

Budget for July 2004 - June 2005

	A Budget 2004 / 05		B Act / Bud 11 - 2003 / 04		C = B : A Variance	D Budget 2003 / 04		E = D : A Variance
	\$	in %	\$	in %		\$	in %	
4000 Monthly Assessment Income	732,240	83.4	696,300		35,940	695,280		36,960
4005 Property Insurance Assmt. Inc.	215,000	24.5	215,000		-	215,000		-
Total Operating Income	947,240	107.9	911,300		35,940	910,280		36,960
Other Income								
4010 Maintenance income	78,000	8.9	87,492	10.4	(9,492)	60,000	7.3	18,000
4011 Contribution from Oceanside	10,000	1.1	9,998	1.2	2	10,000	1.2	-
Total other Income	88,000	10.0	97,490	11.6	(9,490)	70,000	8.5	18,000
Total Income fr. Utilities	72,000	8.2	-	-	72,000	-	-	72,000
Strata Lot Mgmt. Fee	66,156	7.5	-	-	66,156	-	-	66,156
<b>Total Income</b>	<b>1,041,084</b>	<b>118.6</b>	<b>1,008,790</b>	<b>11.6</b>	<b>32,294</b>	<b>980,280</b>	<b>8.5</b>	<b>60,804</b>
Expenses								
5010 Payroll - Landscaping	63,900	7.3	64,225	7.7	(325)	61,800	7.5	2,100
5020 Payroll - Pool and Beach	48,000	5.5	46,959	5.6	1,041	45,600	5.5	2,400
5030 Payroll - Maintenance	51,800	5.9	55,387	6.6	(3,587)	54,000	6.6	(2,200)
5035 Payroll - Common Area	28,800	3.3	28,603	3.4	197	28,800	3.5	-
5036 Sub Constructors (external)	22,250	2.5	33,768	4.0	(11,518)	19,200	2.3	3,050
Total Payroll	214,750	24.5	228,941	27.3	(14,191)	209,400	25.5	5,350
5037 4.6% NIS Contribution	11,260	1.3	10,986	1.3	274	9,000	1.1	2,260
5038 Insurance & Others	1,200	0.1	1,200	0.1	-	2,400	0.3	(1,200)
5040 Benefits - Other	14,000	1.6	16,902	2.0	(2,902)	12,000	1.5	2,000
5041 Bonus - Maintenance Admin.	6,240	0.7	-	-	-	-	-	-
5042 Workpermits	3,600	0.4	3,300	0.4	300	2,400	0.3	1,200
5045 Vacation Pay	3,240	0.4	2,952	0.4	288	3,000	0.4	240
5046 Holiday Pay	4,810	0.5	4,679	0.6	131	5,200	0.6	(390)
5048 Overtime	4,260	0.5	2,967	0.4	1,293	1,000	0.1	3,260
5050 Uniforms	1,200	0.1	737	0.1	463	1,200	0.1	-
5060 Staff Training	2,400	0.3	2,374	0.3	26	2,400	0.3	-
Total Benefits	52,210	5.9	46,097	5.5	6,113	38,600	4.7	13,610
<b>Total Payroll &amp; related</b>	<b>266,960</b>	<b>30.4</b>	<b>275,038</b>	<b>32.8</b>	<b>(8,078)</b>	<b>248,000</b>	<b>30.2</b>	<b>18,960</b>
5110 R & M - Materials and Supplies	40,500	4.6	45,349	5.4	(4,849)	33,000	4.0	7,500
5115 R & M - Lightbulbs & Electrical	2,400	0.3	5,117	0.6	(2,717)	2,400	0.3	-
5117 R & M - Painting	5,000	0.6	9,300	1.1	(4,300)	5,000	0.6	-
5118 R & M - Elevator	2,000	0.2	1,404	0.2	596	2,000	0.2	-
5119 R & M - Alarm system	2,400	0.3	1,200	0.1	1,200	2,400	0.3	-
5120 R & M - Cleaning supplies	1,200	0.1	725	0.1	475	1,200	0.1	-
Total Repair & Maintenance	53,500	6.1	63,095	7.5	(9,595)	46,000	5.6	7,500
5211 Sewage Plant - Power	30,000	3.4	29,398	3.5	602	27,000	3.3	3,000
5220 Sewage Plant - Maintenance	15,000	1.7	12,886	1.5	2,114	15,000	1.8	-
5225 Sewage Plant - Supplies	6,000	0.7	8,314	1.0	(2,314)	6,000	0.7	-
Total Sewage Plant	51,000	5.8	50,598	6.0	402	48,000	5.8	3,000
