

The Sands at Grace Bay
Strata Income Statement October 2013
Major Variances

	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
Total Income	1,477,892	1,489,434	(11,542)
Total Payroll & Related	372,872	391,568	18,696
Total Other Expenses	1,077,590	1,072,810	(4,780)
Net Result	<u>27,430</u>	<u>25,056</u>	<u>2,374</u>

	<u>Positive</u>	<u>Negative</u>	<u>Net Impact</u>
Tot - Uniforms	1,100		
Gen - Hurricane Expense	1,305		
P&B - Swimming Pool Power	1,363		
Tot - Benefits NIS	1,481		
Payroll - Security	1,788		
Maint - Painting & Decorating	1,892		
Maint - Materials & Supplies	1,994		
Maint - Corporate Allocation	2,004		
Maint - Building Mainten.	2,243		
Grds & Landscaping Supplies	2,283		
Grds - Treatment Plant - Pow	2,392		
Maint - Plumbing	2,808		
CA - Water	2,945		
CA - Gym - Equipmt + Repair	3,131		
Payroll - Maintenance	3,953		
Maint - Electrical Supplies &	4,566		
Special Assessment - Insurance	5,044		
Tot - Workpermits	5,810		
Payroll - Pool & Beach	6,069		
Gen - Employee Severance	6,500		
CA - Power	7,889		
Tot - Housing & Utilities	9,001		
Grds & Landscaping Equipment		(1,066)	
Payroll - Common Area		(1,095)	
CA - Hospit. Lounge - Equmt/Rep		(1,214)	
Maint - Automotive		(1,404)	
Gen - Management Fee		(1,581)	
Grds - Treatment Plant - Sup		(1,715)	
P&B - Watersp. Equip & Repairs		(2,046)	
Assessment Income		(2,487)	
Total Overtime		(2,511)	
P&B - Beach Equip & Repairs		(4,171)	
Tot - Benefits NHIP		(4,186)	
P&B - Swimming Pool Repairs		(4,513)	
Tot - Vacation Pay		(4,557)	
Income - Maintenance		(5,090)	
P&B - Umbrellas		(7,242)	
P&B - Beach Equip & Supplies		(7,304)	
Income - Utilities		(8,945)	
P&B - Swimming Pool Supplies		(9,916)	
Gen - Insurance		(10,727)	
	<u>85,366</u>	<u>(82,992)</u>	<u>2,374</u>

**Strata - Income Statement
October 2013**

	YTD Actual	YTD Budget	YTD Last Year 2012
<u>INCOME</u>			
Assessment Income	921,073	923,560	879,819
Special Assessment - Insurance	374,044	369,000	396,563
Income - Maintenance	82,314	87,404	86,175
Income - Utilities	83,605	92,550	92,377
OSM Contribution - Watersports	16,667	16,670	16,667
OSM Contrib - Mgt Fee discount	0	0	0
Other Income	189	250	15
Total Income	1,477,892	1,489,434	1,471,617
<u>PAYROLL & RELATED</u>			
Payroll - Landscaping	57,559	57,442	56,811
Payroll - Pool & Beach	54,122	60,191	59,324
Payroll - Maintenance	69,151	73,104	70,160
Payroll - Common Area	26,488	25,393	23,514
Payroll - Security	39,215	41,003	37,977
Total Overtime	6,311	3,800	3,252
Total Bonus	102	0	600
Total Subcontractors	2,500	2,500	2,366
Total Payroll	255,449	263,433	254,004
Tot - Benefits NIS	17,298	18,779	17,882
Tot - Benefits NHIP	14,392	10,206	10,072
Tot - Benefits Medical	520	0	260
Tot - Benefits Other	22,191	22,800	23,154
Tot - Vacation Pay	17,607	13,050	15,931
Tot - Holiday Pay	8,212	8,950	7,963
Tot - Training	929	1,250	990
Tot - Housing & Utilities	13,499	22,500	22,267
Tot - Employee Relations	7,028	8,000	9,380
Tot - Recruitment	1,908	1,850	1,879
Tot - Workpermits	9,690	15,500	11,986
Tot - Uniforms	4,150	5,250	4,704
Total PR - Related	117,423	128,135	126,466
Total Payroll & Related	372,872	391,568	380,471
<u>ADMIN & GENERAL</u>			
Gen - Bank Charges	506	400	287
Gen - Interest Expenses	0	0	0
Gen - Insurance	383,087	372,360	400,201
Gen - Licenses & Permits	0	0	0
Gen - OSM Contribution (Capex)	0	0	0
Gen - Telephone	355	500	481
Gen - Travel & Entertainment	0	0	0
Gen - Accounting / Audits	0	0	0
Gen - Legal / Professional Fee	0	0	0
Gen - Hurricane Expense	645	1,950	(280)
Gen - Miscellaneous	4,254	4,675	3,950
Gen - Management Fee	221,321	219,740	211,926
Gen - Employee Severance	1,000	7,500	824
Gen - Strata Lot Fee	69,010	69,010	69,010
Total Admin & General	680,177	676,135	686,400

