

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

**March 2023**

monthly					variance		SUMMARY STATEMENT	year-to-date					variance			
Actual	%	Budget	%	Last Year	%	to bud		to LY	Actual	%	2023	%	2022	%	to bud	to LY
156,355	100%	154,162	100%	148,745	100%	2,193	7,610	Revenues	465,919	100%	457,670	100%	425,295	100%	8,249	40,624
<b>156,355</b>	<b>100%</b>	<b>154,162</b>	<b>100%</b>	<b>148,745</b>	<b>100%</b>	<b>2,193</b>	<b>7,610</b>	<b>TOTAL REVENUES</b>	<b>465,919</b>	<b>100%</b>	<b>457,670</b>	<b>100%</b>	<b>425,295</b>	<b>100%</b>	<b>8,249</b>	<b>40,624</b>
63,415	41%	57,769	37%	60,001	40%	5,646	3,414	Payroll & Related	174,101	37%	177,131	39%	157,930	37%	(3,030)	16,171
31,710	20%	32,458	21%	31,523	21%	(747)	188	Admin & General	95,212	20%	97,933	21%	96,642	23%	(2,722)	(1,430)
18,675	12%	22,096	14%	26,067	18%	(3,421)	(7,392)	Maintenance	75,573	16%	60,860	13%	64,675	15%	14,713	10,897
10,976	7%	9,058	6%	8,648	6%	1,919	2,329	Grounds & Landscaping	27,692	6%	26,024	6%	26,267	6%	1,667	1,424
12,130	8%	14,328	9%	10,772	7%	(2,198)	1,358	Pool & Beach	37,011	8%	42,804	9%	38,627	9%	(5,793)	(1,616)
15,749	10%	17,866	12%	12,301	8%	(2,117)	3,448	Common Areas	44,312	10%	51,589	11%	37,615	9%	(7,277)	6,697
<b>152,657</b>	<b>98%</b>	<b>153,576</b>	<b>100%</b>	<b>149,312</b>	<b>100%</b>	<b>(919)</b>	<b>3,344</b>	<b>TOTAL EXPENSES</b>	<b>453,900</b>	<b>97%</b>	<b>456,342</b>	<b>100%</b>	<b>421,757</b>	<b>99%</b>	<b>(2,442)</b>	<b>32,143</b>
-	0%	-	0%	-	0%	-	-	Insurance Assessment	582,843	125%	591,195	129%	482,583	113%	(8,352)	100,260
-	0%	-	0%	-	0%	-	-	Insurance Expenses	(582,843)	-125%	(591,195)	-129%	(482,583)	-113%	8,352	(100,260)
-	0%	-	0%	-	0%	-	-	Management Fee	-	0%	-	0%	-	0%	-	-
-	0%	-	0%	-	0%	-	-	<b>TOTAL INSURANCE</b>	<b>-</b>	<b>0%</b>	<b>-</b>	<b>0%</b>	<b>0</b>	<b>0%</b>	<b>-</b>	<b>(0)</b>
19,884	13%	19,561	13%	19,562	13%	323	322	Capex Reserve Assessment	58,980	13%	58,683	13%	58,685	14%	297	294
10,543	7%	10,424	7%	20,847	14%	120	(10,304)	Major Reserve Assessment	31,271	7%	31,271	7%	62,038	15%	1	(30,767)
(30,427)	-19%	(29,985)	-19%	(40,409)	-27%	(443)	9,982	Reserve Fund	(90,251)	-19%	(89,954)	-20%	(120,724)	-28%	(298)	30,473
<b>(0)</b>	<b>0%</b>	<b>-</b>	<b>0%</b>	<b>0</b>	<b>0%</b>	<b>(0)</b>	<b>(0)</b>	<b>TOTAL RESERVE FUND</b>	<b>(0)</b>	<b>0%</b>	<b>-</b>	<b>0%</b>	<b>(1)</b>	<b>0%</b>	<b>(0)</b>	<b>0</b>
<b>3,698</b>	<b>2%</b>	<b>587</b>	<b>0%</b>	<b>(567)</b>	<b>0%</b>	<b>3,112</b>	<b>4,265</b>	<b>PROFIT / (LOSS)</b>	<b>12,019</b>	<b>3%</b>	<b>1,328</b>	<b>0%</b>	<b>3,539</b>	<b>1%</b>	<b>10,692</b>	<b>8,480</b>

