

**Proprietors of Strata Plan # 25  
Financial Statement**

**December 2019**

monthly						variance		SUMMARY STATEMENT	year-to-date						variance	
Actual	%	Budget	%	Last Year	%	to bud	to LY		Actual	%	Budget	%	Last Year	%	to bud	to LY
133,622	100%	123,401	100%	148,438	100%	10,221	(14,816)	Revenues	1,532,285	100%	1,514,764	100%	1,491,588	100%	17,521	40,697
<b>133,622</b>	<b>100%</b>	<b>123,401</b>	<b>100%</b>	<b>148,438</b>	<b>100%</b>	<b>10,221</b>	<b>(14,816)</b>	<b>TOTAL REVENUES</b>	<b>1,532,285</b>	<b>100%</b>	<b>1,514,764</b>	<b>100%</b>	<b>1,491,588</b>	<b>100%</b>	<b>17,521</b>	<b>40,697</b>
53,848	40%	55,244	45%	75,939	51%	(1,396)	(22,091)	Payroll & Related	593,100	39%	590,696	39%	602,821	40%	2,404	(9,721)
25,810	19%	30,739	25%	29,123	20%	(4,929)	(3,313)	Admin & General	385,798	25%	384,271	25%	365,657	25%	1,527	20,141
22,907	17%	16,900	14%	21,542	15%	6,007	1,365	Maintenance	232,903	15%	188,395	12%	197,450	13%	44,508	35,453
8,428	6%	8,790	7%	9,697	7%	(362)	(1,269)	Grounds & Landscaping	87,589	6%	105,480	7%	104,961	7%	(17,891)	(17,372)
14,147	11%	10,645	9%	13,668	9%	3,502	479	Pool & Beach	103,336	7%	118,540	8%	118,094	8%	(15,204)	(14,758)
11,438	9%	10,465	8%	9,929	7%	973	1,509	Common Areas	133,816	9%	126,380	8%	121,170	8%	7,436	12,646
<b>136,578</b>	<b>102%</b>	<b>132,783</b>	<b>108%</b>	<b>159,898</b>	<b>108%</b>	<b>3,795</b>	<b>(23,320)</b>	<b>TOTAL EXPENSES</b>	<b>1,536,541</b>	<b>100%</b>	<b>1,513,762</b>	<b>100%</b>	<b>1,510,153</b>	<b>101%</b>	<b>22,779</b>	<b>26,388</b>
-	0%	-	0%	-	0%	-	-	Insurance Assessment	403,425	26%	356,495	24%	356,495	24%	46,930	46,930
-	0%	-	0%	-	0%	-	-	Insurance Expenses	(403,425)	-26%	(356,495)	-24%	(356,495)	-24%	(46,930)	(46,930)
-	0%	-	0%	-	0%	-	-	Management Fee	-	0%	-	0%	-	0%	-	-
<b>-</b>	<b>0%</b>	<b>-</b>	<b>0%</b>	<b>-</b>	<b>0%</b>	<b>-</b>	<b>-</b>	<b>TOTAL INSURANCE</b>	<b>-</b>	<b>0%</b>	<b>-</b>	<b>0%</b>	<b>-</b>	<b>0%</b>	<b>-</b>	<b>-</b>
-	0%	-	0%	-	0%	-	-	Capex Reserve Assessment	-	0%	-	0%	-	0%	-	-
-	0%	-	0%	-	0%	-	-	Major Reserve Assessment	-	0%	-	0%	-	0%	-	-
-	0%	-	0%	-	0%	-	-	Reserve Fund	-	0%	-	0%	-	0%	-	-
<b>-</b>	<b>0%</b>	<b>-</b>	<b>0%</b>	<b>-</b>	<b>0%</b>	<b>-</b>	<b>-</b>	<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>(2,956)</b>	<b>-2%</b>	<b>(9,382)</b>	<b>-8%</b>	<b>(11,460)</b>	<b>-8%</b>	<b>6,426</b>	<b>8,504</b>	<b>PROFIT / (LOSS)</b>	<b>(4,257)</b>	<b>0%</b>	<b>1,002</b>	<b>0%</b>	<b>(18,565)</b>	<b>-1%</b>	<b>(5,259)</b>	<b>14,308</b>