**Strata - Income Statement
October 2013**

	YTD Actual	YTD Budget	YTD Last Year 2012
<u>MAINTENANCE</u>			
Maint - Automotive	7,904	6,500	6,487
Maint - Building Mainten.	8,757	11,000	11,787
Maint - Cooling System & A/C	295	1,000	453
Maint - Electrical Supplies &	12,434	17,000	15,988
Maint - Elevators	2,875	3,500	2,500
Maint - Maint. Contracts	0	250	0
Maint - Materials & Supplies	30,006	32,000	30,458
Maint - Office Supplies	2,070	2,850	2,913
Maint - Painting & Decorating	108	2,000	2,107
Maint - Plumbing	5,442	8,250	8,405
Maint - Postage	0	0	0
Maint - Printing & Stationary	0	0	0
Maint - Rental Equipment	0	200	40
Maint - Travel & Entertainment	0	0	0
Maint - Corporate Allocation	27,996	30,000	29,424
Maint - Security	0	250	214
Total Maintenance	97,888	114,800	110,775
<u>GROUNDS & LANDSCAPING</u>			
Grds & Landscaping Equipment	2,566	1,500	700
Grds & Landscaping Supplies	10,717	13,000	10,426
Grds & Landscaping Spraying	4,680	5,200	5,220
Grds - Treatment Plant - Wat	1	0	923
Grds - Treatment Plant - Pow	17,608	20,000	17,341
Grds - Treatment Plant - Mai	10,727	11,000	11,118
Grds - Treatment Plant - Sup	3,140	1,425	1,386
Grds - Trash Removal	20,255	20,000	20,000
Total Grounds & Landscaping	69,694	72,125	67,112
<u>POOL & BEACH</u>			
P&B - Swimming Pool Supplies	24,916	15,000	21,690
P&B - Swimming Pool Repairs	5,513	1,000	985
P&B - Hot Tub & Pool Propane	14,947	15,500	9,453
P&B - Swimming Pool Power	42,637	44,000	42,488
P&B - Swimming Pool Water	243	250	0
P&B - Umbrellas	7,992	750	467
P&B - Beach Equip & Supplies	11,054	3,750	3,785
P&B - Watersp. Equip & Repairs	8,046	6,000	6,277
P&B - Beach Equip & Repairs	4,571	400	320
Total Pool & Beach Expenses	119,920	86,650	85,464
<u>COMMON AREA</u>			
CA - Hospit. Lounge -Equmt/Rep	3,064	1,850	2,072
CA - Gym - Equipmt + Repair	1,869	5,000	5,309
CA - Cleaning Supplies	1,062	1,500	1,007
CA - Water	10,055	13,000	13,173
CA - Power	93,861	101,750	102,046
Total - Common Area	109,912	123,100	123,607
Total Operating Expenses	1,077,590	1,072,810	1,073,359
NET SURPLUS (DEFICIT)	27,430	25,056	17,787

