)
Other Expenses	1,056	0%	8,640	0%	3,862	0%	(7,584)	(2,806)
Travelling Expenses	(4,700)	0%	5,400	0%	4,800	0%	(10,100)	(9,500)
<b>TOTAL OTHER EXPENSES</b>	<b>465,397</b>	<b>25%</b>	<b>553,602</b>	<b>27%</b>	<b>537,829</b>	<b>27%</b>	<b>(88,205)</b>	<b>(72,432)</b>
<b>TOTAL ADMIN &amp; GEN EXPENSES</b>	<b>544,373</b>	<b>30%</b>	<b>682,926</b>	<b>33%</b>	<b>637,321</b>	<b>32%</b>	<b>(138,553)</b>	<b>(92,947)</b>

MAINTENANCE							variance	
	Actual	%	Budget	%	Last Year	%	to bud	to LY
Engineering Payroll	108,570	6%	204,000	10%	190,507	9%	(95,430)	(81,937)
Landscaping Payroll	55,616	3%	90,000	4%	89,597	4%	(34,384)	(33,981)
Vacation Pay	13,176	1%	4,500	0%	4,135	0%	8,676	9,041
Holiday Pay	2,396	0%	9,600	0%	4,095	0%	(7,204)	(1,698)
Sick Pay	1,348	0%	4,500	0%	3,422	0%	(3,152)	(2,074)
Home Leave	249	0%	-	0%	541	0%	249	(292)
Health Insurance	-	0%	-	0%	-	0%	-	-
Work Permits	15,367	1%	30,000	1%	21,490	1%	(14,633)	(6,124)
Employee Meals	6,891	0%	7,200	0%	7,404	0%	(309)	(512)
Bonus Provision	1,051	0%	-	0%	1,643	0%	1,051	(592)
Employee Housing	23,870	1%	26,400	1%	26,828	1%	(2,530)	(2,958)
Payroll Taxes	15,201	1%	26,400	1%	21,581	1%	(11,199)	(6,379)
<b>TOTAL PAYROLL &amp; RELATED</b>	<b>243,735</b>	<b>13%</b>	<b>402,600</b>	<b>19%</b>	<b>371,243</b>	<b>18%</b>	<b>(158,865)</b>	<b>(127,508)</b>
Vehicles & Transportation	9,448	1%	22,800	1%	19,939	1%	(13,352)	(10,492)
A/C Related	21,606	1%	19,200	1%	19,301	1%	2,406	2,305
Maintenance Supplies	121,666	7%	96,000	5%	118,217	6%	25,666	3,449
Hurricane Supplies	3,840	0%	12,000	1%	15,171	1%	(8,160)	(11,331)
Building Maintenance	-	0%	-	0%	4,694	0%	-	(4,694)
Office Supplies	800	0%	1,800	0%	1,887	0%	(1,000)	(1,088)
Uniforms	4,884	0%	5,400	0%	4,107	0%	(516)	777
Painting & Decorations	12,099	1%	12,000	1%	12,621	1%	99	(522)
Electrical & Bulbs	3,244	0%	7,680	0%	15,860	1%	(4,436)	(12,615)
Locks & Keys	20	0%	600	0%	428	0%	(580)	(408)
Furniture & Equipment	-	0%	-	0%	-	0%	-	-
Plumbing	-	0%	-	0%	1,500	0%	-	(1,500)
Elevators	19,067	1%	26,400	1%	29,492	1%	(7,333)	(10,424)
Garbage Removal	10,083	1%	27,228	1%	26,697	1%	(17,145)	(16,615)
Telephone	6,361	0%	10,200	0%	9,698	0%	(3,839)	(3,337)
Fire Protection / Life Safety	27,123	1%	12,000	1%	12,405	1%	15,123	14,718
Grounds & Landscaping	16,337	1%	24,000	1%	35,586	2%	(7,663)	(19,250)
Other Expenses	-	0%	-	0%	153	0%	-	(153)
Sewage Treatment Plant	10,111	1%	31,800	2%	35,007	2%	(21,689)	(24,895)
<b>TOTAL OTHER EXPENSES</b>	<b>266,689</b>	<b>15%</b>	<b>309,108</b>	<b>15%</b>	<b>362,764</b>	<b>18%</b>	<b>(42,419)</b>	<b>(96,075)</b>
<b>TOTAL MAINTENANCE EXPENSES</b>	<b>510,424</b>	<b>28%</b>	<b>711,708</b>	<b>34%</b>	<b>734,007</b>	<b>36%</b>	<b>(201,284)</b>	<b>(223,583)</b>

