

*Proprietors of Strata Plan #125  
Financial Statement year ended December 31st 2024*

SUMMARY STATEMENT	year-to-date						variance				
	Actual 2024	%	Budget 2024	%	Actual 23	%	Actual 22	%	Actual 21	%	Act 24 to Budget
Revenues	2,675,478	100%	2,547,648	100%	2,488,469	100%	2,241,074	100%	1,910,536	100%	127,829
<b>TOTAL REVENUES</b>	<b>2,675,478</b>	<b>100%</b>	<b>2,547,648</b>	<b>100%</b>	<b>2,488,469</b>	<b>100%</b>	<b>2,241,074</b>	<b>100%</b>	<b>1,910,536</b>	<b>100%</b>	<b>127,829</b>
Administration & General	834,346	31%	861,683	34%	810,016	33%	759,490	34%	719,578	38%	(27,338)
Maintenance	1,071,117	40%	911,779	36%	834,995	34%	873,342	39%	774,005	41%	159,338
Pool & Beach	437,078	16%	445,521	17%	467,821	19%	364,525	16%	371,499	19%	(8,443)
Common Areas	75,981	3%	75,785	3%	69,837	3%	66,807	3%	66,839	3%	195
Utilities	211,464	8%	252,838	10%	259,520	10%	260,357	12%	194,398	10%	(41,374)
<b>TOTAL EXPENSES</b>	<b>2,629,985</b>	<b>98%</b>	<b>2,547,607</b>	<b>100%</b>	<b>2,442,189</b>	<b>98%</b>	<b>2,324,520</b>	<b>104%</b>	<b>2,126,319</b>	<b>111%</b>	<b>82,378</b>
Insurance Assessment	(696,979)	-26%	(636,081)	-25%	(665,344)	-27%	(636,081)	-28%	(528,108)	-28%	(60,898)
Insurance Expenses	696,979	26%	636,081	25%	665,344	27%	636,081	28%	528,108	28%	60,898
Management Fee	-	0%	-	0%	-	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>0%</b>	<b>-</b>	<b>0%</b>	<b>-</b>
Reserve Assessment	(500,639)	-19%	(500,639)	-20%	(414,710)	-17%	(414,710)	-19%	(153,540)	-8%	-
Reserve Fund	500,639	19%	500,639	20%	414,710	17%	414,710	19%	153,540	8%	-
<b>TOTAL RESERVE FUND</b>	<b>-</b>	<b>0%</b>	<b>-</b>	<b>0%</b>	<b>-</b>	<b>0%</b>	<b>-</b>	<b>0%</b>	<b>-</b>	<b>0%</b>	<b>-</b>
<b>PROFIT / (LOSS)</b>	<b>45,492</b>	<b>2%</b>	<b>42</b>	<b>0%</b>	<b>46,280</b>	<b>2%</b>	<b>(83,446)</b>	<b>-4%</b>	<b>(215,783)</b>	<b>-11%</b>	<b>45,451</b>

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Details

REVENUES	year-to-date						variance to bud				
	Actual 2024	%	Budget 2024	%	Actual 23	%		Actual 22	%	Actual 21	%
Strata Fees	1,797,341	67%	1,797,341	71%	1,797,341	72%	1,579,663	70%	1,342,713	70%	-
Strata Storage Fees	2,500	0%	2,000	0%	3,500	0%	-	0%	-	0%	500
Watersport Contribution	-	0%	-	0%	-	0%	-	0%	-	0%	-
Maintenance Revenue	615,449	23%	470,459	18%	425,987	17%	419,749	19%	349,540	18%	144,909
Income from Water	18,750	1%	20,807	1%	18,163	1%	20,069	1%	16,940	1%	(2,058)
Income from Power	100,737	4%	105,615	4%	96,378	4%	107,993	5%	81,447	4%	(4,878)
Income from Cable	2,448	0%	2,448	0%	2,448	0%	2,448	0%	10,669	1%	-
Income from Pest Control	8,926	0%	9,497	0%	9,497	0%	5,787	0%	2,926	0%	(572)
Villa Contributions	121,674	5%	139,481	5%	135,156	5%	105,365	5%	106,301	6%	(17,807)
Other Income	0	0%	-	0%	0	0%	0	0%	-	0%	0
Interest Income	7,653	0%	-	0%	-	0%	-	0%	-	0%	7,653
<b>TOTAL REVENUES</b>	<b>2,675,478</b>	<b>100%</b>	<b>2,547,648</b>	<b>100%</b>	<b>2,488,469</b>	<b>100%</b>	<b>2,241,074</b>	<b>100%</b>	<b>1,910,536</b>	<b>100%</b>	<b>127,829</b>

ADMIN & GENERAL	year-to-date						variance to bud				
	Actual 2024	%	Budget 2024	%	Actual 23	%		Actual 22	%	Actual 21	%
Security Payroll	151,174	6%	136,835	5%	114,215	5%	92,648	4%	74,472	4%	14,339
Vacation Pay	4,753	0%	3,156	0%	2,941	0%	2,560	0%	5,520	0%	1,598
Holiday Pay	3,808	0%	3,712	0%	3,498	0%	2,533	0%	1,504	0%	95
Sick Pay	2,463	0%	2,545	0%	2,580	0%	1,543	0%	1,157	0%	(81)
Employee Meals	6,679	0%	5,346	0%	5,463	0%	3,965	0%	3,652	0%	1,333
Bonus Provision	834	0%	633	0%	712	0%	633	0%	-	0%	202
Employee Relations	12,028	0%	8,176	0%	12,205	0%	14,047	1%	7,672	0%	3,852
Payroll Taxes	20,784	1%	19,144	1%	16,245	1%	12,885	1%	8,992	0%	1,640
<b>TOTAL PAYROLL &amp; RELATED</b>	<b>202,525</b>	<b>8%</b>	<b>179,547</b>	<b>7%</b>	<b>157,859</b>	<b>6%</b>	<b>130,814</b>	<b>6%</b>	<b>102,970</b>	<b>5%</b>	<b>22,978</b>
Bank Charges	2,272	0%	2,166	0%	2,231	0%	2,087	0%	2,049	0%	106
Work Permits	-	0%	-	0%	-	0%	-	0%	-	0%	-
Outside Security Services & supplies	85,257	3%	140,820	6%	129,470	5%	117,845	5%	121,256	6%	(55,563)
Telephone	1,260	0%	1,402	0%	1,335	0%	1,592	0%	1,636	0%	(142)
D&O Liability Insurance	12,194	0%	19,000	1%	15,040	1%	23,587	1%	19,686	1%	(6,806)
Gym	44,486	2%	46,410	2%	45,550	2%	44,250	2%	46,685	2%	(1,924)
Management Fee	442,755	17%	442,755	17%	429,859	17%	417,339	19%	405,183	21%	0
Back of House Building contrib	22,440	1%	22,440	1%	22,000	1%	20,000	1%	20,000	1%	(0)
Other Expenses	19,756	1%	4,344	0%	6,673	0%	1,976	0%	113	0%	15,412
Travelling Expenses	1,400	0%	2,800	0%	-	0%	-	0%	-	0%	(1,400)
<b>TOTAL OTHER EXPENSES</b>	<b>631,821</b>	<b>24%</b>	<b>682,137</b>	<b>27%</b>	<b>652,158</b>	<b>26%</b>	<b>628,676</b>	<b>28%</b>	<b>616,608</b>	<b>32%</b>	<b>(50,316)</b>
<b>TOTAL ADMIN &amp; GEN EXPENSES</b>	<b>834,346</b>	<b>31%</b>	<b>861,683</b>	<b>34%</b>	<b>810,016</b>	<b>33%</b>	<b>759,490</b>	<b>34%</b>	<b>719,578</b>	<b>38%</b>	<b>(27,338)</b>