**THE PROPRIETORS OF STRATA PLAN 25
BALANCE SHEET
OCTOBER 31, 2013**

	YTD Current YTD	YTD 2012
<u>ASSETS</u>		
<u>CASH / BANK</u>		
Bank - First Carib. #149-4694	11,992	638
Sands Strata - Term Deposit	163,148	80,000
Bank - Other Accounts	0	0
Total Cash / Bank	175,140	80,638
<u>ACCOUNTS RECEIVABLE</u>		
Employee - Medical	0	0
Employee - Workpermits	0	0
Employee - Advances	0	100
Other	0	0
Total Accounts Receivable	0	100
<u>INVENTORY</u>		
Inventory - Maintenance	133,408	137,156
Inventory - Grounds	7,214	13,479
Inventory - Treatment Plant Su	273	4,396
Inventory - P & B	17,295	22,812
Inventory - Uniforms	7,389	4,635
Inventory - Hurricane Supplies	20,828	16,197
Total Inventory	186,407	198,675
<u>PREPAID EXPENSES</u>		
Maint. Contracts	0	0
Security Dep. (Power	11,250	11,250
Prepaid - Supplies	0	0
Prepaid - Insurance	6,241	4,279
Other	0	5,216
Total Prepaid Exp.	17,491	20,745
<u>INTER-COMPANY ACCOUNTS</u>		
Oceanside Marketing Corp Ltd	186,395	168,119
The Palms Strata Asso	0	0
The Palms Mngmt. Ltd.	0	0
Total Inter-Company Accounts	186,395	168,119
TOTAL ASSETS	565,433	468,277
<u>LIABILITIES</u>		
<u>ACCOUNTS PAYABLE</u>		
Trade	134,170	116,759
Service Charge	0	0
Tickets - Philipinnes Staff	0	2,200
A/P - Other	0	0
NIS Payable	0	0
NHIP Payable	0	0
Accrued - Expenses	1,066	1,691
Accrued - Payroll	11,090	9,830
Accrued - Vacation	0	0
Accrued - Training / Education	0	0
Accrued - Other	0	0
TOTAL LIABILITIES	146,326	130,480
<u>EQUITY</u>		
CapEx-Reserve	165,774	107,911
Retained Earnings	225,904	212,099
Net Income / Loss	27,430	17,787
Total Equity	419,107	337,797
TOTAL LIABILITIES + EQUITY	565,433	468,277