**Financial Statement - Strata Plan # 125**

**December 2020**

POOL & BEACH	Actual		Budget		Last Year		variance	
		%		%		%	to bud	to LY
Payroll Expenses	129,783	7%	336,000	16%	327,253	16%	(206,217)	(197,470)
Vacation Pay	11,433	1%	10,020	0%	8,817	0%	1,413	2,616
Holiday Pay	1,562	0%	4,680	0%	3,507	0%	(3,118)	(1,945)
Sick/Supplemental Pay	3,333	0%	3,900	0%	3,608	0%	(567)	(276)
Home Leave	-	0%	-	0%	-	0%	-	-
Bonus Provision	1,000	0%	-	0%	1,170	0%	1,000	(170)
Employee Meals	5,673	0%	9,600	0%	8,647	0%	(3,927)	(2,974)
Work Permits	700	0%	4,000	0%	3,250	0%	(3,300)	(2,550)
Employee Housing	11,357	1%	16,200	1%	13,673	1%	(4,843)	(2,316)
Payroll Taxes	13,334	1%	24,000	1%	22,710	1%	(10,666)	(9,376)
Allocation Management Co.	(89,087)	-5%	(204,200)	-10%	(196,318)	-10%	115,113	107,231
Allocation Villa Club	-	0%	-	0%	-	0%	-	-
<b>TOTAL PAYROLL &amp; RELATED</b>	<b>89,087</b>	<b>5%</b>	<b>204,200</b>	<b>10%</b>	<b>196,318</b>	<b>10%</b>	<b>(115,113)</b>	<b>(107,231)</b>
P&B Supplies	24,232	1%	72,000	3%	82,451	4%	(47,768)	(58,218)
Furniture & Umbrellas	-	0%	12,000	1%	10,243	1%	(12,000)	(10,243)
Watersport Supplies	-	0%	6,000	0%	2,175	0%	(6,000)	(2,175)
Telephone	3,571	0%	4,200	0%	3,956	0%	(629)	(384)
Uniforms	163	0%	13,200	1%	13,050	1%	(13,037)	(12,887)
Laundry	81,292	4%	156,000	8%	112,735	6%	(74,708)	(31,443)
Miscellaneous	-	0%	-	0%	-	0%	-	-
Allocation Management Co.	(54,630)	-3%	(131,700)	-6%	(112,305)	-6%	77,070	57,676
Allocation Villa Club	-	0%	-	0%	-	0%	-	-
Pool Chemicals	21,482	1%	24,600	1%	25,210	1%	(3,118)	(3,728)
Pool Repairs	11,382	1%	6,000	0%	24,543	1%	5,382	(13,161)
Watersport Repairs	7,607	0%	-	0%	-	0%	7,607	7,607
<b>TOTAL OTHER EXPENSES</b>	<b>95,101</b>	<b>5%</b>	<b>162,300</b>	<b>8%</b>	<b>162,058</b>	<b>8%</b>	<b>(67,199)</b>	<b>(66,957)</b>
<b>TOTAL POOL &amp; BEACH EXPENSES</b>	<b>184,188</b>	<b>10%</b>	<b>366,500</b>	<b>18%</b>	<b>358,376</b>	<b>18%</b>	<b>(182,312)</b>	<b>(174,188)</b>