*Details*

monthly						variance		REVENUES	year-to-date						variance	
Actual	%	Budget	%	Last Year	%	to bud	to LY		Actual	%	Budget	%	Last Year	%	to bud	to LY
107,015	80%	107,154	87%	101,857	69%	(139)	5,158	Strata Fees	1,292,210	84%	1,285,848	85%	1,220,479	82%	6,362	71,731
12,612	9%	6,000	5%	15,211	10%	6,612	(2,599)	Maintenance Revenue	140,138	9%	106,026	7%	121,179	8%	34,112	18,959
11,738	9%	7,987	6%	28,981	20%	3,751	(17,243)	Income from Utilities	71,734	5%	95,770	6%	121,788	8%	(24,036)	(50,054)
2,250	2%	2,250	2%	2,250	2%	-	-	OSM Contributions - Watersports	27,000	2%	27,000	2%	27,000	2%	-	-
8	0%	10	0%	139	0%	(2)	(131)	Other Income	1,202	0%	120	0%	1,142	0%	1,082	60
<b>133,622</b>	<b>100%</b>	<b>123,401</b>	<b>100%</b>	<b>148,438</b>	<b>100%</b>	<b>10,221</b>	<b>(14,816)</b>	<b>TOTAL REVENUES</b>	<b>1,532,285</b>	<b>100%</b>	<b>1,514,764</b>	<b>100%</b>	<b>1,491,588</b>	<b>100%</b>	<b>17,521</b>	<b>40,697</b>

			variance		PAYROLL & RELATED				variance							
Actual	%	Budget	%	Last Year		%	to bud	to LY	Actual	%	Budget	%	Last Year	%	to bud	to LY
8,005	6%	7,174	6%	8,067	5%	831	(62)	Landscaping	87,367	6%	84,470	6%	83,378	6%	2,897	3,989
8,072	6%	8,326	7%	7,723	5%	(254)	349	Pool & Beach	102,476	7%	104,716	7%	97,680	7%	(2,240)	4,796
9,438	7%	8,142	7%	8,594	6%	1,296	844	Maintenance	107,140	7%	92,936	6%	90,547	6%	14,204	16,593
3,839	3%	3,408	3%	4,011	3%	431	(172)	Common Area	40,558	3%	40,896	3%	41,605	3%	(338)	(1,047)
3,555	3%	4,756	4%	4,209	3%	(1,201)	(654)	Security	49,185	3%	55,758	4%	49,796	3%	(6,573)	(611)
-	0%	700	1%	889	1%	(700)	(889)	Overtime	6,423	0%	8,400	1%	16,800	1%	(1,977)	(10,377)
857	1%	725	1%	7,167	5%	132	(6,310)	Subcontractors	15,542	1%	8,700	1%	18,830	1%	6,842	(3,288)
<b>33,766</b>	<b>25%</b>	<b>33,231</b>	<b>27%</b>	<b>40,660</b>	<b>27%</b>	<b>535</b>	<b>(6,894)</b>	<b>TOTAL PAYROLL</b>	<b>408,692</b>	<b>27%</b>	<b>395,876</b>	<b>26%</b>	<b>398,636</b>	<b>27%</b>	<b>12,816</b>	<b>10,056</b>
2,423	2%	2,594	2%	2,483	2%	(171)	(60)	NIS	28,984	2%	31,604	2%	30,616	2%	(2,620)	(1,632)
1,550	1%	1,622	1%	1,646	1%	(72)	(96)	NHIP	18,325	1%	19,771	1%	19,385	1%	(1,446)	(1,060)
11,337	8%	2,325	2%	2,180	1%	9,012	9,157	Other Benefits	36,532	2%	27,375	2%	28,022	2%	9,157	8,510
224	0%	-	0%	160	0%	224	64	Vacation Pay	21,752	1%	21,456	1%	25,601	2%	296	(3,849)
905	1%	1,550	1%	1,480	1%	(645)	(575)	Holiday Pay	9,625	1%	10,950	1%	10,894	1%	(1,325)	(1,269)
-	0%	500	0%	(1)	0%	(500)	1	Training	1,999	0%	6,000	0%	9,110	1%	(4,001)	(7,111)
-	0%	1,625	1%	1,344	1%	(1,625)	(1,344)	Housing & Utilities	10,071	1%	19,100	1%	16,161	1%	(9,029)	(6,090)
3,248	2%	9,000	7%	20,970	14%	(5,752)	(17,722)	Employee Relations	20,675	1%	20,200	1%	34,681	2%	475	(14,007)
1,048	1%	650	1%	21	0%	398	1,027	Recruitment	9,512	1%	7,800	1%	8,025	1%	1,712	1,487
(2,224)	-2%	1,482	1%	900	1%	(3,706)	(3,124)	Work Permits	18,022	1%	22,584	1%	10,136	1%	(4,562)	7,886
1,571	1%	665	1%	4,096	3%	906	(2,525)	Uniforms	8,913	1%	7,980	1%	11,554	1%	933	(2,641)
<b>20,082</b>	<b>15%</b>	<b>22,013</b>	<b>18%</b>	<b>35,279</b>	<b>24%</b>	<b>(1,931)</b>	<b>(15,197)</b>	<b>TOTAL PAYROLL BENEFITS</b>	<b>184,408</b>	<b>12%</b>	<b>194,820</b>	<b>13%</b>	<b>204,185</b>	<b>14%</b>	<b>(10,412)</b>	<b>(19,777)</b>
<b>53,848</b>	<b>40%</b>	<b>55,244</b>	<b>45%</b>	<b>75,939</b>	<b>51%</b>	<b>(1,396)</b>	<b>(22,091)</b>	<b>TOTAL PAYROLL &amp; BENEFITS</b>	<b>593,100</b>	<b>39%</b>	<b>590,696</b>	<b>39%</b>	<b>602,821</b>	<b>40%</b>	<b>2,404</b>	<b>(9,721)</b>