MAINTENANCE							variance				
	Actual 2024	%	Budget 2024	%	Actual 23	%	Actual 22	%	Actual 21	%	to bud
Engineering Payroll	233,685	9%	257,675	10%	233,002	9%	232,104	10%	218,559	11%	(23,990)
Landscaping Payroll	90,896	3%	102,189	4%	85,344	3%	85,261	4%	71,120	4%	(11,293)
Vacation Pay	11,270	0%	11,956	0%	11,764	0%	10,772	0%	3,773	0%	(686)
Holiday Pay	5,434	0%	6,923	0%	7,135	0%	5,726	0%	3,554	0%	(1,489)
Sick Pay	4,196	0%	5,210	0%	4,295	0%	1,847	0%	2,043	0%	(1,014)
Home Leave	-	0%	566	0%	1,816	0%	477	0%	438	0%	(566)
Health Insurance	-	0%	-	0%	-	0%	-	0%	-	0%	-
Work Permits	15,869	1%	25,414	1%	15,248	1%	18,618	1%	20,594	1%	(9,545)
Employee Meals	16,507	1%	16,276	1%	15,695	1%	12,640	1%	7,391	0%	231
Bonus Provision	1,706	0%	1,859	0%	1,786	0%	1,393	0%	-	0%	(153)
Employee Housing	47,011	2%	37,800	1%	43,282	2%	25,012	1%	26,738	1%	9,211
Payroll Taxes	36,101	1%	40,102	2%	35,594	1%	32,079	1%	22,121	1%	(4,001)
<b>TOTAL PAYROLL &amp; RELATED</b>	<b>462,675</b>	<b>17%</b>	<b>505,971</b>	<b>20%</b>	<b>454,960</b>	<b>18%</b>	<b>425,928</b>	<b>19%</b>	<b>376,330</b>	<b>20%</b>	<b>(43,295)</b>
Vehicles & Transportation	34,393	1%	33,087	1%	36,065	1%	31,912	1%	27,365	1%	1,305
A/C Related	33,642	1%	12,772	1%	11,662	0%	22,709	1%	34,874	2%	20,870
Maintenance Supplies	320,146	12%	161,902	6%	128,795	5%	205,304	9%	144,235	8%	158,244
Hurricane Supplies	1,840	0%	2,000	0%	232	0%	11,554	1%	468	0%	(160)
Building Maintenance	-	0%	-	0%	-	0%	-	0%	-	0%	-
Office Supplies	4,685	0%	2,035	0%	1,899	0%	919	0%	807	0%	2,650
Uniforms	11,096	0%	6,500	0%	4,701	0%	6,408	0%	5,539	0%	4,596
Painting & Decorations	10,270	0%	9,841	0%	8,673	0%	11,177	0%	29,637	2%	429
Electrical & Bulbs	4,908	0%	8,089	0%	11,577	0%	13,479	1%	11,034	1%	(3,181)
Locks & Keys	7,408	0%	4,500	0%	3,827	0%	300	0%	8,286	0%	2,908
Furniture & Equipment	89	0%	3,300	0%	3,919	0%	3,944	0%	616	0%	(3,211)
Plumbing	-	0%	-	0%	-	0%	-	0%	-	0%	-
Elevators	36,913	1%	27,312	1%	27,775	1%	28,288	1%	29,545	2%	9,601
Garbage Removal	20,962	1%	20,990	1%	20,991	1%	20,769	1%	22,701	1%	(29)
Telephone	5,440	0%	6,328	0%	5,905	0%	6,112	0%	4,697	0%	(888)
Fire Protection / Life Safety	7,267	0%	8,000	0%	9,400	0%	7,379	0%	29,688	2%	(733)
Grounds & Landscaping	68,256	3%	56,800	2%	60,811	2%	43,418	2%	31,769	2%	11,456
Other Expenses	-	0%	-	0%	-	0%	-	0%	-	0%	-
Sewage Treatment Plant	41,127	2%	42,352	2%	43,803	2%	33,744	2%	16,414	1%	(1,225)
<b>TOTAL OTHER EXPENSES</b>	<b>608,442</b>	<b>23%</b>	<b>405,809</b>	<b>16%</b>	<b>380,035</b>	<b>15%</b>	<b>447,413</b>	<b>20%</b>	<b>397,675</b>	<b>21%</b>	<b>202,634</b>
<b>TOTAL MAINTENANCE EXPENSES</b>	<b>1,071,117</b>	<b>40%</b>	<b>911,779</b>	<b>36%</b>	<b>834,995</b>	<b>34%</b>	<b>873,342</b>	<b>39%</b>	<b>774,005</b>	<b>41%</b>	<b>159,338</b>