**THE SANDS STRATA
PROFORMA BUDGET 2014**

Strata Fees remain the same at \$8.28

	BUDGET 2014		Forecasted 2013	
INCOME				
Assessment Income	1,108,560		1,108,561	
Special Assessment - Insurance	375,000		374,044	
Income - Maintenance	103,460		95,394	
Income - Utilities	104,100		102,115	
Contribution from OSM - Watersports	20,000		20,000	
Other Income	240		239	
Total Income	1,711,360	100%	1,700,354	100%
Payroll + Related				
Payroll - Landscaping	71,062		69,498	
Payroll - Pool & Beach	82,075		67,320	
Payroll - Maintenance	84,397		83,376	
Payroll - Common Area	31,629		31,906	
Payroll - Security	49,755		49,115	
Payroll - Overtime	5,400		7,984	
Payroll - Bonus	8,700		8,702	
Payroll - Casual	3,000		3,124	
Total Payroll	336,017	20%	321,025	19%
Tot - Benefits NIS	23,438		21,573	
Tot - NHIP	16,560		16,716	
Tot - Benefits Medical	624		624	
Tot - Benefits Other	27,375		26,766	
Tot - Vacation Pay	17,138		19,816	
Tot - Holiday Pay	10,000		9,912	
Tot - Training	1,200		1,179	
Tot - Housing & Utilities	15,750		13,499	
Tot - Employee Relations	17,000		17,278	
Tot - Recruitment	4,500		2,278	
Tot - Workpermits	15,600		12,390	
Tot - Uniforms	5,700		5,525	
Total PR - Related	154,885	9%	147,555	9%
Total Payroll & Related	490,902	29%	468,580	28%
Other Expenses				
Gen - Bank Charges	600		586	
Gen - Insurance	389,400		387,467	
Gen - Telephone	480		455	
Gen - Legal/ Professional	-		-	
Asset Protection Exp (Hurric.)	2,200		645	
Gen - Miscellaneous	7,500		6,729	
Gen - Management Fee	252,205		252,723	
Gen - Employee Severance	1,200		1,000	
Gen - Strata Lot Fee	82,813		82,812	
Total - A&G	736,398	43%	732,417	43%
Maint - Automotive	9,000		9,654	
Maint - Building Mainten.	12,000		10,757	
Maint - Cooling System & A/C-r	900		495	
Maint - Electrical Supplies &	16,200		15,834	
Maint - Elevators	4,200		3,575	
Maint - Maint. Contracts	300		50	
Maint - Materials & Supplies	36600		36,406	
Maint - Office Supplies	2700		2,640	
Maint - Painting & Decorating	1400		1,421	
Maint - Plumbing	7500		7,092	
Maint - Rental Equipment	240		40	
Allocation-Engineering	34200		33,996	
Maint - Contracted Security	6880		50	
Total - Maintenance	125,240	7%	122,011	7%

\$ 1,107,673.56	Total Square Footage
\$ 92,306.13	Per Month Strata
\$ 92,380.00	Entitlement Rounding
\$ 8.28	Present Spfs
\$ 8.28	

**THE SANDS STRATA
PROFORMA BUDGET 2014
Strata Fees remain the same at \$8.28**

	BUDGET 2014		Forecasted 2013	
Grds & Landscaping Equipment	3,000		2,866	
Grds & Landscaping Supplies	14,700		14,465	
Grds & Landscaping Spraying	6,240		6,240	
Grds - Treatment Plant - Water	0		1	
Grds - Treatment Plant - Power	22,800		21,608	
Grds - Treatment Plant - Maint	13,200		13,227	
Grds - Treatment Plant - Supplies	3,600		3,390	
Grds - Trash Removal	24,000		24,255	
Total - Grounds	87,540	5%	86,051	5%
Swimming Pool - Supplies	28,200		27,916	
Swimming Pool - Repairs	4,200		7,424	
Swimming Pool - Main Pool & Hot Tub Propane	20,000		19,217	
Swimming Pool - Power	52,800		51,265	
Swimming Pool - Water	300		293	
P & B - Umbrellas	3,600		8,067	
Beach - Equipment & Supplies	8,700		11,703	
Beach - Watersp. Equipmt.+Rep	9,000		8,746	
Beach - Repairs	4,800		5,822	
Total - Pool & Beach	131,600	8%	140,453	8%
CA - Hospit. Lounge -Equmt/Rep	2,700		5,303	
CA - Gym - Equipmt + Repair	3,300		2,515	
CA - Cleaning Supplies	1,980		1,862	
CA - Water	12,780		12,655	
CA - Power	117,600		114,211	
Total - Common Area	138,360	8%	136,547	8%
Net Surplus / (Loss)	1,319	0%	14,295	1%

THE PROPRIETORS OF STRATA PLAN #25
CAPITAL EXPENDITURE
Oct-2013

Balance brought forward from 2012
 Capital Assessment - October 2013

YTD
(126,066)
(167,262)
(293,328)

EXPENSES

2013 Capex Budget

COMMON AREA

Asphalt - Parking Lot Patching + Striping, Curb Painting
 Gym - (1 Elliptical to be purchased in 2013)
 Lighting - Security Lighting - Mandalay, Foot Path Lighting Repainted, Lighting added to B3 Parking Lot
 Hospitality Lounge - AC Compressor
 Walkways - Patching
 Walkways - New Canal Pool Area & B#6 & B#1
 Misc. - B#3 Camera Install, Safety & Security Road Clean Up Crew, Public Bathroom Works