			variance		ADMIN & GENERAL				variance							
Actual	%	Budget	%	Last Year		%	to bud	to LY	Actual	%	Budget	%	Last Year	%	to bud	to LY
193	0%	35	0%	21	0%	158	172	Bank charges	3,440	0%	420	0%	546	0%	3,020	2,894
(2,936)	-2%	610	0%	(186)	0%	(3,546)	(2,750)	Insurance	8,261	1%	7,320	0%	4,201	0%	941	4,060
673	1%	200	0%	38	0%	473	635	Telephone	1,866	0%	2,400	0%	3,522	0%	(534)	(1,656)
-	0%	50	0%	-	0%	(50)	-	Legal/Professional Fees	2,475	0%	2,540	0%	-	0%	(65)	2,475
-	0%	-	0%	-	0%	-	-	Hurricane expenses	305	0%	2,400	0%	-	0%	(2,095)	305
1,437	1%	3,300	3%	4,022	3%	(1,863)	(2,585)	Miscellaneous	8,040	1%	9,600	1%	10,121	1%	(1,560)	(2,081)
18,216	14%	18,216	15%	17,392	12%	-	824	Management Fee	259,654	17%	259,655	17%	248,765	17%	(1)	10,889
-	0%	100	0%	-	0%	(100)	-	Employee Severance	3,022	0%	1,200	0%	4,470	0%	1,822	(1,448)
8,228	6%	8,228	7%	7,836	5%	-	392	Strata Lot Fee	98,736	6%	98,736	7%	94,032	6%	-	4,704
<b>25,810</b>	<b>19%</b>	<b>30,739</b>	<b>25%</b>	<b>29,123</b>	<b>20%</b>	<b>(4,929)</b>	<b>(3,313)</b>	<b>TOTAL ADMIN &amp; GENERAL</b>	<b>385,798</b>	<b>25%</b>	<b>384,271</b>	<b>25%</b>	<b>365,657</b>	<b>25%</b>	<b>1,527</b>	<b>20,141</b>