POOL & BEACH							<i>variance</i>				
	Actual 2024	%	Budget 2024	%	Actual 23	%	Actual 22	%	Actual 21	%	<i>to bud</i>
Payroll Expenses	397,720	15%	439,991	17%	493,520	20%	360,219	16%	361,555	19%	(42,271)
Vacation Pay	12,205	0%	6,264	0%	7,765	0%	8,596	0%	7,877	0%	5,940
Holiday Pay	7,738	0%	5,240	0%	7,456	0%	5,813	0%	3,221	0%	2,497
Sick/Supplemental Pay	7,891	0%	8,033	0%	8,360	0%	6,017	0%	2,907	0%	(141)
Home Leave	4,575	0%	1,400	0%	477	0%	-	0%	-	0%	3,175
Bonus Provision	1,267	0%	1,181	0%	1,713	0%	1,181	0%	-	0%	85
Employee Meals	15,941	1%	15,941	1%	15,434	1%	12,909	1%	9,815	1%	0
Work Permits	6,220	0%	9,500	0%	4,670	0%	-	0%	7,588	0%	(3,280)
Employee Housing	33,918	1%	33,060	1%	24,324	1%	7,080	0%	9,901	1%	858
Payroll Taxes	44,710	2%	43,829	2%	41,536	2%	36,793	2%	26,175	1%	881
Allocation Management Co.	(266,092)	-10%	(282,220)	-11%	(302,628)	-12%	(219,304)	-10%	(214,519)	-11%	16,128
Allocation Villa Club	-	0%	-	0%	-	0%	-	0%	-	0%	-
<b>TOTAL PAYROLL &amp; RELATED</b>	<b>266,092</b>	<b>10%</b>	<b>282,220</b>	<b>11%</b>	<b>302,628</b>	<b>12%</b>	<b>219,304</b>	<b>10%</b>	<b>214,519</b>	<b>11%</b>	<b>(16,128)</b>
P&B Supplies	21,743	1%	48,709	2%	48,855	2%	38,684	2%	53,755	3%	(26,966)
Furniture & Umbrellas	-	0%	-	0%	-	0%	-	0%	2,385	0%	-
Watersport Supplies	13,826	1%	3,600	0%	8,657	0%	9,199	0%	6,065	0%	10,226
Telephone	3,315	0%	3,160	0%	2,909	0%	2,647	0%	3,156	0%	155
Uniforms	10,022	0%	10,321	0%	13,529	1%	-	0%	4,386	0%	(299)
Laundry	150,867	6%	148,827	6%	158,145	6%	126,749	6%	124,295	7%	2,040
Miscellaneous	-	0%	-	0%	-	0%	-	0%	-	0%	-
Allocation Management Co.	(99,887)	-4%	(107,309)	-4%	(116,047)	-5%	(88,639)	-4%	(97,021)	-5%	7,422
Allocation Villa Club	-	0%	-	0%	-	0%	-	0%	-	0%	-
Pool Chemicals	41,952	2%	35,280	1%	34,570	1%	49,773	2%	40,039	2%	6,672
Pool Repairs	20,208	1%	11,715	0%	12,136	0%	4,386	0%	13,509	1%	8,493
Watersport Repairs	8,939	0%	8,998	0%	2,440	0%	2,423	0%	6,410	0%	(59)
<b>TOTAL OTHER EXPENSES</b>	<b>170,966</b>	<b>6%</b>	<b>163,301</b>	<b>6%</b>	<b>165,193</b>	<b>7%</b>	<b>145,221</b>	<b>6%</b>	<b>156,980</b>	<b>6%</b>	<b>7,684</b>
<b>TOTAL POOL &amp; BEACH EXPENSES</b>	<b>437,078</b>	<b>16%</b>	<b>445,521</b>	<b>17%</b>	<b>467,821</b>	<b>19%</b>	<b>364,525</b>	<b>16%</b>	<b>371,499</b>	<b>19%</b>	<b>(8,443)</b>

COMMON AREAS						<i>variance</i>					
	Actual 2024	%	Budget 2024	%	Actual 23	%	Actual 22	%	Actual 21	%	<i>to bud</i>
Payroll Expenses	57,254	2%	57,150	2%	51,933	2%	51,178	2%	49,397	3%	104
Vacation Pay	695	0%	704	0%	714	0%	908	0%	2,032	0%	(9)
Holiday & Sick Pay	1,361	0%	1,170	0%	1,231	0%	725	0%	1,650	0%	191
Employee Meals	6,775	0%	6,756	0%	6,560	0%	5,486	0%	3,591	0%	19
Employee Housing	-	0%	-	0%	-	0%	-	0%	-	0%	-
Payroll Taxes	2,828	0%	2,944	0%	2,800	0%	2,509	0%	2,032	0%	(115)
<b>TOTAL PAYROLL &amp; RELATED</b>	<b>68,913</b>	<b>3%</b>	<b>68,723</b>	<b>3%</b>	<b>63,237</b>	<b>3%</b>	<b>60,807</b>	<b>3%</b>	<b>58,702</b>	<b>3%</b>	<b>189</b>
Cleaning Supplies	7,068	0%	7,062	0%	6,600	0%	6,000	0%	8,138	0%	6
Miscellaneous	-	0%	-	0%	-	0%	-	0%	-	0%	-
<b>TOTAL OTHER EXPENSES</b>	<b>7,068</b>	<b>0%</b>	<b>7,062</b>	<b>0%</b>	<b>6,600</b>	<b>0%</b>	<b>6,000</b>	<b>0%</b>	<b>8,138</b>	<b>0%</b>	<b>6</b>
<b>TOTAL COMMON AREAS EXP.</b>	<b>75,981</b>	<b>3%</b>	<b>75,785</b>	<b>3%</b>	<b>69,837</b>	<b>3%</b>	<b>66,807</b>	<b>3%</b>	<b>66,839</b>	<b>3%</b>	<b>195</b>

UTILITIES						<i>variance</i>					
	Actual 2024	%	Budget 2024	%	Actual 23	%	Actual 22	%	Actual 21	%	<i>to bud</i>
Electricity	179,208	7%	202,472	8%	192,073	8%	186,395	8%	134,947	7%	(23,264)
Water	16,204	1%	14,720	1%	12,252	0%	28,998	1%	24,715	1%	1,483
Gas / Propane	16,052	1%	35,645	1%	55,195	2%	44,964	2%	34,735	2%	(19,594)
Others	-	0%	-	0%	-	0%	-	0%	-	0%	-
<b>TOTAL UTILITY EXPENSES</b>	<b>211,464</b>	<b>8%</b>	<b>252,838</b>	<b>10%</b>	<b>259,520</b>	<b>10%</b>	<b>260,357</b>	<b>12%</b>	<b>194,398</b>	<b>10%</b>	<b>(41,374)</b>

	Positive variances to budget	Negative variances to budget	
<b>INCOME</b>			
Maintenance Revenues	144,989		Increase in work orders- replacement of heaters
Interest Income	7,653		Interest from Term Deposit
Villa Contributions		(17,807)	Contribution from villas to shared expenses primarily due to Pool & Beach lower payroll costs (reduction in casuals, P&B Mgr vacancy)
Others < \$5,000		(7,007)	Income from utilities
<b>Total Income</b>	<b>152,643</b>	<b>(24,814)</b>	
	127,829		
<b>EXPENSES</b>			
Utilities	41,374		Savings from less reliance on city water and lower than expected volatility in fuel factor
Security payroll (internal & external)	32,585		Reduction in the utilization of contract services due to filling internal vacancies
Pool & Beach payroll	16,128		P&B Manager (Nov) & Supervisor vacancy, reduction in casuals- Strata share
Pool & Beach supplies & furniture	13,483		Reclassification of Pool maintenance charges to Pool repairs-Strata's share
Engineering payroll	23,990		Vacancies
Landscaping payroll	11,293		Vacancies and unscheduled absences (sick leave)
Engineering & Landscaping work permits	9,545		vacancies and timing difference
Engineering & Landscaping payroll benefits	7,678		Vacancies
D&O Liability insurance	6,806		Better negotiated rate for Director's insurance
A&G Others < \$5,000	3,360		
P&B Others < \$5,000	59		
Maintenance supplies		(158,244)	Increase in the number of work orders-tvs, water heaters,pumps, general repairs
Maintenance - A/C Related		(20,870)	Billed back in Maint work orders
A&G Other		(15,412)	P&B terminated staff (2) settlement fees
Grounds & Landscaping		(11,456)	Utilization of casuals to support vacancies
Maint- Elevators		(9,601)	Trouble calls Building 1 &2-water damage, battery replacement
Maintenance - Employee Housing		(9,211)	Increase in housing cost from external providers and number of expats
Pool maintenance & repairs		(8,493)	Reclassification of Pool maintenance charges to Pool repairs
Pool chemicals		(6,672)	not inventoried-charged when purchased
Watersport supplies		(5,113)	not inventoried-Strata's share
Maint Others < \$5,000		(2,463)	
Pool & Beach - Misc shared expenses		(948)	Strata's share
Common Area		(195)	
<b>Total Expenses</b>	<b>166,300</b>	<b>(248,679)</b>	
		(82,378)	
<b>Total variance</b>	<b>45,451</b>		