COMMON AREAS	Actual		Budget		Last Year		variance	
		%		%		%	to bud	to LY
Payroll Expenses	35,100	2%	50,400	2%	49,529	2%	(15,300)	(14,429)
Vacation Pay	550	0%	600	0%	651	0%	(50)	(101)
Holiday & Sick Pay	667	0%	1,152	0%	989	0%	(485)	(322)
Employee Meals	2,318	0%	-	0%	2,904	0%	2,318	(586)
Employee Housing	-	0%	-	0%	-	0%	-	-
Payroll Taxes	1,161	0%	2,100	0%	1,896	0%	(939)	(735)
<b>TOTAL PAYROLL &amp; RELATED</b>	<b>39,796</b>	<b>2%</b>	<b>54,252</b>	<b>3%</b>	<b>55,969</b>	<b>3%</b>	<b>(14,456)</b>	<b>(16,173)</b>
Cleaning Supplies	5,180	0%	4,320	0%	4,200	0%	860	980
Miscellaneous	-	0%	4,500	0%	-	0%	(4,500)	-
<b>TOTAL OTHER EXPENSES</b>	<b>5,180</b>	<b>0%</b>	<b>8,820</b>	<b>0%</b>	<b>4,200</b>	<b>0%</b>	<b>(3,641)</b>	<b>980</b>
<b>TOTAL COMMON AREAS EXP.</b>	<b>44,976</b>	<b>2%</b>	<b>63,072</b>	<b>3%</b>	<b>60,169</b>	<b>3%</b>	<b>(18,096)</b>	<b>(15,193)</b>

UTILITIES	Actual		Budget		Last Year		variance	
		%		%		%	to bud	to LY
Electricity	132,162	7%	210,000	10%	197,186	10%	(77,838)	(65,024)
Water	72,863	4%	9,000	0%	7,387	0%	63,863	65,477
Gas / Propane	15,020	1%	19,500	1%	21,539	1%	(4,480)	(6,519)
Others	-	0%	-	0%	-	0%	-	-
<b>TOTAL UTILITY EXPENSES</b>	<b>220,045</b>	<b>12%</b>	<b>238,500</b>	<b>12%</b>	<b>226,111</b>	<b>11%</b>	<b>(18,455)</b>	<b>(6,066)</b>

SUMMARY STATEMENT	year-to-date						variance	
	Actual	%	Budget	%	Last Year	%	to bud	to LY
Revenues	552,002	100%	496,412	100%	622,062	100%	55,590	(70,060)
<b>TOTAL REVENUES</b>	<b>552,002</b>	<b>100%</b>	<b>496,412</b>	<b>100%</b>	<b>622,062</b>	<b>100%</b>	<b>55,590</b>	<b>(70,060)</b>
Administration & General	241,630	44%	222,772	45%	197,137	32%	18,858	44,493
Maintenance	245,050	44%	224,816	45%	171,240	28%	20,234	73,809
Pool & Beach	98,931	18%	113,466	23%	81,254	13%	(14,535)	17,677
Common Areas	23,385	4%	21,024	4%	15,518	2%	2,361	7,867
Utilities	58,830	11%	72,500	15%	131,787	21%	(13,670)	(72,956)
<b>TOTAL EXPENSES</b>	<b>667,827</b>	<b>121%</b>	<b>654,578</b>	<b>132%</b>	<b>596,936</b>	<b>96%</b>	<b>13,249</b>	<b>70,891</b>
Insurance Assessment	(528,811)	-96%	(633,730)	-128%	(528,128)	-85%	104,919	(683)
Insurance Expenses	528,811	96%	633,730	128%	528,128	85%	(104,919)	683
Management Fee	-	0%	-	0%	-	0%	-	-
<b>TOTAL INSURANCE</b>	<b>-</b>	<b>0%</b>	<b>0</b>	<b>0%</b>	<b>-</b>	<b>0%</b>	<b>(0)</b>	<b>-</b>
Reserve Assessment	-	0%	-	0%	70,602	11%	-	(70,602)
Reserve Fund	-	0%	-	0%	(70,602)	-11%	-	70,602
<b>TOTAL RESERVE FUND</b>	<b>-</b>	<b>0%</b>	<b>-</b>	<b>0%</b>	<b>-</b>	<b>0%</b>	<b>-</b>	<b>-</b>
<b>PROFIT / (LOSS)</b>	<b>(115,825)</b>	<b>-21%</b>	<b>(158,166)</b>	<b>-32%</b>	<b>25,126</b>	<b>4%</b>	<b>42,341</b>	<b>(140,951)</b>