4,259	3,500
-	7,000
2,229	2,500
2,497	-
750	1,500
-	14,000
8,787	3,500
18,522	32,000

GROUNDS

Dumpster Area
 Gazebo
 Gazebo - Deck
 Landscaping - Plants (Mulch)
 Public Beach Access Enhancement (Building 3)
 Bionest - Backup Pumps Ordered - Late June/Early July Arrival
 Lift Station/Pumps
 Misc. - Irrigation System Repair, Soaker Pit

-	2,000
-	800
-	1,250
2,896	2,600
-	-
-	1,500
-	-
6,484	1,000
9,380	9,150

MAINTENANCE

Buildings Painting - Outside (Full-time Painter)
 Elevator - Hydraulics Replacement
 Electric Installation & Wiring
 Façade & Balustrade & Gutters
 Repainting of Railings (B#3, then 2 Buildings per year) - One Test Sample Given to Contractor
 Roof Preventative Maintenance
 Radios for Communication
 Misc. - Doors* & Windows, Closers, Locks, Tile Repairs, Patio Frames, Sample Fiberglass Door
 Misc. - Potential Electrical Problems - Generator, Cable Box Cover
 Misc. - Potential MEP Problems, New Fire Hydrant Connections, Pull Station Covers

15,809	18,000
658	-
-	5,000
720	-
-	23,000
184	1,850
13,573	6,000
1,895	3,600
9,102	5,100
41,942	62,550

POOL & BEACH

Beach Furniture - Chaise Lounges & Cushions, Paint Stripping (Chaises)
 Hot Tub & Surrounding Areas - Refinishing Hot Tub and Installing Signs
 Pool & Deck Furniture - Deck Work & Umbrellas Bases, Pool Signs
 Pool Pumps & Equipment - Pool Timer
 Pool Surface - Major Works
 Pool Surface - Marcite & Tile Repair
 Walkway to Beach/Footbath
 Misc. - Palapa Repairs, Hobie Cat & Kayak Purchase, Kubota Parts & Repair.

13,895	8,000
3,284	2,500
7,766	3,500
388	-
-	-
-	2,500
609	500
19,750	7,000
45,692	24,000

HURRICANE

Year To Date Capex Reserve Balance

(165,774)	(165,774)
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COMMON AREA & GRACE BAY CCTV & LIGHTING