**THE SHORE CLUB STRATA PLAN #125**  
**Balance sheet as of December 31, 2024**

Account Description	Ending Balance 12/31/2024	Ending Balance 11/30/2024	Variance	COMMENTS
<b>CASH</b>	<b>300,000</b>	<b>300,000</b>	<b>-</b>	
Term Deposit Held in Trust	300,000	300,000	-	
<b>OTHER RECEIVABLES</b>	<b>62,167</b>	<b>(5,042)</b>	<b>67,209</b>	
VILLA CLUB	58,358	47,209	11,150	Villa Club account tracks actual costs allocated to the Villas versus the amount billed to the Villa owners. The amount billed to owners will be adjusted during the year according to any excess or shortfall of funding.
INTERCOMPANY MANAGEMENT CO	3,809	(52,250)	56,059	
<b>INVENTORIES</b>	<b>497,374</b>	<b>514,505</b>	<b>(17,132)</b>	
ENGINEERING INVENTORY	469,618	484,579	(14,961)	includes 81k prepayments
HURRICANE INVENTORY	27,756	29,927	(2,170)	
<b>OTHER ASSETS</b>	<b>2,515</b>	<b>3,461</b>	<b>(946)</b>	
PREPAID INSURANCE	2,515	3,461	(946)	Director & Officer Liability & Vehicle insurance
PREPAID OTHER	-	-	-	
<b>TOTAL ASSETS</b>	<b>862,056</b>	<b>812,925</b>	<b>49,131</b>	
<b>ACCRUED EXPENSES</b>	<b>17,316</b>	<b>45,454</b>	<b>(28,139)</b>	
ACCRUED VACATION	12,621	12,353	268	
ACCRUED SALARIES/WAGES	4,694	33,101	(28,407)	
ACCRUED OTHER EXPENSES	-	-	-	
<b>OWNERS EQUITY</b>	<b>844,741</b>	<b>767,471</b>	<b>77,270</b>	
RESERVE FUNDS	696,765	659,020	37,744	
RETAINED EARNINGS	102,484	102,484	-	
CURRENT YEAR	45,492	5,967	39,525	
<b>TOTAL LIABILITIES &amp; OWNERS EQUITY</b>	<b>862,056</b>	<b>812,925</b>	<b>49,131</b>	

THE SHORE CLUB  
 PROPRIETORS STRATA PLAN # 125  
 CAPITAL EXPENDITURES - 2024

PROJECT #	CAPITAL RESERVE FUND	Budget 2024	YTD Actual 2024	Variance to Budget	Comments
24C-01	Landscaping (Quiet Use Battery Equipment, Plants, Mulch)	\$12,000	\$ 12,784	\$ (784)	
24C-02	Landscaping uplights, Pathway and Driveway Lighting to towers	\$7,000	\$ 8,983	\$ (1,983)	
24C-03	WWTP - Pumps / Motors / Control Board	\$8,000	\$ 18,448	\$ (10,448)	
24C-04	Lift Station Pumps (submersable pumps)	\$5,000	\$ 15,598	\$ (10,598)	
24C-05	Irrigation Pumps -	\$3,000	\$ 4,402	\$ (1,402)	
24C-06	Beach Sand (Mgt Co to Also purchase \$10,000)	\$10,000		\$ 10,000	
24C-07	Tractor refurbishments & new rims	\$10,000	\$ 6,529	\$ 3,471	
24C-08	Pool Diamond Brite Repairs	\$5,000	\$ 8,700	\$ (3,700)	
24C-09	Pool & Beach Furniture (includes chaises, umbrellas, slings, tables, refurbishment, cushions)	\$45,000	\$ 46,666	\$ (1,666)	
24C-10	Watersports Equipment - 1 ea: Hobie Mast, Sail, Trampoline, Crossbar	\$5,500	\$ 4,596	\$ 904	
24C-11	Swimming Zone Line (anchor points, rope, float, approved govt installer)	\$12,000	\$ 11,489	\$ 511	
24C-12	Gym Equipment - 1 New Cardio Machine & General Refurbishment	\$8,500	\$ 8,623	\$ (123)	
24C-13	Basement Parking Repairs	\$15,000	\$ 1,200	\$ 13,800	
24C-14	Engineering Tools (Carpentry Table Saw, Air Compr, Press Drill, +)	\$5,500	\$ 1,987	\$ 3,513	
24C-15	Building Foyer Travertine Refurbishment - Landings 2B carry over from 2023	\$8,250	\$ 14,200	\$ (5,950)	
24C-16	Building Booster Potable Water Pump (1 Motor, 2 Pressure Valve, 6 Butterfly Valves)	\$14,800	\$ 5,622	\$ 9,178	
24C-17	Power Meter (Surge Protector/Sub Meters)	\$3,600	\$ 6,221	\$ (2,621)	
24C-18	MISC	\$15,000	\$ 8,078	\$ 6,922	pool make up installation-Seagrapes&Collonade pool 1.8k, IFS pump controller \$3.5k, pentair multiport valve-sand filter \$7.9k,(5.2k)pr yr project
	<b>TOTAL BUDGET 2024 CAPITAL RESERVE FUND</b>	<b>\$193,150</b>	<b>\$ 184,125</b>	<b>\$ 9,025</b>	

PROPRIETORS STRATA PLAN # 125  
 MAJOR EXPENDITURES - BUDGET 2024

PROJECT	MAJOR RESERVE FUND	Budget 2024	Ytd Actual 2024	Forecast Total year	Variance to Budget	Comments
24M-01	Water Instrusions / Condensation Issues	\$25,000	\$ 15,743	\$ 15,743	\$ 9,257	
24M-02	Roofing	\$200,000		\$ -	\$ 200,000	
24W-01	Beach Chairs New - 150	\$131,250	\$ 133,046	\$ 133,046	\$ (1,796)	
24M- Misc		\$ -	\$ 19,067	\$ 19,067	\$ (19,067)	Toyota Hilux 19k,
<b>TOTAL MAJOR RESERVE FUND</b>		<b>\$ 356,250</b>	<b>\$ 167,856</b>	<b>\$ 167,856</b>	<b>\$ 188,394</b>	

**PROPRIETORS STRATA PLAN # 125  
RESERVE FUNDS 2024 BUDGET**

<b>RESERVE FUNDS</b>	<b>CAPITAL</b>	<b>MAJOR</b>	<b>TOTAL</b>
OPENING BALANCE 2024:	\$ (28,312)	\$ 576,419	\$ 548,107
FUNDINGS YTD	\$ 214,209	\$ 286,430	\$ 500,639
YTD EXPENDITURES	\$ (184,125)	\$ (167,856)	\$ (351,981)
<b>BALANCE DECEMBER 2024</b>	<b>\$ 1,772</b>	<b>\$ 694,993</b>	<b>\$ 696,765</b>