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					variance		REVENUES	year-to-date					variance			
Actual	%	Budget	%	Last Year	%	to bud		to LY	Actual	%	2023	%	2022	%	to bud	to LY
124,824	80%	124,831	81%	112,157	75%	(6)	12,667	Strata Fees	374,475	80%	374,492	82%	336,471	79%	(17)	38,004
16,164	10%	12,321	8%	22,571	15%	3,843	(6,407)	Maintenance Revenue	48,758	10%	32,146	7%	40,922	10%	16,612	7,836
6,761	4%	9,315	6%	6,751	5%	(2,554)	10	Income from Utilities	19,298	4%	27,945	6%	26,102	6%	(8,647)	(6,803)
3,188	2%	2,563	2%	2,250	2%	625	938	OSM Contributions - Watersports	7,688	2%	7,688	2%	6,750	2%	-	938
5,418	3%	5,133	3%	5,016	3%	285	402	Other Income	15,700	3%	15,399	3%	15,050	4%	301	650
<b>156,355</b>	<b>100%</b>	<b>154,162</b>	<b>100%</b>	<b>148,745</b>	<b>100%</b>	<b>2,193</b>	<b>7,610</b>	<b>TOTAL REVENUES</b>	<b>465,919</b>	<b>100%</b>	<b>457,670</b>	<b>100%</b>	<b>425,295</b>	<b>100%</b>	<b>8,249</b>	<b>40,624</b>

				variance		PAYROLL & RELATED					variance				
Actual	%	Budget	%	Last Year	%		Actual	%	2023	%	2022	%	to bud	to LY	
8,531	5%	8,453	5%	10,025	7%	78		22,365	5%	25,359	6%	24,992	6%	(2,995)	(2,627)
12,911	8%	12,326	8%	12,635	8%	584	(1,494)	34,818	7%	36,979	8%	32,329	8%	(2,161)	2,490
8,993	6%	9,109	6%	9,541	6%	(116)	(549)	29,649	6%	26,370	6%	26,243	6%	3,279	3,406
3,549	2%	4,255	3%	4,224	3%	(705)	(675)	11,427	2%	12,764	3%	11,763	3%	(1,337)	(336)
5,278	3%	6,187	4%	4,222	3%	(909)	1,056	15,463	3%	18,562	4%	12,441	3%	(3,098)	3,022
-	0%	-	0%	-	0%	-	-	-	0%	-	0%	-	0%	-	-
-	0%	-	0%	-	0%	-	-	-	0%	-	0%	-	0%	-	-
10,169	7%	920	1%	2,882	2%	9,249	7,286	13,912	3%	2,760	1%	6,193	1%	11,152	7,719
<b>49,430</b>	<b>32%</b>	<b>41,250</b>	<b>27%</b>	<b>43,530</b>	<b>29%</b>	<b>8,180</b>	<b>5,900</b>	<b>127,633</b>	<b>27%</b>	<b>122,793</b>	<b>27%</b>	<b>113,960</b>	<b>27%</b>	<b>4,840</b>	<b>13,673</b>
3,445	2%	3,300	2%	3,450	2%	145	(5)	10,297	2%	9,823	2%	8,307	2%	473	1,990
2,228	1%	2,063	1%	2,318	2%	165	(91)	6,555	1%	6,140	1%	5,824	1%	415	731
4,873	3%	4,125	3%	3,545	2%	748	1,329	15,066	3%	12,279	3%	10,147	2%	2,787	4,918
-	0%	1,781	1%	-	0%	(1,781)	-	915	0%	5,291	1%	687	0%	(4,375)	229
1,012	1%	1,100	1%	1,102	1%	(88)	(91)	1,012	0%	3,300	1%	1,832	0%	(2,288)	(820)
129	0%	200	0%	-	0%	(71)	129	169	0%	600	0%	675	0%	(432)	(507)
1,228	1%	1,666	1%	1,732	1%	(438)	(504)	4,139	1%	4,998	1%	3,482	1%	(859)	657
466	0%	1,190	1%	3,549	2%	(724)	(3,083)	2,328	0%	3,104	1%	5,078	1%	(776)	(2,750)
-	0%	-	0%	-	0%	-	-	-	0%	-	0%	-	0%	-	-
-	0%	500	0%	-	0%	(500)	-	3,276	1%	1,500	0%	945	0%	1,776	2,331
605	0%	-	0%	775	1%	605	(170)	1,225	0%	5,750	1%	5,675	1%	(4,525)	(4,450)
-	0%	595	0%	-	0%	(595)	-	1,487	0%	1,552	0%	1,318	0%	(65)	169
<b>13,985</b>	<b>9%</b>	<b>16,519</b>	<b>11%</b>	<b>16,472</b>	<b>11%</b>	<b>(2,534)</b>	<b>(2,486)</b>	<b>46,468</b>	<b>10%</b>	<b>54,337</b>	<b>12%</b>	<b>43,970</b>	<b>10%</b>	<b>(7,870)</b>	<b>2,498</b>
<b>63,415</b>	<b>41%</b>	<b>57,769</b>	<b>37%</b>	<b>60,001</b>	<b>40%</b>	<b>5,646</b>	<b>3,414</b>	<b>174,101</b>	<b>37%</b>	<b>177,131</b>	<b>39%</b>	<b>157,930</b>	<b>37%</b>	<b>(3,030)</b>	<b>16,171</b>

