

THE PROPRIETORS OF STRATA PLAN No. 25
INCOME STATEMENT
31-Oct-05

	YTD ACTUAL		YTD BUDGET		YTD LAST YR	
<u>INCOME</u>						
Assessment Income	617,200		617,200		596,640	
Special Assessment - Insurance	240,313		150,000		215,150	
Income - Maintenance	74,417		79,170		69,846	
Income - Utilities	78,831		59,730		77,752	
Contribution from OSM	12,500		12,500		8,335	
Other Income	1,986		-		-	
Total Income	1,025,247	100%	918,600	100%	967,723	100%
<u>Payroll + Related</u>						
Payroll - Landscaping	17,959		31,923		34,125	
Payroll - Pool & Beach	62,063		42,074		55,348	
Payroll - Maintenance	54,868		57,548		55,156	
Payroll - Common Area	17,863		27,527		19,124	
Payroll - Security	29,979		-		15	
Subcontractors	106		-		300	
Total Overtime	20,360		916		5,354	
Total Bonus	-		2,772		-	
Total Subcontractors	973		4,000		2,961	
Total Payroll	204,170	20%	166,760	18%	172,383	18%
Tot - Benefits NIS	13,859		10,225		9,955	
Tot - Benefits Medical	-		590		-	
Tot - Benefits Other	15,161		13,149		11,982	
Tot - Vacation Pay	8,895		(1,349)		2,676	
Tot - Holiday Pay	7,882		3,775		3,284	
Tot - Training	2,000		2,800		-	
Tot - Employee Relations	370		1,650		741	
Tot - Recruitment	-		-		-	
Tot - Workpermits	3,150		1,400		5,685	
Tot - Uniforms	8,000		4,250		2,501	
Total PR - Related	59,317	6%	36,490	4%	36,824	4%
Total Payroll & Related	263,487	26%	203,250	22%	209,207	22%
<u>Other Expenses</u>						
Gen - Bank Charges	1,302		1,000		701	
Gen - Interest Expenses	-		-		-	
Gen - Insurance	240,313		150,000		216,760	
Gen - Licenses & Permits	-		-		-	
Gen - Telephone	2,595		-		-	
Gen - Travel & Entertainment	-		-		-	
Gen - Accounting / Audits	-		500		-	
Gen - Legal / Professional Fee	-		500		-	
Asset Protection Exp (Hurric.)	1,182		-		20,866	
Gen - Miscellaneous	3,189		3,000		2,861	
Gen - Management Fee	126,200		126,200		118,700	
Gen - Strata Lot Fee	57,880		57,880		55,125	
Total - A&G	432,661	42%	339,080	37%	415,013	43%

Maint - Automotive	9,535		3,500		3,260	
Maint - Building Mainten.	2,906		1,660		7,786	
Maint - Cooling System & A/C	13,745		-		377	
Maint - Electrical Supplies &	7,526		2,000		11,522	
Maint - Elevators	-		1,660		376	
Maint - Maint. Contracts	60		-		-	
Maint - Materials & Supplies	29,557		30,000		32,731	
Maint - Office Supplies	-		-		-	
Maint - Painting & Decorating	579		5,580		3,288	
Maint - Plumbing	3,108		1,660		839	
Maint - Postage	-		-		-	
Maint - Printing & Stationary	-		-		-	
Maint - Rental Equipment	-		2,000		-	
Maint - Travel & Entertainment	-		-		-	
Security - Subcontr./ Outside	2,587		-		42,950	
Allocation-Engineering (Corp)	38,226		90,176		-	
Allocation - Security	-		25,000		-	
Total - Maintenance	107,829	11%	163,236	18%	103,128	11%
Grds & Landscaping Equipment	1,545		2,500		3,465	
Grds & Landscaping Supplies	17,341		15,000		46,359	
Grds & Landscaping Spraying	-		-		-	
Grds - Treatment Plant - Water	-		-		2,777	
Grds - Treatment Plant - Power	24,525		25,000		21,587	
Grds - Treatment Plant - Maint	2,663		8,334		14,565	
Grds - Treatment Plant - Supplies	1,457		5,000		4,953	
Grds - Trash Removal	5,200		6,000		5,243	
Total - Grounds	52,731	5%	61,834	7%	98,950	10%
Swimming Pool - Supplies	11,422		5,000		6,333	
Swimming Pool - Repairs	107		2,000		2,320	
Swimming Pool - Service	-		4,000		2,523	
Swimming Pool - Power	23,252		20,000		17,689	
Swimming Pool - Water	5,287		4,500		4,358	
P & B - Umbrellas	2,000		1,500		1,712	
Beach - Equipment & Supplies	3,354		3,334		21,843	
Beach - Watersp. Equipmt.+Rep	1,839		5,000		5,262	
Beach - Repairs	212		3,000		400	
Total - Pool & Beach	47,472	5%	48,334	5%	62,439	6%
CA - Hospit. Lounge -Equmt/Rep	-		-		1,117	
CA - Gym - Equipmt + Repair	-		2,000		1,912	
CA - Cleaning Supplies	183		150		-	
CA - Water	18,420		10,000		9,370	
CA - Power	61,630		43,000		41,854	
Total - Common Area	80,233	8%	55,150	6%	54,253	6%
Net Surplus / (Loss)	40,834	4%	47,716	5%	24,732	3%