**Proprietors of Strata Plan #125**  
**Financial Statement Year to Date March 2025**

**March 2025**

SUMMARY STATEMENT	year-to-date				variance			
	Actual	%	Budget 25	%	Actual 24	%	to budget	to LY
Revenues	668,826	100%	658,112	100%	650,340	100%	10,714	18,486
<b>TOTAL REVENUES</b>	<b>668,826</b>	<b>100%</b>	<b>658,112</b>	<b>100%</b>	<b>650,340</b>	<b>100%</b>	<b>10,714</b>	<b>18,486</b>
Administration & General	218,195	33%	222,947	34%	205,975	32%	(4,752)	12,220
Maintenance	263,926	39%	237,684	36%	248,339	38%	26,242	15,587
Pool & Beach	111,213	17%	129,109	20%	118,152	18%	(17,897)	(6,939)
Common Areas	20,539	3%	21,237	3%	18,503	3%	(698)	2,036
Utilities	50,497	8%	58,064	9%	56,444	9%	(7,567)	(5,947)
<b>TOTAL EXPENSES</b>	<b>664,370</b>	<b>99%</b>	<b>669,041</b>	<b>102%</b>	<b>647,412</b>	<b>100%</b>	<b>(4,671)</b>	<b>16,958</b>
Insurance Assessment	(699,404)	-105%	(697,000)	-106%	(697,000)	-107%	(2,404)	(2,404)
Insurance Expenses	699,404	105%	697,000	106%	697,000	107%	2,404	2,404
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	(125,160)	-19%	(125,160)	-19%	(125,160)	-19%	0	-
Reserve Fund	125,160	19%	125,160	19%	125,160	19%	(0)	-
<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>4,456</b>	<b>1%</b>	<b>(10,930)</b>	<b>-2%</b>	<b>2,928</b>	<b>0%</b>	<b>15,386</b>	<b>1,528</b>

REVENUES	year-to-date				variance			
	Actual	%	Budget 25	%	Actual 24	%	to bud	to LY
Strata Fees	467,309	70%	467,309	71%	449,335	69%	0	17,973
Strata Storage Fees	3,250	0%	-	0%	-	0%	3,250	3,250
Watersport Contribution	-	0%	-	0%	-	0%	-	-
Maintenance Revenue	139,423	21%	125,986	19%	138,420	21%	13,437	1,003
Income from Water	5,416	1%	6,312	1%	5,489	1%	(896)	(72)
Income from Power	18,998	3%	22,603	3%	22,160	3%	(3,605)	(3,162)
Income from Cable	612	0%	612	0%	612	0%	-	-
Income from Pest Control	2,160	0%	2,160	0%	2,160	0%	-	-
Villa Contributions	31,659	5%	33,130	5%	32,165	5%	(1,471)	(506)
Other Income	0	0%	-	0%	0	0%	0	(0)
Interest Income	-	0%	-	0%	-	0%	-	-
<b>TOTAL REVENUES</b>	<b>668,826</b>	<b>100%</b>	<b>658,112</b>	<b>100%</b>	<b>650,340</b>	<b>100%</b>	<b>10,714</b>	<b>18,486</b>

ADMIN & GENERAL	year-to-date				variance			
	Actual	%	Budget 25	%	Actual 24	%	to bud	to LY
Security Payroll	46,553	7%	44,470	7%	29,741	5%	2,083	16,812
Vacation Pay	1,232	0%	1,211	0%	808	0%	21	424
Holiday Pay	822	0%	900	0%	601	0%	(78)	221
Sick Pay	1,046	0%	1,006	0%	686	0%	40	360
Employee Meals	1,602	0%	1,436	0%	1,394	0%	166	208
Bonus Provision	-	0%	-	0%	-	0%	-	-
Employee Relations	2,081	0%	3,418	1%	3,418	1%	(1,337)	(1,337)
Payroll Taxes	6,085	1%	6,140	1%	4,105	1%	(54)	1,981
<b>TOTAL PAYROLL &amp; RELATED</b>	<b>59,421</b>	<b>9%</b>	<b>58,580</b>	<b>9%</b>	<b>40,752</b>	<b>6%</b>	<b>841</b>	<b>18,668</b>
Bank Charges	596	0%	655	0%	655	0%	(59)	(59)
Work Permits	-	0%	-	0%	-	0%	-	-
Outside Security Services & supplies	17,598	3%	16,200	2%	32,831	5%	1,398	(15,233)
Telephone	346	0%	339	0%	270	0%	7	76
D&O Liability Insurance	2,839	0%	2,750	0%	3,321	1%	89	(482)
Gym	13,425	2%	11,603	2%	10,884	2%	1,822	2,541
Management Fee	114,009	17%	114,009	17%	110,689	17%	(0)	3,321
Back of House Building contrib	5,722	1%	5,722	1%	5,610	1%	-	112
Other Expenses	4,238	1%	11,689	2%	963	0%	(7,451)	3,275
Travelling Expenses	-	0%	1,400	0%	-	0%	(1,400)	-
<b>TOTAL OTHER EXPENSES</b>	<b>158,774</b>	<b>24%</b>	<b>164,367</b>	<b>25%</b>	<b>165,223</b>	<b>25%</b>	<b>(5,592)</b>	<b>(6,448)</b>
<b>TOTAL ADMIN &amp; GEN EXPENSES</b>	<b>218,195</b>	<b>33%</b>	<b>222,947</b>	<b>34%</b>	<b>205,975</b>	<b>32%</b>	<b>(4,752)</b>	<b>12,220</b>