			variance		MAINTENANCE				variance							
Actual	%	Budget	%	Last Year		%	to bud	to LY	Actual	%	Budget	%	Last Year	%	to bud	to LY
2,320	2%	700	1%	1,414	1%	1,620	906	Automotive	10,726	1%	8,400	1%	10,705	1%	2,326	21
29	0%	1,000	1%	2,073	1%	(971)	(2,044)	Building	8,616	1%	12,000	1%	13,212	1%	(3,384)	(4,596)
-	0%	125	0%	-	0%	(125)	-	Cooling systems & A/C	3,449	0%	1,500	0%	1,342	0%	1,949	2,107
2,263	2%	1,500	1%	3,519	2%	763	(1,256)	Electrical Supplies	21,512	1%	18,000	1%	20,491	1%	3,512	1,021
350	0%	365	0%	350	0%	(15)	-	Elevators	3,850	0%	4,380	0%	5,350	0%	(530)	(1,500)
-	0%	25	0%	-	0%	(25)	-	Maintenance contracts	102	0%	300	0%	-	0%	(198)	102
6,024	5%	3,800	3%	5,627	4%	2,224	397	Materials & Supplies	55,936	4%	45,600	3%	48,449	3%	10,336	7,487
-	0%	115	0%	833	1%	(115)	(833)	Office Supplies	778	0%	1,380	0%	1,825	0%	(602)	(1,047)
-	0%	125	0%	-	0%	(125)	-	Painting & Decorations	-	0%	400	0%	-	0%	(400)	-
1,046	1%	650	1%	1,523	1%	396	(477)	Plumbing	16,571	1%	7,800	1%	9,212	1%	8,771	7,359
-	0%	25	0%	-	0%	(25)	-	Rental Equipment	560	0%	300	0%	-	0%	260	560
-	0%	-	0%	-	0%	-	-	Travel & Entertainment	1,206	0%	-	0%	75	0%	1,206	1,131
5,246	4%	4,070	3%	729	0%	1,176	4,517	Corporate Allocation	50,137	3%	47,085	3%	37,420	3%	3,052	12,717
5,629	4%	4,400	4%	5,474	4%	1,229	155	Security	59,460	4%	41,250	3%	49,369	3%	18,210	10,091
<b>22,907</b>	<b>17%</b>	<b>16,900</b>	<b>14%</b>	<b>21,542</b>	<b>15%</b>	<b>6,007</b>	<b>1,365</b>	<b>TOTAL MAINTENANCE</b>	<b>232,903</b>	<b>15%</b>	<b>188,395</b>	<b>12%</b>	<b>197,450</b>	<b>13%</b>	<b>44,508</b>	<b>35,453</b>

			variance		GROUNDS & LANDSCAPING				variance							
Actual	%	Budget	%	Last Year		%	to bud	to LY	Actual	%	Budget	%	Last Year	%	to bud	to LY
-	0%	100	0%	328	0%	(100)	(328)	Equipment	84	0%	1,200	0%	655	0%	(1,116)	(571)
979	1%	1,400	1%	1,101	1%	(421)	(122)	Supplies	10,448	1%	16,800	1%	17,615	1%	(6,352)	(7,167)
-	0%	500	0%	748	1%	(500)	(748)	Spraying	3,500	0%	6,000	0%	6,248	0%	(2,500)	(2,748)
-	0%	-	0%	-	0%	-	-	Treatment Plant - Water	-	0%	-	0%	703	0%	-	(703)
-	0%	1,625	1%	2,563	2%	(1,625)	(2,563)	Treatment Plant - Power	14,325	1%	19,500	1%	21,133	1%	(5,175)	(6,808)
-	0%	2,100	2%	1,756	1%	(2,100)	(1,756)	Treatment Plant - Maintenance	8,320	1%	25,200	2%	24,704	2%	(16,880)	(16,384)
-	0%	1,065	1%	1,201	1%	(1,065)	(1,201)	Treatment Plant - Supplies	9,215	1%	12,780	1%	10,900	1%	(3,565)	(1,685)
7,449	6%	2,000	2%	2,000	1%	5,449	5,449	Trash Removal	41,697	3%	24,000	2%	23,003	2%	17,697	18,694
<b>8,428</b>	<b>6%</b>	<b>8,790</b>	<b>7%</b>	<b>9,697</b>	<b>7%</b>	<b>(362)</b>	<b>(1,269)</b>	<b>TOTAL GROUNDS &amp; LANDSCAPING</b>	<b>87,589</b>	<b>6%</b>	<b>105,480</b>	<b>7%</b>	<b>104,961</b>	<b>7%</b>	<b>(17,891)</b>	<b>(17,372)</b>

