

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

December 2022

monthly					variance		SUMMARY STATEMENT	year-to-date					variance			
Actual	%	Budget	%	Last Year	%	to bud		to LY	Actual	%	2022	%	2021	%	to bud	to LY
131,952	100%	143,303	100%	135,697	100%	(11,351)	(3,745)	Revenues	1,671,666	100%	1,680,793	100%	1,448,082	100%	(9,127)	223,584
131,952	100%	143,303	100%	135,697	100%	(11,351)	(3,745)	TOTAL REVENUES	1,671,666	100%	1,680,793	100%	1,448,082	100%	(9,127)	223,584
73,293	56%	79,965	56%	74,152	55%	(6,672)	(859)	Payroll & Related	649,502	39%	666,093	40%	556,091	38%	(16,591)	93,411
29,854	23%	35,404	25%	35,998	27%	(5,550)	(6,145)	Admin & General	385,552	23%	390,507	23%	394,725	27%	(4,955)	(9,173)
30,238	23%	22,633	16%	20,033	15%	7,604	10,204	Maintenance	243,284	15%	232,757	14%	257,359	18%	10,527	(14,074)
12,499	9%	7,434	5%	8,161	6%	5,065	4,338	Grounds & Landscaping	104,482	6%	91,840	5%	88,816	6%	12,642	15,666
10,819	8%	16,312	11%	20,286	15%	(5,494)	(9,467)	Pool & Beach	134,385	8%	135,028	8%	129,644	9%	(642)	4,741
14,407	11%	11,748	8%	8,920	7%	2,659	5,487	Common Areas	174,029	10%	143,281	9%	133,790	9%	30,748	40,239
171,109	130%	173,497	121%	167,550	123%	(2,388)	3,559	TOTAL EXPENSES	1,691,236	101%	1,659,506	99%	1,560,425	108%	31,730	130,810
-	0%	-	0%	-	0%	-	-	Insurance Assessment	591,195	35%	492,393	29%	482,583	33%	98,802	108,612
-	0%	-	0%	-	0%	-	-	Insurance Expenses	(591,195)	-35%	(492,393)	-29%	(482,583)	-33%	(98,802)	(108,612)
-	0%	-	0%	-	0%	-	-	Management Fee	-	0%	-	0%	-	0%	-	-
-	0%	-	0%	-	0%	-	-	TOTAL INSURANCE	-	0%	-	0%	0	0%	-	(0)
40,409	31%	19,545	14%	19,545	14%	20,864	20,864	Capex Reserve Assessment	276,435	17%	234,540	14%	235,166	16%	41,895	41,269
-	0%	19,922	14%	-	0%	(19,922)	-	Major Reserve Assessment	207,826	12%	239,064	14%	53,209	4%	(31,238)	154,617
(40,409)	-31%	(39,467)	-28%	(19,545)	-14%	(942)	(20,864)	Reserve Fund	(484,263)	-29%	(473,604)	-28%	(288,374)	-20%	(10,659)	(195,889)
-	0%	-	0%	-	0%	-	-	TOTAL RESERVE FUND	(2)	0%	-	0%	1	0%	(2)	(3)
(39,157)	-30%	(30,194)	-21%	(31,854)	-23%	(8,963)	(7,303)	PROFIT / (LOSS)	(19,568)	-1%	21,287	1%	(112,345)	-8%	(40,854)	92,777

Details

					variance		REVENUES	year-to-date					variance			
Actual	%	Budget	%	Last Year	%	to bud		to LY	Actual	%	2022	%	2021	%	to bud	to LY
112,152	85%	112,157	78%	110,194	81%	(5)	1,957	Strata Fees	1,345,892	81%	1,345,884	80%	1,147,504	79%	8	198,388
6,910	5%	17,553	12%	16,044	12%	(10,643)	(9,134)	Maintenance Revenue	136,065	8%	175,258	10%	179,546	12%	(39,193)	(43,481)
5,624	4%	6,334	4%	6,508	5%	(710)	(884)	Income from Utilities	102,510	6%	72,547	4%	93,153	6%	29,964	9,357
2,250	2%	2,250	2%	2,250	2%	-	-	OSM Contributions - Watersports	27,000	2%	27,000	2%	27,000	2%	-	-
5,016	4%	5,009	3%	700	1%	7	4,316	Other Income	60,198	4%	60,104	4%	879	0%	95	59,320
131,952	100%	143,303	100%	135,697	100%	(11,351)	(3,745)	TOTAL REVENUES	1,671,666	100%	1,680,793	100%	1,448,082	100%	(9,127)	223,584