MAINTENANCE	Actual		Budget 25		Actual 24		variance	
		%		%		%	to bud	to LY
Engineering Payroll	64,250	10%	60,311	9%	58,424	9%	3,940	5,826
Landscaping Payroll	23,345	3%	24,297	4%	23,111	4%	(952)	234
Vacation Pay	2,175	0%	3,250	0%	3,130	0%	(1,075)	(955)
Holiday Pay	914	0%	968	0%	925	0%	(54)	(11)
Sick Pay	1,181	0%	672	0%	656	0%	510	525
Home Leave	-	0%	-	0%	-	0%	-	-
Health Insurance	-	0%	-	0%	-	0%	-	-
Work Pemics	1,148	0%	4,690	1%	4,690	1%	(3,542)	(3,542)
Employee Meals	3,732	1%	3,981	1%	3,865	1%	(249)	(133)
Bonus Provision	-	0%	-	0%	-	0%	-	-
Employee Housing	25,835	4%	12,000	2%	11,572	2%	13,835	14,262
Payroll Taxes	8,681	1%	8,969	1%	8,606	1%	(288)	75
<b>TOTAL PAYROLL &amp; RELATED</b>	<b>131,261</b>	<b>20%</b>	<b>119,137</b>	<b>18%</b>	<b>114,979</b>	<b>18%</b>	<b>12,124</b>	<b>16,282</b>
Vehicles & Transportation	7,578	1%	7,720	1%	8,410	1%	(142)	(832)
A/C Related	3,008	0%	5,649	1%	5,593	1%	(2,641)	(2,585)
Maintenance Supplies	61,398	9%	48,997	7%	61,247	9%	12,401	151
Hurricane Supplies	-	0%	-	0%	-	0%	-	-
Building Maintenance	-	0%	-	0%	-	0%	-	-
Office Supplies	1,067	0%	1,750	0%	2,250	0%	(682)	(1,182)
Uniforms	680	0%	3,000	0%	2,915	0%	(2,320)	(2,235)
Painting & Decorations	1,802	0%	2,420	0%	2,820	0%	(618)	(1,018)
Electrical & Bulbs	8,385	1%	1,512	0%	2,612	0%	6,874	5,774
Locks & Keys	696	0%	1,125	0%	2,946	0%	(429)	(2,250)
Furniture & Equipment	41	0%	825	0%	89	0%	(784)	(48)
Plumbing	-	0%	-	0%	-	0%	-	-
Elevators	8,400	1%	6,600	1%	6,600	1%	1,800	1,800
Garbage Removal	5,248	1%	5,509	1%	5,248	1%	(261)	-
Telephone	1,482	0%	1,610	0%	1,610	0%	(128)	(128)
Fire Protection / Life Safety	1,409	0%	1,050	0%	240	0%	359	1,169
Grounds & Landscaping	15,277	2%	16,770	3%	16,770	3%	(1,493)	(1,493)
Other Expenses	-	0%	-	0%	-	0%	-	-
Sewage Treatment Plant	16,194	2%	14,010	2%	14,010	2%	2,184	2,184
<b>TOTAL OTHER EXPENSES</b>	<b>132,665</b>	<b>20%</b>	<b>118,547</b>	<b>18%</b>	<b>133,360</b>	<b>21%</b>	<b>14,119</b>	<b>(694)</b>
<b>TOTAL MAINTENANCE EXPENSES</b>	<b>263,926</b>	<b>39%</b>	<b>237,684</b>	<b>36%</b>	<b>248,339</b>	<b>38%</b>	<b>26,242</b>	<b>15,587</b>

POOL & BEACH	Actual		Budget 25		Actual 24		variance	
		%		%		%	to bud	to LY
Payroll Expenses	96,328	14%	95,031	14%	103,526	16%	1,297	(7,198)
Vacation Pay	2,920	0%	1,999	0%	2,180	0%	921	740
Holiday Pay	1,074	0%	1,309	0%	1,417	0%	(236)	(344)
Sick/Supplemental Pay	2,144	0%	4,004	1%	4,366	1%	(1,860)	(2,222)
Home Leave	-	0%	476	0%	476	0%	(476)	(476)
Bonus Provision	-	0%	-	0%	-	0%	-	-
Employee Meals	4,598	1%	4,082	1%	3,963	1%	515	634
Work Permits	5,950	1%	8,530	1%	4,330	1%	(2,580)	1,620
Employee Housing	8,756	1%	12,825	2%	7,367	1%	(4,069)	1,389
Payroll Taxes	9,176	1%	11,302	2%	12,314	2%	(2,126)	(3,138)
Allocation Management Co.	(65,472)	-10%	(69,779)	-11%	(69,969)	-11%	4,307	4,497
Allocation Villa Club	-	0%	-	0%	-	0%	-	-
<b>TOTAL PAYROLL &amp; RELATED</b>	<b>65,472</b>	<b>10%</b>	<b>69,779</b>	<b>11%</b>	<b>69,969</b>	<b>11%</b>	<b>(4,307)</b>	<b>(4,497)</b>
P&B Supplies	2,902	0%	8,234	1%	7,907	1%	(5,332)	(5,006)
Furniture & Umbrellas	-	0%	-	0%	-	0%	-	-
Watersport Supplies	385	0%	900	0%	-	0%	(515)	385
Telephone	600	0%	650	0%	650	0%	(50)	(50)
Uniforms	3,417	1%	5,731	1%	5,117	1%	(2,314)	(1,700)
Laundry	53,848	8%	43,204	7%	42,808	7%	10,644	11,040
Miscellaneous	-	0%	-	0%	-	0%	-	-
Allocation Management Co.	(30,576)	-5%	(29,360)	-4%	(28,241)	-4%	(1,216)	(2,334)
Allocation Villa Club	-	0%	-	0%	-	0%	-	-
Pool Chemicals	9,987	1%	14,000	2%	7,677	1%	(4,013)	2,310
Pool Repairs	4,428	1%	13,721	2%	12,251	2%	(9,293)	(7,823)
Watersport Repairs	750	0%	2,250	0%	13	0%	(1,499)	737
<b>TOTAL OTHER EXPENSES</b>	<b>45,740</b>	<b>7%</b>	<b>59,330</b>	<b>9%</b>	<b>48,183</b>	<b>7%</b>	<b>(13,590)</b>	<b>(2,442)</b>
<b>TOTAL POOL &amp; BEACH EXPENSES</b>	<b>111,213</b>	<b>17%</b>	<b>129,109</b>	<b>20%</b>	<b>118,152</b>	<b>18%</b>	<b>(17,897)</b>	<b>(6,939)</b>

COMMON AREAS							variance	
	Actual	%	Budget 25	%	Actual 24	%	to bud	to LY
Payroll Expenses	15,764	2%	16,268	2%	13,746	2%	(504)	2,019
Vacation Pay	210	0%	230	0%	230	0%	(19)	(19)
Holiday & Sick Pay	329	0%	318	0%	318	0%	12	12
Employee Meals	1,533	0%	1,735	0%	1,684	0%	(202)	(152)
Employee Housing	-	0%	-	0%	-	0%	-	-
Payroll Taxes	813	0%	797	0%	759	0%	16	54
<b>TOTAL PAYROLL &amp; RELATED</b>	<b>18,649</b>	<b>3%</b>	<b>19,347</b>	<b>3%</b>	<b>16,736</b>	<b>3%</b>	<b>(698)</b>	<b>1,913</b>
Cleaning Supplies	1,891	0%	1,891	0%	1,767	0%	-	124
Miscellaneous	-	0%	-	0%	-	0%	-	-
<b>TOTAL OTHER EXPENSES</b>	<b>1,891</b>	<b>0%</b>	<b>1,891</b>	<b>0%</b>	<b>1,767</b>	<b>0%</b>	<b>-</b>	<b>124</b>
<b>TOTAL COMMON AREAS EXP.</b>	<b>20,539</b>	<b>3%</b>	<b>21,237</b>	<b>3%</b>	<b>18,503</b>	<b>3%</b>	<b>(698)</b>	<b>2,036</b>

UTILITIES							variance	
	Actual	%	Budget 25	%	Actual 24	%	to bud	to LY
Electricity	42,670	6%	47,987	7%	47,046	7%	(5,317)	(4,376)
Water	3,813	1%	5,204	1%	4,526	1%	(1,391)	(713)
Gas / Propane	4,014	1%	4,872	1%	4,872	1%	(858)	(858)
Others	-	0%	-	0%	-	0%	-	-
<b>TOTAL UTILITY EXPENSES</b>	<b>50,497</b>	<b>8%</b>	<b>58,064</b>	<b>9%</b>	<b>56,444</b>	<b>9%</b>	<b>(7,567)</b>	<b>(5,947)</b>