			variance		POOL & BEACH				variance							
Actual	%	Budget	%	Last Year		%	to bud	to LY	Actual	%	Budget	%	Last Year	%	to bud	to LY
2,844	2%	1,325	1%	931	1%	1,519	1,913	Swimming Pool Supplies	8,772	1%	15,900	1%	15,152	1%	(7,128)	(6,380)
1,924	1%	340	0%	1,758	1%	1,584	166	Swimming Pool Repairs	4,613	0%	4,080	0%	5,680	0%	533	(1,067)
-	0%	1,750	1%	3,036	2%	(1,750)	(3,036)	Hot Tub & Pool Propane	5,558	0%	11,800	1%	11,538	1%	(6,242)	(5,980)
5,748	4%	3,400	3%	2,934	2%	2,348	2,814	Swimming Pool - Power	38,312	3%	40,800	3%	40,150	3%	(2,488)	(1,838)
-	0%	25	0%	-	0%	(25)	-	Swimming Pool - Water	-	0%	300	0%	-	0%	(300)	-
-	0%	30	0%	-	0%	(30)	-	Umbrellas	300	0%	360	0%	-	0%	(60)	300
180	0%	125	0%	236	0%	55	(56)	Beach Equipment & Supplies	1,643	0%	1,500	0%	1,550	0%	143	93
3,000	2%	3,000	2%	3,000	2%	-	-	Outside Maintenance	36,000	2%	36,000	2%	36,100	2%	-	(100)
451	0%	275	0%	1,773	1%	176	(1,322)	Watersport Equipment & Repairs	7,408	0%	3,300	0%	4,028	0%	4,108	3,380
-	0%	375	0%	-	0%	(375)	-	Beach Equipment & Repairs	730	0%	4,500	0%	3,896	0%	(3,770)	(3,166)
<b>14,147</b>	<b>11%</b>	<b>10,645</b>	<b>9%</b>	<b>13,668</b>	<b>9%</b>	<b>3,502</b>	<b>479</b>	<b>TOTAL POOL &amp; BEACH</b>	<b>103,336</b>	<b>7%</b>	<b>118,540</b>	<b>8%</b>	<b>118,094</b>	<b>8%</b>	<b>(15,204)</b>	<b>(14,758)</b>

			<i>variance</i>		COMMON AREAS				<i>variance</i>							
Actual	0.021287449	Budget	0.010737352	Last Year		0.00627198	to bud	to LY	Actual	0.00572497	Budget	0.01049668	Last Year	0.0101583	to bud	to LY
51	0%	40	0%	93	0%	11	(42)	Hospitality Lounge - Equipment/Rep	989	0%	480	0%	641	0%	509	348
147	0%	350	0%	250	0%	(203)	(103)	Gym Equipment - Repairs	3,807	0%	4,200	0%	4,187	0%	(393)	(380)
930	1%	275	0%	731	0%	655	199	Cleaning Supplies	7,927	1%	3,300	0%	2,443	0%	4,627	5,484
764	1%	1,300	1%	1,210	1%	(536)	(446)	Watersport Equipment & Repairs	17,943	1%	15,600	1%	15,448	1%	2,343	2,495
9,546	7%	8,500	7%	7,645	5%	1,046	1,901	Power	103,150	7%	102,800	7%	98,451	7%	350	4,699
<b>11,438</b>	<b>9%</b>	<b>10,465</b>	<b>8%</b>	<b>9,929</b>	<b>7%</b>	<b>973</b>	<b>1,509</b>	<b>TOTAL COMMON AREAS</b>	<b>133,816</b>	<b>9%</b>	<b>126,380</b>	<b>8%</b>	<b>121,170</b>	<b>8%</b>	<b>7,436</b>	<b>12,646</b>
<b>136,578</b>	<b>102%</b>	<b>132,783</b>	<b>108%</b>	<b>159,898</b>	<b>108%</b>	<b>3,795</b>	<b>(23,320)</b>	<b>TOTAL OPERATING EXPENSES</b>	<b>1,536,541</b>	<b>100%</b>	<b>1,513,762</b>	<b>100%</b>	<b>1,510,153</b>	<b>101%</b>	<b>22,779</b>	<b>26,388</b>