			variance		PAYROLL & RELATED				variance							
Actual	%	Budget	%	Last Year		%	to bud	to LY	Actual	%	2022	%	2021	%	to bud	to LY
6,685	5%	9,289	6%	7,365	5%	(2,604)	(680)	Landscaping	83,379	5%	88,269	5%	71,493	5%	(4,889)	11,886
11,651	9%	12,367	9%	11,078	8%	(716)	573	Pool & Beach	134,764	8%	136,254	8%	92,423	6%	(1,489)	42,341
7,888	6%	11,369	8%	11,459	8%	(3,481)	(3,571)	Maintenance	100,348	6%	113,476	7%	104,589	7%	(13,128)	(4,242)
3,955	3%	3,900	3%	5,606	4%	55	(1,651)	Common Area	46,930	3%	46,800	3%	41,564	3%	130	5,366
4,768	4%	4,224	3%	3,765	3%	544	1,003	Security	52,295	3%	50,000	3%	53,757	4%	2,296	(1,462)
-	0%	-	0%	-	0%	-	-	Overtime	-	0%	-	0%	-	0%	-	-
7,295	6%	7,812	5%	7,350	5%	(517)	(55)	Bonus	7,295	0%	7,812	0%	7,350	1%	(517)	(55)
3,947	3%	2,551	2%	3,178	2%	1,396	769	Subcontractors	22,597	1%	23,193	1%	39,007	3%	(597)	(16,411)
46,188	35%	51,511	36%	49,800	37%	(5,323)	(3,612)	TOTAL PAYROLL	447,609	27%	465,803	28%	410,184	28%	(18,194)	37,425
5,234	4%	2,880	2%	2,968	2%	2,353	2,265	NIS	35,031	2%	30,436	2%	25,049	2%	4,595	9,982
3,267	2%	1,852	1%	2,029	1%	1,415	1,238	NHIP	21,861	1%	19,566	1%	17,474	1%	2,295	4,387
1,851	1%	3,703	3%	2,821	2%	(1,852)	(970)	Other Benefits	43,634	3%	39,132	2%	30,235	2%	4,502	13,399
997	1%	2,263	2%	2,821	2%	(413)	0%	Vacation Pay	18,113	1%	23,914	1%	19,138	1%	(5,801)	(1,025)
2,048	2%	988	1%	2,953	2%	1,060	(906)	Holiday Pay	13,967	1%	10,435	1%	8,040	1%	3,532	5,927
-	0%	-	0%	-	0%	-	-	Training	2,659	0%	-	0%	50	0%	2,659	2,609
(24)	0%	1,666	1%	818	1%	(1,690)	(843)	Housing & Utilities	13,725	1%	19,992	1%	11,899	1%	(6,267)	1,826
9,233	7%	9,234	6%	2,705	2%	(1)	6,528	Employee Relations	25,224	2%	21,044	1%	9,244	1%	4,180	15,979
-	0%	-	0%	-	0%	-	-	Strata Lot Fees	-	0%	-	0%	-	0%	-	-
-	0%	750	1%	882	1%	(750)	(882)	Recruitment	5,145	0%	9,000	1%	5,904	0%	(3,855)	(758)
4,500	3%	4,500	3%	6,150	5%	-	(1,650)	Work Permits	18,480	1%	20,250	1%	12,078	1%	(1,770)	6,402
-	0%	617	0%	3,438	3%	(617)	(3,438)	Uniforms	4,054	0%	6,522	0%	6,796	0%	(2,468)	(2,742)
27,105	21%	28,454	20%	24,352	18%	(1,349)	2,753	TOTAL PAYROLL BENEFITS	201,893	12%	200,290	12%	145,907	10%	1,603	55,986
73,293	56%	79,965	56%	74,152	55%	(6,672)	(859)	TOTAL PAYROLL & BENEFITS	649,502	39%	666,093	40%	556,091	38%	(16,591)	93,411