## Strata Plans # 125 Income statement YTD March 2025

## Variance analysis actual to budget

	Positive variances to budget	Negative variances to budget	
<b>INCOME</b>			
Maintenance Revenues	13,437		<i>Increase in work orders</i>
Other revenue		(2,722)	
<b>Total Income</b>	<b>13,437</b>	<b>(2,722)</b>	
	10,714		
<b>EXPENSES</b>			
Other Pool & Beach	9,608		<i>Timing difference</i>
Pool repairs	9,293		<i>Timing difference</i>
Utilities	7,567		<i>Savings from less reliance on city water and lower than expected volatility in fuel factor</i>
Other expenses A&G	6,990		<i>Timing diff-recruitment and relocation costs</i>
Pool & Beach supplies	5,332		<i>Timing difference</i>
Pool & Beach Payroll	4,307		<i>Supervisor vacancy</i>
Grounds & Landscaping	1,493		
Variances < \$5,000	698		
Maintenance supplies		(12,401)	<i>Internal work orders have increased and correlates to the revenue generated.</i>
Engineering & Landscaping payroll		(12,124)	<i>increase in housing cost</i>
Pool & Beach Laundry		(10,644)	<i>Includes repairs to laundry equipment and operational costs</i>
Other maintenance expenses		(3,210)	
Security payroll (internal & external)		(2,239)	<i>increase in the use of outside contractors to support shortfall</i>
<b>Total Expenses</b>	<b>45,288</b>	<b>(40,617)</b>	
	4,671		
<b>Total variance</b>	<b>15,386</b>		

STRATA PLAN #125 INCOME STATEMENT QTR TO DATE MARCH 2025  
 VARIANCE ANALYSIS ACTUAL TO BUDGET

	Positive Variances To Budget	Negative Variances To Budget	Comments
<b>INCOME</b>			
Maintenance Revenue	13,437		Increase in work orders
Other		(2,722)	
<b>Total Income</b>	<b>10,714</b>		
<b>EXPENSES</b>			
Pool & Beach - Pool Repairs & Maintenance	9,293		
A&G Other Expenses	7,451		Timing diff-recruitment and relocation costs
Utilities - Electricity	5,317		Reduction in fuel factor
Maintenance & Landscaping Payroll Benefits	4,698		Timing diff of work permits & vacancies
Pool & Beach - Payroll	4,307		P&B Supervisor vacancy (Jose arrives May), reduction in casuals- Strata's share
Pool & Beach - Pool Chemicals	4,013		not inventoried-charged when purchased
Pool & Beach - Supplies	2,666		Timing difference- Strata's share
Maintenance - A/C Related	2,641		
Maintenance - Misc under 2.5k	2,516		
Utilities-Misc variances under 2.5k	2,250		
Pool & Beach - Watersports Repairs	1,499		
Pool & Beach - Misc shared expenses	1,440		
Maintenance - Landscaping Payroll	952		
Misc- Variances	698		
Maintenance - Employee Housing		(13,835)	Increase in # of staff housed, set up cost for new housing
Maintenance - Supplies		(12,401)	Inventory transfers related to Work Orders and Public Areas
Maintenance - Electrical & Bulbs		(6,874)	Direct charge-bulbs are not charged to Inventory-billed back in Main Work Orders
Pool & Beach - Laundry		(5,322)	repairs to equipment and increased operating costs
Maintenance - Engineering Payroll		(3,940)	
A&G Security Payroll		(2,239)	increase in outside contractor services due to terminations
A&G Misc variances under \$2000		(460)	
<b>Total Expenses</b>	<b>4,671</b>		
<b>Total Variance Actual to Budget</b>	<b>15,386</b>		

THE SHORE CLUB STRATA PLAN #125  
Balance sheet as of March 31, 2025

Account Description	Ending Balance 3/31/2025	Ending Balance 2/28/2025	Variance	COMMENTS
<b>CASH</b>	390,000	300,000	90,000	
Term Deposit Held in Trust	390,000	300,000	90,000	Term deposit funded March 2025- \$90000
<b>OTHER RECEIVABLES</b>	93,537	161,674	(68,137)	
VILLA CLUB	72,641	62,808	9,833	Villa Club account tracks actual costs allocated to the Villas versus the amount billed to the Villa owners. The amount billed to owners will be adjusted during the year according to any excess or shortfall of funding.
INTERCOMPANY MANAGEMENT CO	20,896	98,866	(77,970)	
<b>INVENTORIES</b>	481,295	488,155	(6,860)	
ENGINEERING INVENTORY	453,164	460,399	(7,235)	includes 81k prepayments
HURRICANE INVENTORY	28,131	27,756	375	
<b>OTHER ASSETS</b>	9,167	10,114	(946)	
PREPAID INSURANCE	9,167	10,114	(946)	Director & Officer Liability & Vehicle insurance
<b>TOTAL ASSETS</b>	973,999	959,943	14,056	
<b>ACCRUED EXPENSES</b>	39,528	29,192	10,336	
ACCRUED VACATION	19,120	16,473	2,647	
ACCRUED SALARIES/WAGES	20,408	12,718	7,689	
<b>OWNERS EQUITY</b>	934,471	930,751	3,720	
RESERVE FUNDS	782,039	773,589	8,450	
RETAINED EARNINGS	147,976	147,976	-	
CURRENT YEAR	4,456	9,186	(4,730)	
<b>TOTAL LIABILITIES &amp; OWNERS EQUITY</b>	973,999	959,943	14,056	