Details

REVENUES	year-to-date						variance	
	Actual	%	Budget	%	Last Year	%	to bud	to LY
Strata Fees	368,588	67%	368,588	74%	526,554	85%	(0)	(157,966)
Strata Storage Fees	-	0%	-	0%	-	0%	-	-
Maintenance Revenue	117,757	21%	69,750	14%	43,896	7%	48,007	73,861
Income from Water	3,987	1%	5,600	1%	3,770	1%	(1,613)	217
Income from Power	19,192	3%	20,493	4%	15,508	2%	(1,301)	3,685
Income from Cable	9,037	2%	4,590	1%	1,978	0%	4,447	7,059
Income from Pest Control	2,880	1%	2,091	0%	5,840	1%	789	(2,960)
Villa Contributions	30,561	6%	25,300	5%	24,517	4%	5,261	6,044
Other Income	-	0%	-	0%	-	0%	-	-
Interest Income	-	0%	-	0%	-	0%	-	-
<b>TOTAL REVENUES</b>	<b>552,002</b>	<b>100%</b>	<b>496,412</b>	<b>100%</b>	<b>622,062</b>	<b>100%</b>	<b>55,590</b>	<b>(70,060)</b>

ADMIN & GENERAL	year-to-date						variance	
	Actual	%	Budget	%	Last Year	%	to bud	to LY
Security Payroll	22,974	4%	32,000	6%	21,893	4%	(9,026)	1,081
Vacation Pay	1,022	0%	748	0%	747	0%	274	275
Holiday Pay	683	0%	800	0%	704	0%	(117)	(21)
Sick Pay	726	0%	600	0%	952	0%	126	(226)
Employee Meals	1,631	0%	1,260	0%	988	0%	371	643
Bonus Provision	-	0%	-	0%	-	0%	-	-
Employee Relations	1,223	0%	3,720	1%	1,269	0%	(2,497)	(46)
Payroll Taxes	3,161	1%	2,900	1%	3,055	0%	261	106
<b>TOTAL PAYROLL &amp; RELATED</b>	<b>31,420</b>	<b>6%</b>	<b>42,028</b>	<b>8%</b>	<b>29,607</b>	<b>5%</b>	<b>(10,608)</b>	<b>1,813</b>
Bank Charges	682	0%	800	0%	705	0%	(118)	(24)
Work Permits	-	0%	-	0%	-	0%	-	-
Outside Security Services & supplies	47,015	9%	18,176	4%	15,987	3%	28,839	31,028
Telephone	581	0%	800	0%	488	0%	(219)	93
D&O Liability Insurance	4,534	1%	1,260	0%	1,384	0%	3,274	3,150
Gym	15,671	3%	14,200	3%	11,319	2%	1,471	4,352
Management Fee	135,061	24%	135,060	27%	131,128	21%	1	3,933
Back of House Building contrib	6,667	1%	6,668	1%	5,300	1%	(1)	1,367
Other Expenses	-	0%	2,880	1%	19	0%	(2,880)	(19)
Travelling Expenses	-	0%	900	0%	1,200	0%	(900)	(1,200)
<b>TOTAL OTHER EXPENSES</b>	<b>210,210</b>	<b>38%</b>	<b>180,744</b>	<b>36%</b>	<b>167,530</b>	<b>27%</b>	<b>29,466</b>	<b>42,680</b>
<b>TOTAL ADMIN &amp; GEN EXPENSES</b>	<b>241,630</b>	<b>44%</b>	<b>222,772</b>	<b>45%</b>	<b>197,137</b>	<b>32%</b>	<b>18,858</b>	<b>44,493</b>