				variance		ADMIN & GENERAL					variance				
Actual	%	Budget	%	Last Year	%		Actual	%	2023	%	2022	%	to bud	to LY	
71	0%	100	0%	116	0%	(30)		175	0%	300	0%	250	0%	(125)	(76)
1,210	1%	1,912	1%	1,864	1%	(702)	(653)	4,284	1%	5,736	1%	4,729	1%	(1,452)	(445)
272	0%	250	0%	166	0%	22	106	440	0%	810	0%	632	0%	(370)	(191)
-	0%	50	0%	50	0%	(50)	(50)	-	0%	650	0%	2,175	1%	(650)	(2,175)
-	0%	-	0%	-	0%	-	-	-	0%	-	0%	-	0%	-	-
262	0%	150	0%	161	0%	112	101	624	0%	450	0%	1,356	0%	174	(732)
29,896	19%	29,896	19%	29,167	20%	0	729	89,688	19%	89,687	20%	87,500	21%	1	2,188
-	0%	100	0%	-	0%	(100)	-	-	0%	300	0%	-	0%	(300)	-
-	0%	-	0%	-	0%	-	-	-	0%	-	0%	-	0%	-	-
<b>31,710</b>	<b>20%</b>	<b>32,458</b>	<b>21%</b>	<b>31,523</b>	<b>21%</b>	<b>(747)</b>	<b>188</b>	<b>95,212</b>	<b>20%</b>	<b>97,933</b>	<b>21%</b>	<b>96,642</b>	<b>23%</b>	<b>(2,722)</b>	<b>(1,430)</b>