THE PROPRIETORS OF STRATA PLAN #25
BALANCE SHEET
31 October 2005

YTD
Current YTD

ASSETS

CASH / BANK

Bank - First Carib. #149-4694	91,776.40
Bank - Res. Account #1027-7730	147,415.21
Bank - Other Accounts	0.00
Total Cash / Bank	<u>239,191.61</u>

A/R - Employees + Other

A/R - Other	10,845.60
Total A/R Empl. + Other	<u>10,845.60</u>

INVENTORY

Inventory - Maintenance	79,676.17
Inventory - Batteries	0.00
Inventory - P & B - Chemicals	4,765.01
Inventory - P & B - Supplies	8,756.68
Inventory - Uniforms	3,069.06
Total Inventory	<u>96,266.92</u>

Non-Current Receivables

Due from The Palms Strata Asso	180.80
Due from Oceanside Marketing L	36,546.29
Rec. - Other	0.00
Total Non-Current Rec.	<u>36,727.09</u>

TOTAL ASSETS

383,031.22

LIABILITIES

ACCOUNTS PAYABLE

A/P - Trade	84,482.92
A/P - Service Charge	(1,726.57)
Due to Corp Service Center	27,602.49
Due to Palms Management Ltd	17,151.73
NIS Payable	889.70
Total A/P	<u>128,400.27</u>

ACCRUED EXPENSES

Accrued - Expenses	3,400.00
Accrued - Payroll	10,575.00
Total Accrued Exp.	<u>13,975.00</u>

EQUITY

CapEx-Reserve	16,912.54
Retained Earnings	158,099.15
Net Income / Loss	65,644.26
Total Equity	<u>240,655.95</u>