MAINTENANCE							variance	
	Actual	%	Budget	%	Last Year	%	to bud	to LY
Engineering Payroll	58,046	11%	57,800	12%	50,018	8%	246	8,028
Landscaping Payroll	21,873	4%	29,252	6%	23,344	4%	(7,379)	(1,470)
Vacation Pay	1,664	0%	1,500	0%	1,378	0%	164	286
Holiday Pay	1,637	0%	3,200	1%	1,698	0%	(1,563)	(61)
Sick Pay	696	0%	1,500	0%	927	0%	(804)	(230)
Home Leave	-	0%	-	0%	-	0%	-	-
Health Insurance	-	0%	-	0%	-	0%	-	-
Work Permits	11,240	2%	10,000	2%	3,124	1%	1,240	8,116
Employee Meals	2,873	1%	2,400	0%	2,653	0%	473	220
Bonus Provision	-	0%	-	0%	-	0%	-	-
Employee Housing	8,735	2%	8,800	2%	7,408	1%	(65)	1,327
Payroll Taxes	7,768	1%	7,920	2%	8,393	1%	(152)	(625)
<b>TOTAL PAYROLL &amp; RELATED</b>	<b>114,533</b>	<b>21%</b>	<b>122,372</b>	<b>25%</b>	<b>98,943</b>	<b>16%</b>	<b>(7,839)</b>	<b>15,590</b>
Vehicles & Transportation	3,400	1%	6,460	1%	4,597	1%	(3,060)	(1,197)
A/C Related	20,081	4%	6,400	1%	8,173	1%	13,681	11,909
Maintenance Supplies	44,344	8%	32,000	6%	22,588	4%	12,344	21,757
Hurricane Supplies	-	0%	4,000	1%	-	0%	(4,000)	-
Building Maintenance	-	0%	-	0%	-	0%	-	-
Office Supplies	432	0%	600	0%	480	0%	(168)	(48)
Uniforms	5,508	1%	1,800	0%	4,826	1%	3,708	682
Painting & Decorations	16,439	3%	3,400	1%	4,485	1%	13,039	11,954
Electrical & Bulbs	1,143	0%	2,560	1%	51	0%	(1,417)	1,092
Locks & Keys	160	0%	200	0%	3	0%	(40)	157
Furniture & Equipment	-	0%	-	0%	-	0%	-	-
Plumbing	-	0%	-	0%	-	0%	-	-
Elevators	11,420	2%	8,800	2%	8,067	1%	2,620	3,353
Garbage Removal	5,820	1%	8,540	2%	4,347	1%	(2,720)	1,473
Telephone	1,401	0%	3,400	1%	2,229	0%	(1,999)	(827)
Fire Protection / Life Safety	3,058	1%	4,000	1%	545	0%	(943)	2,513
Grounds & Landscaping	12,397	2%	12,332	2%	4,371	1%	65	8,027
Other Expenses	-	0%	-	0%	-	0%	-	-
Sewage Treatment Plant	4,912	1%	7,952	2%	7,537	1%	(3,040)	(2,625)
<b>TOTAL OTHER EXPENSES</b>	<b>130,516</b>	<b>24%</b>	<b>102,444</b>	<b>21%</b>	<b>72,297</b>	<b>12%</b>	<b>28,072</b>	<b>58,219</b>
<b>TOTAL MAINTENANCE EXPENSES</b>	<b>245,050</b>	<b>44%</b>	<b>224,816</b>	<b>45%</b>	<b>171,240</b>	<b>28%</b>	<b>20,234</b>	<b>73,809</b>