			variance		ADMIN & GENERAL				variance							
Actual	%	Budget	%	Last Year		%	to bud	to LY	Actual	%	2022	%	2021	%	to bud	to LY
(269)	0%	100	0%	85	0%	(369)	(354)	Bank charges	727	0%	1,200	0%	688	0%	(473)	39
1,864	1%	1,912	1%	5,825	4%	(48)	(3,961)	Insurance	8,501	1%	22,944	1%	26,025	2%	(14,443)	(17,524)
(33)	0%	535	0%	445	0%	(568)	(478)	Telephone	3,118	0%	6,420	0%	5,451	0%	(3,302)	(2,333)
(1,755)	-1%	1,490	1%	655	0%	(3,245)	(2,410)	Legal/Professional Fees	820	0%	3,043	0%	7,590	1%	(2,223)	(6,770)
-	0%	-	0%	-	0%	-	-	Hurricane expenses	15,263	1%	-	0%	197	0%	15,263	15,065
881	1%	2,100	1%	1,657	1%	(1,219)	(776)	Miscellaneous	7,123	0%	5,700	0%	8,766	1%	1,423	(1,643)
29,167	22%	29,167	20%	18,693	14%	0	10,474	Management Fee	350,000	21%	350,000	21%	237,340	16%	0	112,661
-	0%	100	0%	-	0%	(100)	-	Employee Severance	-	0%	1,200	0%	5,000	0%	(1,200)	(5,000)
-	0%	-	0%	8,639	6%	-	(8,639)	Strata Lot Fee	-	0%	-	0%	103,668	7%	-	(103,668)
29,854	23%	35,404	25%	35,998	27%	(5,550)	(6,145)	TOTAL ADMIN & GENERAL	385,552	23%	390,507	23%	394,725	27%	(4,955)	(9,173)

			variance		MAINTENANCE				variance							
Actual	%	Budget	%	Last Year		%	to bud	to LY	Actual	%	2022	%	2021	%	to bud	to LY
2,114	2%	2,693	2%	1,244	1%	(578)	870	Automotive	15,288	1%	11,889	1%	11,075	1%	3,398	4,213
78	0%	34	0%	373	0%	45	(295)	Building	12,376	1%	8,280	0%	6,026	0%	4,095	6,350
210	0%	-	0%	-	0%	210	210	Cooling systems & A/C	1,646	0%	-	0%	306	0%	1,646	1,340
2,390	2%	2,626	2%	3,908	3%	(236)	(1,518)	Electrical Supplies	23,681	1%	21,659	1%	26,461	2%	2,022	(2,780)
350	0%	350	0%	350	0%	-	-	Elevators	4,200	0%	4,200	0%	4,375	0%	-	(175)
-	0%	-	0%	-	0%	-	-	Maintenance contracts	-	0%	100	0%	200	0%	(100)	(200)
15,721	12%	6,911	5%	7,739	6%	8,810	7,982	Materials & Supplies	81,619	5%	66,229	4%	120,092	8%	15,390	(38,473)
42	0%	200	0%	193	0%	(158)	(151)	Office Supplies	1,224	0%	2,400	0%	677	0%	(1,176)	546
-	0%	-	0%	1,823	1%	-	(1,823)	Fuel Oil	-	0%	-	0%	1,823	0%	-	(1,823)
2,348	2%	1,070	1%	1,810	1%	1,278	538	Plumbing	13,588	1%	13,001	1%	12,391	1%	588	1,197
-	0%	-	0%	-	0%	-	-	Rental Equipment	-	0%	-	0%	-	0%	-	-
-	0%	-	0%	-	0%	-	-	Travel & Entertainment	-	0%	-	0%	-	0%	-	-
5,916	4%	4,250	3%	(1,008)	-1%	1,666	6,924	Corporate Allocation	55,781	3%	51,000	3%	41,586	3%	4,781	14,195
1,068	1%	4,500	3%	3,601	3%	(3,433)	(2,534)	Security	33,882	2%	54,000	3%	32,348	2%	(20,118)	1,535
30,238	23%	22,633	16%	20,033	15%	7,604	10,204	TOTAL MAINTENANCE	243,284	15%	232,757	14%	257,359	18%	10,527	(14,074)