Actual			Budget			Last Year			variance		MAINTENANCE	Actual			2023			2022			variance	
	%			%			%		to bud	to LY			%			%			%		to bud	to LY
1,151	1%		1,000	1%		1,542	1%		151	(391)	Automotive	3,452	1%	3,000	1%	3,768	1%		452	(317)		
1,008	1%		1,100	1%		497	0%		(92)	512	Building	1,796	0%	3,300	1%	2,435	1%		(1,504)	(639)		
-	0%		125	0%		6	0%		(125)	(6)	Cooling systems & A/C	44	0%	375	0%	6	0%		(331)	37		
1,421	1%		1,786	1%		2,331	2%		(365)	(910)	Electrical Supplies	9,180	2%	5,571	1%	5,240	1%		3,608	3,940		
350	0%		350	0%		350	0%		-	-	Elevators	1,050	0%	1,050	0%	1,050	0%		-	-		
-	0%		-	0%		-	0%		-	-	Maintenance contracts	-	0%	-	0%	-	0%		-	-		
8,113	5%		8,812	6%		10,691	7%		(699)	(2,578)	Materials & Supplies	37,055	8%	20,835	5%	24,807	6%		16,221	12,248		
-	0%		100	0%		-	0%		(100)	-	Office Supplies	819	0%	300	0%	-	0%		519	819		
-	0%		-	0%		-	0%		-	-	Fuel Oil	-	0%	-	0%	-	0%		-	-		
1,052	1%		1,074	1%		701	0%		(22)	351	Plumbing	4,694	1%	3,179	1%	3,059	1%		1,515	1,635		
-	0%		-	0%		-	0%		-	-	Rental Equipment	-	0%	-	0%	-	0%		-	-		
-	0%		-	0%		-	0%		-	-	Travel & Entertainment	-	0%	-	0%	-	0%		-	-		
3,955	3%		4,250	3%		6,231	4%		(295)	(2,276)	Corporate Allocation	10,694	2%	12,750	3%	14,755	3%		(2,056)	(4,060)		
1,625	1%		3,500	2%		3,718	2%		(1,875)	(2,093)	Security	6,789	1%	10,500	2%	9,555	2%		(3,711)	(2,766)		
<b>18,675</b>	<b>12%</b>		<b>22,096</b>	<b>14%</b>		<b>26,067</b>	<b>18%</b>		<b>(3,421)</b>	<b>(7,392)</b>	<b>TOTAL MAINTENANCE</b>	<b>75,573</b>	<b>16%</b>	<b>60,860</b>	<b>13%</b>	<b>64,675</b>	<b>15%</b>		<b>14,713</b>	<b>10,897</b>		

Actual			Budget			Last Year			variance		GROUNDS & LANDSCAPING	Actual			2023			2022			variance	
	%			%			%		to bud	to LY			%			%			%		to bud	to LY
-	0%		-	0%		-	0%		-	-	Equipment	-	0%	-	0%	-	0%		-	-		
2,227	1%		2,323	2%		2,010	1%		(95)	217	Supplies	5,667	1%	5,876	1%	5,958	1%		(209)	(291)		
613	0%		500	0%		500	0%		113	113	Spraying	1,113	0%	1,500	0%	1,500	0%		(388)	(388)		
-	0%		-	0%		-	0%		-	-	Treatment Plant - Water	-	0%	-	0%	-	0%		-	-		
2,102	1%		1,535	1%		1,107	1%		567	995	Treatment Plant - Power	5,264	1%	4,548	1%	3,976	1%		716	1,288		
2,537	2%		1,500	1%		2,330	2%		1,037	207	Treatment Plant - Maintenance	5,698	1%	4,500	1%	5,137	1%		1,198	562		
1,497	1%		1,200	1%		700	0%		297	797	Treatment Plant - Supplies	3,950	1%	3,600	1%	3,697	1%		350	253		
2,000	1%		2,000	1%		2,000	1%		-	-	Trash Removal	6,000	1%	6,000	1%	6,000	1%		-	-		
<b>10,976</b>	<b>7%</b>		<b>9,058</b>	<b>6%</b>		<b>8,648</b>	<b>6%</b>		<b>1,919</b>	<b>2,329</b>	<b>TOTAL GROUNDS &amp; LANDSCAPING</b>	<b>27,692</b>	<b>6%</b>	<b>26,024</b>	<b>6%</b>	<b>26,267</b>	<b>6%</b>		<b>1,667</b>	<b>1,424</b>		