5310 Swimming Pool - Power	24,000	2.7	24,105	2.9	(105)	24,000	2.9	-
5311 Swimming Pool - Water	5,400	0.6	5,943	0.7	(543)	6,600	0.8	(1,200)
5320 Swimming Pool - Service	4,800	0.5	4,216	0.5	584	6,000	0.7	(1,200)
5330 Swimming Pool - Supplies	6,000	0.7	17,868	2.1	(11,868)	15,000	1.8	(9,000)
Total Swimming Pool	40,200	4.6	52,133	6.2	(11,933)	51,600	6.3	(11,400)
5410 Landscaping - Equipment	3,000	0.3	1,500	0.2	1,500	3,000	0.4	-
5420 Landscaping - Supplies	15,000	1.7	15,720	1.9	(720)	15,000	1.8	-
Total Landscaping	18,000	2.0	17,220	2.1	780	18,000	2.2	-
5430 P & B - Umbrellas	2,800	0.3	3,219	0.4	(419)	3,000	0.4	(200)
5450 P & B - Supplies	12,000	1.4	14,480	1.7	(2,480)	12,000	1.5	-
5455 P & B - Pool Repairs	3,600	0.4	2,050	0.2	1,550	3,600	0.4	-
5460 P & B - Watersport Repairs	6,000	0.7	6,222	0.7	(222)	6,000	0.7	-
5480 Hospitality Room & Fitness	7,400	0.8	1,319	0.2	6,081	2,400	0.3	5,000
5500 Trash Removal	6,000	0.7	5,575	0.7	425	5,400	0.7	600
Total Pool and Beach	37,800	4.3	32,864	3.9	4,936	32,400	3.9	5,400
5700 Water purchase	18,000	2.0	15,706	1.9	2,294	18,000	2.2	-
5800 Lights - Utilities	51,600	5.9	51,355	6.1	245	51,600	6.3	-
Total Water and Utility	69,600	7.9	67,061	8.0	2,539	69,600	8.5	-
6000 Management fees	161,000	18.3	130,000	15.5	31,000	130,000	15.8	31,000
6050 A & G - Miscellaneous	3,000	0.3	2,956	0.4	44	3,000	0.4	-
6100 Insurance	215,000	24.5	215,000	25.7	-	215,000	26.1	-
6200 Security / Risk management	40,200	4.6	26,538	3.2	13,662	26,400	3.2	13,800
6300 Accounting / Audits	1,400	0.2	1,000	0.1	400	1,500	0.2	(100)
6400 Legal Fees	1,400	0.2	1,000	0.1	400	1,500	0.2	(100)
6500 Bank Charges	1,200	0.1	902	0.1	298	1,200	0.1	-
6600 Interest Expense	-	-	-	-	-	-	-	-
Total Administration Expenses	423,200	48.2	377,397	45.0	45,803	378,600	46.0	44,600
<b>Total Other Expenses</b>	<b>693,300</b>	<b>79.0</b>	<b>660,368</b>	<b>78.8</b>	<b>32,932</b>	<b>644,200</b>	<b>78.4</b>	<b>49,100</b>
<b>Total Operational Expenses</b>	<b>960,260</b>	<b>109.4</b>	<b>935,406</b>	<b>111.6</b>	<b>24,854</b>	<b>892,200</b>	<b>108.5</b>	<b>68,060</b>
<b>Total Assessment Expenses</b>	<b>878,104</b>	<b>100.0</b>	<b>837,916</b>	<b>100.0</b>	<b>40,188</b>	<b>822,200</b>	<b>100.0</b>	<b>55,904</b>
Assmt. Exp. / sqft. (133.777)	\$ 6.56		\$ 6.26		\$ 0.30	\$ 6.15		\$ 0.42
<b>Reserve / Recovery</b>	<b>80,814</b>	<b>9.2</b>	<b>73,384</b>	<b>8.8</b>	<b>7,430</b>	<b>88,080</b>	<b>10.7</b>	<b>(7,266)</b>
Reserve / sqft. (133.777)	\$ 0.60		\$ 0.55		\$ 0.06	\$ 0.66		\$ (0.05)
<b>Total Assessment to Owner</b>	<b>958,918</b>		<b>911,300</b>		<b>47,618</b>	<b>910,280</b>		<b>48,638</b>
Assmt. Exp. / sqft. (133.777)	\$ 7.17		\$ 6.81		\$ 0.36	\$ 6.80		\$ 0.36
- Insurance	215,000	24.5	215,000	25.7	-	215,000	26.1	-
<b>Total Assessment w/o Insurance:</b>	<b>743,918</b>	<b>84.7</b>	<b>696,300</b>	<b>83.1</b>	<b>47,618</b>	<b>695,280</b>	<b>84.6</b>	<b>48,638</b>
Assmt. Exp. / sqft. (133.777)	\$ 5.56		\$ 5.20		\$ 0.36	\$ 5.20		\$ 0.36