TOTAL LIABILITIES + EQUITY

383,031.22

**THE SANDS STRATA
BUDGET
Jan - Dec 2006**

	Actual Jan - Dec 04		Actual Jan - Dec 05		Budget Jan - Dec 06	
<u>INCOME</u>						
Assessment Income	720,630		740,640		814,704	
Special Assessment - Insurance/Other	231,150		240,313		220,000	
Income - Maintenance	80,971		84,417		108,000	
Income - Utilities	91,867		90,405		108,888	
Contribution from OSM	10,002		15,000		16,500	
Other Income	214		2,286		1,500	
Total Income	1,134,835	100%	1,173,061	100%	1,269,592	100%
<u>Payroll + Related</u>						
Payroll - Landscaping	37,783		23,764		49,213	
Payroll - Pool & Beach	66,733		71,460		68,696	
Payroll - Maintenance	76,167		65,965		90,640	
Payroll - Common Area	23,412		21,532		29,358	
Payroll - Security	-		36,407		-	
Subcontractors	4,505		106		-	
Total Overtime	12,649		22,329		12,000	
Total Bonus	1,000		5,100		5,100	
Total Other	-		1,514		-	
Total Payroll	222,248	20%	248,177	21%	255,007	20%
Tot - Benefits NIS	12,651		16,305		17,250	
Tot - Benefits Medical	-		-		-	
Tot - Benefits Other	15,586		18,288		18,360	
Tot - Vacation Pay	2,872		8,895		11,850	
Tot - Holiday Pay	3,887		7,882		6,000	
Tot - Training	-		2,000		500	
Tot - Employee Relations	7,212		870		900	
Tot - Recruitment	-		1,792		-	
Tot - Workpermits	6,335		6,675		6,000	
Tot - Uniforms	5,979		9,600		6,000	
Total PR - Related	54,523	5%	72,307	6%	66,860	5%
Total Payroll & Related	276,771	24%	320,484	27%	321,868	25%
<u>Other Expenses</u>						
Gen - Bank Charges	927		1,602		1,200	
Gen - Interest Expenses	-		-		-	
Gen - Insurance	216,760		240,313		220,000	
Gen - Licenses & Permits	-		-		-	
Gen - Telephone	-		2,995		1,200	
Gen - Travel & Entertainment	-		-		-	
Gen - Accounting / Audits	-		-		-	
Gen - Legal / Professional Fee	-		-		-	
Asset Protection Exp (Hurric.)	-		1,182		15,000	
Gen - Miscellaneous	3,104		3,463		1,200	
Gen - Management Fee	145,540		151,440		159,012	
Gen - Strata Lot Fee	66,150		69,456		72,929	
Total - A&G	432,481	38%	470,451	40%	470,541	37%

Maint - Automotive	5,368		11,224		6,000	
Maint - Building Mainten.	1,564		3,378		3,600	
Maint - Cooling System & A/C-r	4,020		4,133		3,000	
Maint - Electrical Supplies &	13,497		8,936		12,000	
Maint - Elevators	376		-		3,600	
Maint - Maint. Contracts	-		360		-	
Maint - Materials & Supplies	41,719		39,381		36,000	
Maint - Office Supplies	-		-		-	
Maint - Painting & Decorating	13,623		613		4,000	
Maint - Plumbing	(5,981)		4,362		6,000	
Maint - Postage	-		-		-	
Maint - Printing & Stationary	-		-		-	
Maint - Rental Equipment	-		-		-	
Maint - Travel & Entertainment	-		-		-	
Security - Subcontr./ Outside	45,832		2,587		90,660	
Allocation-Engineering (Corp)	-		46,226		42,000	
Allocation - Security	-		-		-	
Total - Maintenance	120,017	11%	121,200	10%	206,860	16%
Grds & Landscaping Equipment	3,466		1,625		1,000	
Grds & Landscaping Supplies	51,678		18,096		25,200	
Grds & Landscaping Spraying	-		-		-	
Grds - Treatment Plant - Water	-		-		-	
Grds - Treatment Plant - Power	29,261		28,925		30,000	
Grds - Treatment Plant - Maint.	14,565		2,663		3,600	
Grds - Treatment Plant - Supplies	5,120		1,457		3,000	
Grds - Trash Removal	6,243		12,300		9,400	
Total - Grounds	110,332	10%	65,066	6%	72,200	6%
Swimming Pool - Supplies	15,224		13,329		15,000	
Swimming Pool - Repairs	1,311		148		1,200	
Swimming Pool - Service	2,523		-		-	
Swimming Pool - Power	22,005		28,902		30,000	
Swimming Pool - Water	6,038		5,887		6,000	
P & B - Umbrellas	1,712		2,400		2,400	
Beach - Equipment & Supplies	22,617		3,874		7,000	
Beach - Watersp. Equipmt.+Rep	6,337		1,839		3,000	
Beach - Repairs	400		362		-	
Total - Pool & Beach	78,168	7%	56,740	5%	64,600	5%
CA - Hospit. Lounge -Equmt/Rep	3,029		-		-	
CA - Gym - Equipmt + Repair	-		-		-	
CA - Cleaning Supplies	-		183		-	
CA - Water	11,770		21,420		10,000	
CA - Power	52,350		75,930		88,000	
Total - Common Area	67,149	6%	97,533	8%	98,000	8%
Net Surplus / (Loss)	49,916	4%	41,587	4%	35,523	3%