COMMON AREA
 GROUNDS
 MAINTENANCE
 POOL & BEACH
 MISC OTHER/FUTURE RESERVE *
 HURRICANE
TOTAL EXPENSES

18,522	32,000
9,380	9,150
53,960	62,550
45,692	24,000
-	-
-	-
127,554	127,700

THE PROJECTIONS OF STRATA PLAN #25 - 14 YEAR CAPEX PROJECTION

OUTFLOW	Budgeted 2013	2014	2015	2016
BALANCE BROUGHT FORWARD	126,066	151,776	176,071	182,087
COMMON AREA				
Asphalt - Parking Lot patching, Striping, Curb Painting, Signs, Speed Bumps	3,500	3,570	3,641	3,714
Gym -	7,000	7,140	10,404	10,612
Lighting - Foot Path, Foliage and Parking Lots	2,500	2,550	2,601	2,653
Hospitality Lounge -	-	2,040	-	2,081
Walkways - Patching	1,500	1,530	1,561	1,592
Walkways - New (2014 Canal Pool Area, B#6 & B#1)	14,000	21,000	-	-
Misc. -	3,500	6,000	6,120	6,242
	32,000	43,830	24,327	26,894
GROUNDS				
Dumpster Area -	2,000	-	2,040	-
Gazebo	800	816	832	849
Gazebo - Deck	1,250	2,000	2,040	2,081
Landscaping - Plants	2,600	5,000	5,100	5,202
Public Beach Access Enhancements - Building 3	-	-	-	3,500
Bionest System -	1,500	3,500	3,570	3,641
Lift Station/Pumps	-	3,000	-	3,121
Misc. -	1,000	2,500	2,550	2,601
	9,150	16,816	16,132	20,995
MAINTENANCE				
Buildings Painting - Outside, Full Time Painter	18,000	18,360	18,727	19,102
Electric Installation & Wiring	5,000	-	5,100	-
Facade & Balustrade & Gutters	-	4,000	-	4,080
Radios for Communication	1,850	1,887	1,925	1,963
Repainting of Railings (B#3, then 2 Buildings per year)	23,000	23,000	15,000	15,300
Roofing Preventative Maintenance (+\$12,000 in 2013)	-	-	-	13,000
Roof - Building 1 (Constructed in 2000)	-	-	-	-
Roof - Building 2 (Constructed in 1999)	-	-	-	-
Roof - Building 3 (Constructed in 1998)	-	-	-	-
Roof - Building 4 (Constructed in 1999)	-	-	-	-
Roof - Building 5 (Constructed in 2000)	-	-	-	-
Roof - Building 6 (Constructed in 2000)	-	-	-	-
Misc. - Doors* & Windows, Closers, Locks, Tile Repairs, Patio Frames* etc.	6,000	21,000	21,420	21,848
Misc. - Potential Electrical Problems - Generator *	3,600	3,500	3,570	3,641
Misc. - Potential MEP Problems -	5,100	6,000	6,120	6,242
	62,550	82,747	71,862	85,177
POOL & BEACH				
Beach Furniture - Chaise Lounges	10,000	4,000	4,080	4,162
Hot Tub & Surrounding Area	2,500	2,000	2,040	2,081
Pool & Deck Furniture - Green Chaise Lounges, Cushions, Umbrellas & Bases	3,500	10,000	3,500	3,500
Pool Pumps & Equipment (Heating System)	-	1,500	1,530	1,561
Pool Surface - Major Works	-	-	-	15,000
Pool Surface - Marcite and Tile Repair	2,500	2,550	2,601	2,653
Walkway to Beach/Footbath	500	-	-	700
Misc. - Kubota, Furniture, Palapa Repairs, Deck Sanding, Beach Storage Unit, Signs, Boat, Watersports	7,000	18,000	20,000	7,100
	24,000	38,050	33,751	36,756
SUMMARY				
COMMON AREA	32,000	43,830	24,327	26,894
GROUNDS	9,150	16,816	16,132	20,995
MAINTENANCE	62,550	82,747	71,862	85,177
POOL & BEACH	24,000	38,050	33,751	36,756
HURRICANE	-	-	-	-
TOTAL REQUIREMENT - YEARLY	127,700	181,443	146,072	169,823
ASSESSMENT AMOUNT WITH INFLATION	200,710	208,738	217,088	225,771
Estimated 2013 Year End Total Figure	196,776	241,071	247,087	238,036
Transfer to Major Reserve	45,000	65,000	65,000	65,000
Major Reserve Expenses	-	62,000	56,420	37,148
Major Reserve Balance	45,000	48,000	73,580	92,852
Estimated 2013 Carry Forward Figure	151,776	176,071	182,087	173,036