			variance		GROUNDS & LANDSCAPING				variance							
Actual	%	Budget	%	Last Year		%	to bud	to LY	Actual	%	2022	%	2021	%	to bud	to LY
-	0%	-	0%	-	0%	-	-	Equipment	-	0%	83	0%	1,074	0%	(83)	(1,074)
4,832	4%	1,136	1%	1,438	1%	3,696	3,395	Supplies	22,603	1%	16,965	1%	17,526	1%	5,639	5,077
500	0%	500	0%	500	0%	-	-	Spraying	5,500	0%	6,000	0%	6,000	0%	(500)	(500)
-	0%	-	0%	-	0%	-	-	Treatment Plant - Water	-	0%	-	0%	-	0%	-	-
1,460	1%	1,398	1%	965	1%	61	495	Treatment Plant - Power	18,358	1%	16,993	1%	12,906	1%	1,366	5,453
1,420	1%	1,200	1%	1,859	1%	220	(439)	Treatment Plant - Maintenance	19,747	1%	13,400	1%	13,563	1%	6,347	6,184
2,287	2%	1,200	1%	1,400	1%	1,087	887	Treatment Plant - Supplies	14,273	1%	14,400	1%	13,324	1%	(127)	949
2,000	2%	2,000	1%	2,000	1%	-	-	Trash Removal	24,000	1%	24,000	1%	24,423	2%	-	(423)
12,499	9%	7,434	5%	8,161	6%	5,065	4,338	TOTAL GROUNDS & LANDSCAPING	104,482	6%	91,840	5%	88,816	6%	12,642	15,666

			variance		POOL & BEACH				variance						
Actual	%	Budget	%	Last Year	%	to bud	to LY	Actual	%	2022	%	2021	%	to bud	to LY
142	0%	1,100	1%	4,082	3%	(958)	(3,940)	11,757	1%	13,283	1%	15,685	1%	(1,526)	(3,928)
274	0%	750	1%	1,904	1%	(476)	(1,630)	9,662	1%	9,159	1%	9,052	1%	503	610
2,781	2%	2,500	2%	3,758	3%	281	(978)	23,821	1%	14,000	1%	13,257	1%	9,821	10,564
1,645	1%	6,670	5%	2,660	2%	(5,025)	(1,015)	34,335	2%	34,763	2%	32,082	2%	(428)	2,253
-	0%	-	0%	-	0%	-	-	-	0%	-	0%	-	0%	-	-
-	0%	166	0%	-	0%	(166)	-	-	0%	-	0%	-	0%	-	-
3,600	3%	3,600	3%	3,600	3%	-	-	161	0%	2,000	0%	204	0%	(1,839)	(42)
1,766	1%	1,024	1%	472	0%	742	1,293	43,200	3%	43,200	3%	40,387	3%	-	2,813
611	0%	502	0%	3,809	3%	109	(3,198)	8,185	0%	12,492	1%	10,306	1%	(4,307)	(2,120)
								3,263	0%	6,130	0%	8,672	1%	(2,868)	(5,409)
10,819	8%	16,312	11%	20,286	15%	(5,494)	(9,467)	134,385	8%	135,028	8%	129,644	9%	(642)	4,741

			variance		COMMON AREAS				variance						
Actual	%	Budget	%	Last Year	%	to bud	to LY	Actual	%	2022	%	2021	%	to bud	to LY
-	0%	78	0%	-	0%	(78)	-	468	0%	936	0%	-	0%	(468)	468
99	0%	325	0%	106	0%	(226)	(7)	1,487	0%	3,900	0%	2,397	0%	(2,413)	(910)
1,797	1%	900	1%	1,086	1%	898	712	13,053	1%	10,970	1%	10,751	1%	2,083	2,302
1,871	1%	1,469	1%	1,137	1%	403	734	21,540	1%	18,150	1%	27,681	2%	3,391	(6,141)
10,639	8%	8,976	6%	6,591	5%	1,663	4,048	137,481	8%	109,325	7%	92,961	6%	28,156	44,520
14,407	11%	11,748	8%	8,920	7%	2,659	5,487	174,029	10%	143,281	9%	133,790	9%	30,748	40,239

171,109	130%	173,497	121%	167,550	123%	(2,388)	3,559	TOTAL OPERATING EXPENSES	1,691,236	101%	1,659,506	99%	1,560,425	108%	31,730	130,810
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