**THE PROPRIETORS OF STRATA PLAN #25
20 YEAR CAPEX PROJECTION**

OUTFLOW		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Total	
COMMON AREA	Present Value	Life Span	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	
Asphalt - Entrance, Parking Lot + Striping	30,000	10				30,000										30,000						60,000	
Gym Equipment	25,000	4				25,000				25,000							25,000					25,000	125,000
Lighting - Foot Path, Foliage, Beach Front	3,000	1	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	60,000
Walkways - Patching	3,000	4	3,000																				3,000
Walkways - New	70,000	10	70,000										70,000										140,000
Misc. - Painting, Lighting, Damage, Patching etc.	10,000	1	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	200,000
			86,000	13,000	13,000	68,000	13,000	13,000	13,000	38,000	13,000	13,000	83,000	38,000	13,000	43,000	13,000	38,000	13,000	13,000	13,000	38,000	588,000
GROUNDS																							
Dumpster Area	18,000	6						18,000						18,000						18,000			54,000
Gazebo	2,500	3	2,500			2,500			2,500			2,500		2,500			2,500				2,500		17,500
Gazebo - Tiling	3,000	8		3,000								3,000			2,500					3,000			9,000
Landscaping	2,000	1	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	40,000
Lift Station/Pumps	25,000	5					25,000					25,000				25,000						25,000	100,000
Misc. - Plant Damage, Curbs etc.	6,500	1	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	130,000
			11,000	11,500	8,500	11,000	33,500	26,500	11,000	8,500	8,500	39,000	8,500	26,500	11,000	8,500	33,500	11,000	8,500	29,500	11,000	33,500	350,500
MAINTENANCE																							
Buildings Painting - Outside	7,500	1	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	150,000
Door Locks	22,500	10				22,500									22,500								45,000
Elevator	21,000	7							21,000							21,000							42,000
Electric Installation & Wiring	16,000	5					16,000					16,000					16,000					16,000	64,000
Façade & Balustrade	10,000	20												10,000									10,000
Radios for Communication	1,800	3		1,800				1,800						1,800							1,800		10,800
Roof - Building 1	300,000	20																			300,000		300,000
Roof - Building 2	300,000	20																					300,000
Roof - Building 3	400,000	20														400,000							400,000
Roof - Building 4	300,000	20															300,000						300,000
Roof - Building 5	300,000	20																300,000					300,000
Roof - Building 6	300,000	20																300,000					300,000
Windows/Doors	200,000	20												200,000									200,000
Misc. - Painting, Doors, Tile Repairs etc.	15,000	1	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	300,000
Misc. - Potential Electrical Problems/Generator	15,000	1	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	300,000
Misc. - Potential Plumbing and MEP Problems, Pumps etc.	15,000	1	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	300,000
			52,500	52,500	54,300	75,000	68,500	54,300	73,500	52,500	54,300	68,500	52,500	54,300	262,500	496,000	670,300	652,500	352,500	54,300	52,500	68,500	3,321,800
POOL & BEACH																							
Beach Furniture	30,000	5		30,000					30,000					30,000						30,000			120,000
Hot Tub & Surrounding Area	25,000	7							25,000														50,000
Pool & Deck Furniture	30,000	4				30,000				30,000				30,000								30,000	150,000
Pool Pumps & Equipment	20,000	5					20,000					20,000				20,000						20,000	80,000
Pool Surface	50,000	5			50,000					50,000													200,000
Pool Surface - Marcite Repair	5,000	5	5,000					5,000				5,000					5,000						20,000
Walkway to Beach/Footbath	2,000	5					2,000					2,000				2,000						2,000	8,000
Misc. - Coping, Furniture Breakage, Dune Deck Repair	13,500	1	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	270,000
			18,500	43,500	63,500	43,500	35,500	18,500	68,500	93,500	13,500	35,500	18,500	73,500	63,500	38,500	35,500	48,500	43,500	63,500	13,500	65,500	898,000