THE SHORE CLUB  
 PROPRIETORS STRATA PLAN # 125  
 CAPITAL EXPENDITURES - 2025

PROJECT #	CAPITAL RESERVE FUND	Budget 2025	YTD Actual 2025	Forecast remainder	Forecast Total year	Comments
25C-01	Landscaping (Quiet Use Battery Equipment, Plants, Mulch)	\$14,000		\$14,000	\$ 14,000	
25C-02	Landscaping Uplights, Down Lights, Pathway and Driveway Lighting to Towers	\$8,000		\$8,000	\$ 8,000	
25C-03	Landscaping - Fogging Machine and Mosquito Magnets	\$5,000		\$5,000	\$ 5,000	
25C-04	WWTP - Control Panel	\$8,000		\$8,000	\$ 8,000	
25C-05	Irrigation Pump (1), Booster Pump (1)	\$7,000		\$7,000	\$ 7,000	
25C-06	Potable Water Pump (1)	\$5,000	\$ 4,836	\$165	\$ 5,000	
25C-07	Colonnade Pool Pump (1)	\$4,500		\$4,500	\$ 4,500	
25C-08	Pool & Beach Furniture (includes chaises, umbrellas, slings, tables, refurbishment, cushions)	\$42,000	\$ 360	\$41,640	\$ 42,000	
25C-09	BCQS Report	\$5,000		\$5,000	\$ 5,000	
25C-10	Watersports Equipment - New set of Paddle Boards	\$8,668		\$8,668	\$ 8,668	
25C-11	Gym Equipment - 1 New Cardio Machine & General Refurbishment	\$12,500	\$ 600	\$11,900	\$ 12,500	
25C-12	Guest Car Park/Drive Ways - Grates (Split with Mgt. Co)	\$4,000		\$4,000	\$ 4,000	
25C-13	Rooftop A/C Unit Base Framework Refurbish - (Corroded)	\$8,000		\$8,000	\$ 8,000	
25C-14	Building Booster Potable Water Pump (1 Motor, 2 Pressure Valve, 4 Butterfly Valves)	\$8,500		\$8,500	\$ 8,500	
25C-15	Building Fire Panels - B2 & Carpark Basement	\$4,500		\$4,500	\$ 4,500	
25C-16	Power Meter Surge Protector	\$5,000		\$5,000	\$ 5,000	
25C-17	Replacement of Main Water Meter- Cost share	\$15,000	\$ 5,325	\$9,675	\$ 15,000	
25C-18	MISC	\$10,000		\$10,000	\$ 10,000	
25C-19	MISC - MEP	\$7,500		\$7,500	\$ 7,500	
					\$ -	
				\$0	\$ -	
		\$0		\$0	\$ -	
	<b>TOTAL BUDGET 2025 CAPITAL RESERVE FUND</b>	<b>\$182,168</b>	<b>\$ 11,121</b>	<b>\$ 171,047</b>	<b>\$ 182,168</b>	

**PROPRIETORS STRATA PLAN # 125**

**MAJOR EXPENDITURES - BUDGET 2025**

<b>PROJECT</b>	<b>MAJOR RESERVE FUND</b>	<b>Budget 2025</b>	<b>Ytd Actual 2025</b>	<b>Forecast Remainder</b>	<b>Forecast Total year</b>	<b>Variance to Budget</b>	<b>Comments</b>
25M-01	Roofing	\$250,000		\$250,000	\$ 250,000	\$ -	
25M-02	Water Inverter Controllers - Butterfly Valves & Non Return Valves	\$56,600		\$56,600	\$ 56,600	\$ -	
25M-03	Boardwalk and walkway	\$50,000		\$50,000	\$ 50,000	\$ -	
25M-04	Water Instrusions / Condensation Issues	\$25,000	\$ 330	\$24,670	\$ 25,000	\$ -	
25M-05	Toyota Hilux Balance - Duty & Clearance	\$9,000	\$ 8,333	\$667	\$ 9,000	\$ -	
Misc	Booster controls & PLC/VFDS	\$ -	\$ 20,102	\$20,102	\$ 40,204	\$ (40,204)	
<b>TOTAL MAJOR RESERVE FUND</b>		<b>\$390,600</b>	<b>\$ 28,765</b>	<b>\$402,039</b>	<b>\$430,804</b>	<b>\$ (40,204)</b>	

**PROPRIETORS STRATA PLAN # 125**  
**RESERVE FUNDS 2025**

<b>RESERVE FUNDS</b>	<b>CAPITAL</b>	<b>MAJOR</b>	<b>TOTAL</b>
OPENING BALANCE 2025:	\$ 1,772	\$ 694,993	\$ 696,764
FUNDINGS YTD	\$ 53,552	\$ 71,607	\$ 125,160
YTD EXPENDITURES	\$ (11,121)	\$ (28,765)	\$ (39,885)
<b>BALANCE MARCH 2025</b>	<b>\$ 44,204</b>	<b>\$ 737,835</b>	<b>\$ 782,039</b>
FUNDING APRIL- DECEMBER 2025	\$ 160,657	\$ 213,201	\$ 373,858
EXPENDITURE APRIL- DECEMBER 2025	\$ (171,047)	\$ (402,039)	\$ (573,086)
<b>FORECASTED BALANCE DECEMBER 2025</b>	<b>\$ 33,813</b>	<b>\$ 548,997</b>	<b>\$ 582,811</b>

## Pool &amp; Beach Furnishings 2025

Shore Club Beach			
ITEM Requested	AMOUNT EACH	COST EACH	TOTAL COST
Tables Polymer - Pool and Beach Areas, Square White	10	\$320	\$3,200
Chaise Lounge - Beach - Slings	50	\$150	\$7,500
Chaise Lounge - Beach - Refurbishment (including sanding an painting)	15	\$150	\$2,250
Umbrellas - Beach	20	\$350	\$7,000
Umbrella Frames	10	\$200	\$2,000
Umbrella Ribs, 2 & 5 ft	12	\$85	\$1,020
Umbrella Cover	10	\$225	\$2,250
Miscellaneous:			\$780
<b>Total</b>			<b>\$26,000</b>
Shore Club Pools			
ITEM Requested	AMOUNT EACH	COST EACH	TOTAL COST
Chaise Lounge Teak - Refurbished	10	\$130	\$1,300
Chaise Lounge Teak - Wheels New	10	\$25	\$250
Chaise Lounge Teak Cushion Cover Replacement (Sunbrella, Zipper)	20	\$300	\$6,000
Chaise Lounge Teak Cushion Cover Repairs	40	\$75	\$3,000
Side Tables - Teak - New	6	\$250	\$1,500
Umbrella Canvas	12	\$300	\$3,600
Miscellaneous:			\$350
<b>Total</b>			<b>\$16,000</b>
<b>Grand Total:</b>			<b>\$42,000</b>

## Non-motorize sports

ITEM	AMOUNT EACH	COST EACH	TOTAL COST
Paddle Board	3	\$ 1,025	\$ 3,076
Paddle Board Refurbishment Kits	3	\$ 316	\$ 948
Single Kayak	1	\$ 1,262	\$ 1,262
Hobie Color Sail	2	\$ 1,691	\$ 3,381
Trampoline	1	\$ 1,106	\$ 1,106
Crossbar	1	\$ 1,185	\$ 1,185
<b>Total</b>			<b>\$8,668</b>

**THE SHORE CLUB - STRATA INSURANCE 2025**

Premium summary:	Values		Premium			Rate	
	2024	2025	2024	2025		2024	2025
Property Insurance - Buildings	50,567,000	50,567,000	596,059	617,245	3.55%	1.18%	1.22%
Business Interruption - Strata	1,761,324	1,761,324	21,186		-100.00%	1.20%	0.00%
Villas	26,942,002	26,942,002	317,579	319,936	0.74%	1.18%	1.19%
Unit Owners	3,214,500	3,214,500	38,887	40,720	4.71%	1.21%	1.27%
Public Liability			73,800	76,491	3.65%		
Terrorism			5,955	5,668	-4.82%		
<b>TOTAL PREMIUM</b>	<b>82,484,826</b>	<b>82,484,826</b>	<b>1,053,466</b>	<b>1,060,060</b>	<b>0.63%</b>		
Taxes			-	-			
<b>GRAND TOTAL</b>	<b>82,484,826</b>	<b>82,484,826</b>	<b>1,053,466</b>	<b>1,060,060</b>	<b>0.63%</b>		
			<i>increase</i>	<i>6,594</i>			