POOL & BEACH							variance	
	Actual	%	Budget	%	Last Year	%	to bud	to LY
Payroll Expenses	87,845	16%	98,000	20%	63,443	10%	(10,155)	24,403
Vacation Pay	2,822	1%	3,340	1%	2,939	0%	(518)	(117)
Holiday Pay	1,177	0%	1,560	0%	1,148	0%	(383)	29
Sick/Supplemental Pay	1,409	0%	1,300	0%	1,929	0%	109	(520)
Home Leave	-	0%	-	0%	-	0%	-	-
Bonus Provision	-	0%	-	0%	-	0%	-	-
Employee Meals	2,299	0%	3,200	1%	2,553	0%	(901)	(253)
Work Permits	-	0%	1,332	0%	-	0%	(1,332)	-
Employee Housing	3,234	1%	5,400	1%	3,955	1%	(2,166)	(721)
Payroll Taxes	7,129	1%	7,000	1%	7,522	1%	129	(393)
Allocation Management Co.	(52,958)	-10%	(60,566)	-12%	(41,744)	-7%	7,608	(11,214)
Allocation Villa Club	-	0%	-	0%	-	0%	-	-
<b>TOTAL PAYROLL &amp; RELATED</b>	<b>52,958</b>	<b>10%</b>	<b>60,566</b>	<b>12%</b>	<b>41,744</b>	<b>7%</b>	<b>(7,608)</b>	<b>11,214</b>
P&B Supplies	5,469	1%	22,800	5%	6,341	1%	(17,331)	(872)
Furniture & Umbrellas	2,385	0%	4,000	1%	-	0%	(1,615)	2,385
Watersport Supplies	4,945	1%	2,000	0%	-	0%	2,945	4,945
Telephone	1,040	0%	1,400	0%	1,409	0%	(360)	(369)
Uniforms	4,386	1%	4,400	1%	163	0%	(14)	4,223
Laundry	46,069	8%	52,000	10%	47,383	8%	(5,931)	(1,314)
Miscellaneous	-	0%	-	0%	-	0%	-	-
Allocation Management Co.	(32,147)	-6%	(43,900)	-9%	(27,649)	-4%	11,753	(4,499)
Allocation Villa Club	-	0%	-	0%	-	0%	-	-
Pool Chemicals	8,809	2%	8,200	2%	6,660	1%	609	2,150
Pool Repairs	1,429	0%	2,000	0%	5,202	1%	(571)	(3,773)
Watersport Repairs	3,588	1%	-	0%	-	0%	3,588	3,588
<b>TOTAL OTHER EXPENSES</b>	<b>45,974</b>	<b>8%</b>	<b>52,900</b>	<b>11%</b>	<b>39,510</b>	<b>6%</b>	<b>(6,926)</b>	<b>6,464</b>
<b>TOTAL POOL &amp; BEACH EXPENSES</b>	<b>98,931</b>	<b>18%</b>	<b>113,466</b>	<b>23%</b>	<b>81,254</b>	<b>13%</b>	<b>(14,535)</b>	<b>17,677</b>

COMMON AREAS	Actual			Budget			Last Year			variance	
		%		%		%		%	to bud	to LY	
Payroll Expenses	16,558	3%	16,800	3%	12,355	2%			(242)	4,203	
Vacation Pay	290	0%	200	0%	200	0%			90	90	
Holiday & Sick Pay	403	0%	384	0%	450	0%			19	(47)	
Employee Meals	1,182	0%	-	0%	826	0%			1,182	356	
Payroll Taxes	814	0%	700	0%	608	0%			114	207	
<b>TOTAL PAYROLL &amp; RELATED</b>	<b>19,248</b>	<b>3%</b>	<b>18,084</b>	<b>4%</b>	<b>14,438</b>	<b>2%</b>			<b>1,164</b>	<b>4,810</b>	
Cleaning Supplies	4,138	1%	1,440	0%	1,080	0%			2,698	3,058	
Miscellaneous	-	0%	1,500	0%	-	0%			(1,500)	-	
<b>TOTAL OTHER EXPENSES</b>	<b>4,138</b>	<b>1%</b>	<b>2,940</b>	<b>1%</b>	<b>1,080</b>	<b>0%</b>			<b>1,198</b>	<b>3,058</b>	
<b>TOTAL COMMON AREAS EXP.</b>	<b>23,385</b>	<b>4%</b>	<b>21,024</b>	<b>4%</b>	<b>15,518</b>	<b>2%</b>			<b>2,361</b>	<b>7,867</b>	

UTILITIES	Actual			Budget			Last Year			variance	
		%		%		%		%	to bud	to LY	
Electricity	40,924	7%	63,000	13%	62,953	10%			(22,076)	(22,029)	
Water	8,030	1%	3,000	1%	59,965	10%			5,030	(51,935)	
Gas / Propane	9,877	2%	6,500	1%	8,869	1%			3,377	1,008	
Others	-	0%	-	0%	-	0%			-	-	
<b>TOTAL UTILITY EXPENSES</b>	<b>58,830</b>	<b>11%</b>	<b>72,500</b>	<b>15%</b>	<b>131,787</b>	<b>21%</b>			<b>(13,670)</b>	<b>(72,956)</b>	