**THE PROPRIETORS OF STRATA PLAN #25
20 YEAR CAPEX PROJECTION**

SUMMARY

COMMON AREA	86,000	13,000	13,000	68,000	13,000	13,000	13,000	38,000	13,000	13,000	83,000	38,000	13,000	43,000	13,000	38,000	13,000	13,000	13,000	38,000	588,000
FOUNDATIONS	11,000	11,500	8,500	11,000	33,500	26,500	11,000	8,500	8,500	39,000	8,500	26,500	11,000	8,500	33,500	11,000	8,500	29,500	11,000	33,500	350,500
MAINTENANCE	52,500	52,500	54,300	75,000	68,500	54,300	73,500	52,500	54,300	68,500	52,500	54,300	262,500	496,000	670,300	652,500	352,500	54,300	52,500	68,500	3,321,800
POOL & BEACH	18,500	43,500	63,500	43,500	35,500	18,500	68,500	93,500	13,500	35,500	18,500	73,500	63,500	38,500	35,500	48,500	43,500	63,500	13,500	65,500	898,000
MISC OTHER/FUTURE RESERVE *	33,000	33,000	33,000	33,000	33,000	33,000	33,000	33,000	33,000	33,000	33,000	33,000	33,000	33,000	33,000	33,000	33,000	33,000	33,000	33,000	660,000
TOTAL REQUIREMENT - YEARLY **	201,000	153,500	172,300	230,500	183,500	145,300	199,000	225,500	122,300	189,000	195,500	225,300	383,000	619,000	785,300	783,000	450,500	193,300	123,000	238,500	5,818,300

REQUIREMENT WITH GROWTH FACTORED IN	2.5%	201,000	161,271	185,548	254,429	207,613	168,503	236,548	274,750	152,736	241,936	256,513	303,003	527,970	874,631	1,137,349	1,162,368	685,489	301,482	196,634	390,810	7,920,584
TOTAL REQUIREMENT - MONTHLY		16,750	13,439	15,462	21,202	17,301	14,042	19,712	22,896	12,728	20,161	21,376	25,250	43,997	72,886	94,779	96,864	57,124	25,124	16,386	32,568	Average
Monthly Reserve Requirement per Sq. Ft	133,777	0.13	0.10	0.12	0.16	0.13	0.10	0.15	0.17	0.10	0.15	0.16	0.19	0.33	0.54	0.71	0.72	0.43	0.19	0.12	0.24	0.25
YEARLY INFLOW PER sq ft/Month @	0.13	208,692	208,692	208,692	208,692	208,692	208,692	208,692	208,692	208,692	208,692	208,692	208,692	208,692	208,692	208,692	208,692	208,692	208,692	208,692	208,692	4,173,842
YEARLY NET INFLOW(OUTFLOW)		7,692	47,421	23,144	(45,737)	1,079	40,189	(27,856)	(66,058)	55,956	(33,244)	(47,821)	(94,311)	(319,278)	(665,939)	(928,656)	(953,676)	(476,797)	(92,790)	12,058	(182,118)	(3,746,741)
RESERVE STATUS		7,692	55,113	78,257	32,520	33,599	73,788	45,931	(20,126)	35,830	2,586	(45,235)	(139,546)	(458,824)	(1,124,762)	(2,053,419)	(3,007,095)	(3,483,892)	(3,576,681)	(3,564,623)	(3,746,741)	

Example 1

GROSS ROOMS REVENUE - THE SANDS	6,000,000
YEARLY INDUSTRY AVERAGE FOR CAPEX RESERVE	8.0%
PROVISION - TOTAL RESORT	480,000
PROVISION - STRATA (Estimated 50%)	240,000

Example 2

VALUE OF BUILDINGS - EXTERIOR:	
Building 1	1,557,739
Building 2	1,208,590
Building 3	4,297,212
Building 4	1,906,887
Building 5	1,208,590
Building 6	1,208,590
	<u>11,387,608</u>
Industry Average - 5% of Cost/Annum	569,380

* This portion of the assessment will be used to handle unforeseen damages or repairs that would be unusual or extraordinary, i.e Storm Damage. Any unused portion will be carried forward as a reserve on behalf of the Strata Corporation eventualities.

**The above is a budgetary Exercise only. It is not intended to represent the exact cost or timing of the various works, nor does it represent approved works. All major works will be subject to Board approval as per the By-Laws.

Costs/Assessments are present day dollar and do not take into account inflation or time value of money.