4.0%

**THE SANDS STRATA
PROFORMA BUDGET 2014**

Strata Fees remain the same at \$8.28

	BUDGET 2014		Forecasted 2013	
INCOME				
Assessment Income	1,108,560		1,108,561	
Special Assessment - Insurance	375,000		374,044	
Income - Maintenance	103,460		95,394	
Income - Utilities	104,100		102,115	
Contribution from OSM - Watersports	20,000		20,000	
Other Income	240		239	
Total Income	1,711,360	100%	1,700,354	100%
Payroll + Related				
Payroll - Landscaping	71,062		69,498	
Payroll - Pool & Beach	82,075		67,320	
Payroll - Maintenance	84,397		83,376	
Payroll - Common Area	31,629		31,906	
Payroll - Security	49,755		49,115	
Payroll - Overtime	5,400		7,984	
Payroll - Bonus	8,700		8,702	
Payroll - Casual	3,000		3,124	
Total Payroll	336,017	20%	321,025	19%
Tot - Benefits NIS	23,438		21,573	
Tot - NHIP	16,560		16,716	
Tot - Benefits Medical	624		624	
Tot - Benefits Other	27,375		26,766	
Tot - Vacation Pay	17,138		19,816	
Tot - Holiday Pay	10,000		9,912	
Tot - Training	1,200		1,179	
Tot - Housing & Utilities	15,750		13,499	
Tot - Employee Relations	17,000		17,278	
Tot - Recruitment	4,500		2,278	
Tot - Workpermits	15,600		12,390	
Tot - Uniforms	5,700		5,525	
Total PR - Related	154,885	9%	147,555	9%
Total Payroll & Related	490,902	29%	468,580	28%
Other Expenses				
Gen - Bank Charges	600		586	
Gen - Insurance	389,400		387,467	
Gen - Telephone	480		455	
Gen - Legal/ Professional	-		-	
Asset Protection Exp (Hurric.)	2,200		645	
Gen - Miscellaneous	7,500		6,729	
Gen - Management Fee	252,205		252,723	
Gen - Employee Severance	1,200		1,000	
Gen - Strata Lot Fee	82,813		82,812	
Total - A&G	736,398	43%	732,417	43%
Maint - Automotive	9,000		9,654	
Maint - Building Mainten.	12,000		10,757	
Maint - Cooling System & A/C-r	900		495	
Maint - Electrical Supplies &	16,200		15,834	
Maint - Elevators	4,200		3,575	
Maint - Maint. Contracts	300		50	
Maint - Materials & Supplies	36600		36,406	
Maint - Office Supplies	2700		2,640	
Maint - Painting & Decorating	1400		1,421	
Maint - Plumbing	7500		7,092	
Maint - Rental Equipment	240		40	
Allocation-Engineering	34200		33,996	
Maint - Contracted Security	6880		50	
Total - Maintenance	125,240	7%	122,011	7%

\$ 1,107,673.56	Total Square Footage
\$ 92,306.13	Per Month Strata
\$ 92,380.00	Entitlement Rounding
\$ 8.28	Present Spfs
\$ 8.28	

**THE SANDS STRATA
PROFORMA BUDGET 2014**
Strata Fees remain the same at \$8.28

	BUDGET 2014		Forecasted 2015	
Grds & Landscaping Equipment	3,000		2,866	
Grds & Landscaping Supplies	14,700		14,465	
Grds & Landscaping Spraying	6,240		6,240	
Grds - Treatment Plant - Water	0		1	
Grds - Treatment Plant - Power	22,800		21,608	
Grds - Treatment Plant - Maint	13,200		13,227	
Grds - Treatment Plant - Supplies	3,600		3,390	
Grds - Trash Removal	24,000		24,255	
Total - Grounds	87,540	5%	86,051	5%
Swimming Pool - Supplies	28,200		27,916	
Swimming Pool - Repairs	4,200		7,424	
Swimming Pool - Main Pool & Hot Tub Propane	20,000		19,217	
Swimming Pool - Power	52,800		51,265	
Swimming Pool - Water	300		293	
P & B - Umbrellas	3,600		8,067	
Beach - Equipment & Supplies	8,700		11,703	
Beach - Watersp. Equipmt.+Rep	9,000		8,746	
Beach - Repairs	4,800		5,822	
Total - Pool & Beach	131,600	8%	140,453	8%
CA - Hospit. Lounge -Equmt/Rep	2,700		5,303	
CA - Gym - Equipmt + Repair	3,300		2,515	
CA - Cleaning Supplies	1,980		1,862	
CA - Water	12,780		12,655	
CA - Power	117,600		114,211	
Total - Common Area	138,360	8%	136,547	8%
Net Surplus / (Loss)	1,319	0%	14,295	1%