Actual			Budget			Last Year			variance		POOL & BEACH			Actual			2023			2022			variance	
	%			%			%		to bud	to LY					%			%			%		to bud	to LY
1,122	1%		1,241	1%		336	0%		(119)	786	Swimming Pool Supplies	3,972	1%	3,364	1%	1,459	0%			608	2,513			
-	0%		852	1%		778	1%		(852)	(778)	Swimming Pool Repairs	-	0%	2,515	1%	3,132	1%			(2,515)	(3,132)			
3,000	2%		4,000	3%		3,079	2%		(1,000)	(79)	Hot Tub & Pool Propane	11,535	2%	12,000	3%	12,568	3%			(465)	(1,033)			
2,651	2%		3,494	2%		2,894	2%		(843)	(242)	Swimming Pool - Power	6,971	1%	10,694	2%	8,593	2%			(3,723)	(1,622)			
-	0%		-	0%		-	0%		-	-	Swimming Pool - Water	-	0%	-	0%	-	0%			-	-			
-	0%		-	0%		-	0%		-	-	Umbrellas	-	0%	-	0%	-	0%			-	-			
-	0%		166	0%		-	0%		(166)	-	Beach Equipment & Supplies	-	0%	506	0%	54	0%			(506)	(54)			
3,600	2%		3,600	2%		3,600	2%		-	-	Outside Maintenance	10,800	2%	10,800	2%	10,800	3%			-	-			
1,379	1%		675	0%		-	0%		704	1,379	Watersport Equipment & Repairs	2,398	1%	2,025	0%	1,175	0%			373	1,223			
378	0%		300	0%		86	0%		78	292	Beach Equipment & Repairs	1,335	0%	900	0%	845	0%			435	490			
<b>12,130</b>	<b>8%</b>		<b>14,328</b>	<b>9%</b>		<b>10,772</b>	<b>7%</b>		<b>(2,198)</b>	<b>1,358</b>	<b>TOTAL POOL &amp; BEACH</b>	<b>37,011</b>	<b>8%</b>	<b>42,804</b>	<b>9%</b>	<b>38,627</b>	<b>9%</b>			<b>(5,793)</b>	<b>(1,616)</b>			

Actual			Budget			Last Year			variance		COMMON AREAS			Actual			2023			2022			variance	
	%			%			%		to bud	to LY					%			%			%		to bud	to LY
-	0%		78	0%		-	0%		(78)	-	Hospitality Lounge - Equipment/Rep	496	0%	234	0%	6	0%			262	490			
250	0%		200	0%		6	0%		50	244	Gym Equipment - Repairs	559	0%	600	0%	896	0%			(41)	(337)			
2,578	2%		1,799	1%		1,799	1%		779	779	Cleaning Supplies	6,001	1%	3,851	1%	3,587	1%			2,150	2,414			
2,258	1%		1,775	1%		1,675	1%		483	583	Water	5,562	1%	5,288	1%	5,288	1%			274	273			
10,663	7%		14,014	9%		8,821	6%		(3,351)	1,842	Power	31,694	7%	41,616	9%	27,838	7%			(9,922)	3,857			
<b>15,749</b>	<b>10%</b>		<b>17,866</b>	<b>12%</b>		<b>12,301</b>	<b>8%</b>		<b>(2,117)</b>	<b>3,448</b>	<b>TOTAL COMMON AREAS</b>	<b>44,312</b>	<b>10%</b>	<b>51,589</b>	<b>11%</b>	<b>37,615</b>	<b>9%</b>			<b>(7,277)</b>	<b>6,697</b>			

<b>152,657</b>	<b>98%</b>		<b>153,576</b>	<b>100%</b>		<b>149,312</b>	<b>100%</b>		<b>(919)</b>	<b>3,344</b>	<b>TOTAL OPERATING EXPENSES</b>	<b>453,900</b>	<b>97%</b>	<b>456,342</b>	<b>100%</b>	<b>421,757</b>	<b>99%</b>			<b>(2,442)</b>	<b>32,143</b>
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