**PROPRIETORS STRATA PLAN # 125  
MAJOR EXPENDITURES - BUDGET 2020**

<b>PROJECT</b>	<b>MAJOR RESERVE FUND</b>	<b>Budget 2020</b>	<b>Actual as of Dec 2020</b>	<b>Variance to Budget</b>	<b>Comments</b>
20M-001	Water Instrusions	\$ 35,000	\$ 1,711	\$ 33,289	
20M-002		\$ -		\$ -	
	Pool Leak/Tunnel	\$ -	\$ 21,908	\$ (21,908)	
	Boardwalk	\$ -	\$ 9,920	\$ (9,920)	50% Split with Management Company
<b>TOTAL MAJOR RESERVE FUND</b>		<b>\$ 35,000</b>	<b>\$ 33,539</b>	<b>\$ 1,461</b>	

**PROPRIETORS STRATA PLAN # 125  
MAJOR EXPENDITURES - BUDGET 2021**

<b>PROJECT</b>	<b>MAJOR RESERVE FUND</b>	<b>Budget 2021</b>	<b>Actual as of April 2021</b>	<b>Forecast Remainder</b>	<b>Forecast Total year</b>	<b>Variance to Budget</b>	<b>Comments</b>
21M-001	Water Intrusions / Condensation Issues	\$ 30,000	\$ -	\$ 30,000	\$ 30,000	\$ -	
21M-002	Surge Protectors (all Panel boards)(sub Meter)	\$ 30,000		\$ 30,000	\$ 30,000	\$ -	
	Storm Damage Repairs	\$ -	\$ 4,277	\$ -	\$ 4,277	\$ (4,277)	
		\$ -		\$ -	\$ -	\$ -	
<b>TOTAL MAJOR RESERVE FUND</b>		<b>\$ 60,000</b>	<b>\$ 4,277</b>	<b>\$ 60,000</b>	<b>\$ 64,277</b>	<b>\$ (4,277)</b>	

PROPRIETORS STRATA PLAN # 125  
RESERVE FUNDS 2020

RESERVE FUNDS	CAPITAL	MAJOR	TOTAL
OPENING BALANCE 2020:	\$ 2,187	\$ 140,819	\$ 143,006
FUNDINGS JAN-FEB 2020	\$ 37,185	\$ 33,417	\$ 70,602
EXPENDITURES JAN - DEC 2020	\$ (55,251)	\$ (33,539)	\$ (88,790)
<b>BALANCE DECEMBER 2020</b>	<b>\$ (15,879)</b>	<b>\$ 140,697</b>	<b>\$ 124,818</b>

*Both capital and reserve funds contributions suspended since March 2020*

PROPRIETORS STRATA PLAN # 125  
RESERVE FUNDS 2021 BUDGET

RESERVE FUNDS	CAPITAL	MAJOR	TOTAL	
OPENING BALANCE 2021:	\$ (15,879)	\$ 140,697	\$ 124,818	
FUNDINGS JAN-APRIL 2021	\$ 17,982	\$ -	\$ 17,982	<i>capital reserve fund resumed as per April 1, 2021</i>
EXPENDITURES JAN - APRIL 2021	\$ (11,300)	\$ (4,277)	\$ (15,577)	
<b>BALANCE APRIL 2021</b>	<b>\$ (9,196)</b>	<b>\$ 136,420</b>	<b>\$ 127,223</b>	
FUNDINGS MAY-DECEMBER 2021	\$ 143,859	\$ -	\$ 143,859	<i>fundings to be decided if resumes as from June 1, 2021</i>
EXPENDITURES MAY-DECEMBER 2021	\$ (167,447)	\$ (60,000)	\$ (227,447)	
<b>FORECASTED BALANCE DECEMBER 2021</b>	<b>\$ (32,784)</b>	<b>\$ 76,420</b>	<b>\$ 43,636</b>	