

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

**March 2024**

monthly					variance		SUMMARY STATEMENT	year-to-date				variance				
Actual	%	Budget	%	Last Year	%	to bud		to LY	Actual	%	2023	%	2022	%	to bud	to LY
156,512	100%	160,260	100%	156,355	100%	(3,748)	157	Revenues	493,307	100%	490,315	100%	465,919	100%	2,991	27,387
<b>156,512</b>	<b>100%</b>	<b>160,260</b>	<b>100%</b>	<b>156,355</b>	<b>100%</b>	<b>(3,748)</b>	<b>157</b>	<b>TOTAL REVENUES</b>	<b>493,307</b>	<b>100%</b>	<b>490,315</b>	<b>100%</b>	<b>465,919</b>	<b>100%</b>	<b>2,991</b>	<b>27,387</b>
66,849	43%	70,756	44%	63,415	41%	(3,907)	3,434	Payroll & Related	215,896	44%	221,262	45%	174,101	37%	(5,366)	41,795
31,963	20%	32,543	20%	31,710	20%	(581)	252	Admin & General	96,751	20%	97,630	20%	95,212	20%	(879)	1,540
24,862	16%	22,984	14%	18,675	12%	1,878	6,187	Maintenance	61,092	12%	65,852	13%	75,573	16%	(4,760)	(14,481)
8,103	5%	7,675	5%	10,976	7%	428	(2,873)	Grounds & Landscaping	24,947	5%	23,425	5%	27,692	6%	1,522	(2,745)
10,416	7%	12,755	8%	12,130	8%	(2,339)	(1,714)	Pool & Beach	36,783	7%	38,340	8%	37,011	8%	(1,557)	(228)
14,407	9%	15,789	10%	15,749	10%	(1,382)	(1,343)	Common Areas	41,818	8%	46,341	9%	44,312	10%	(4,523)	(2,494)
<b>156,601</b>	<b>100%</b>	<b>162,503</b>	<b>101%</b>	<b>152,657</b>	<b>98%</b>	<b>(5,902)</b>	<b>3,944</b>	<b>TOTAL EXPENSES</b>	<b>477,287</b>	<b>97%</b>	<b>492,850</b>	<b>101%</b>	<b>453,900</b>	<b>97%</b>	<b>(15,563)</b>	<b>23,387</b>
-	0%	-	0%	-	0%	-	-	Insurance Assessment	621,397	126%	621,397	127%	581,675	125%	-	39,722
-	0%	-	0%	-	0%	-	-	Insurance Expenses	(621,397)	-126%	(621,397)	-127%	(581,675)	-125%	-	(39,722)
-	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>-</b>	<b>0%</b>	<b>-</b>	<b>-</b>
24,522	16%	24,575	15%	19,884	13%	(53)	4,639	Capex Reserve Assessment	73,672	15%	73,725	15%	58,980	13%	(53)	14,693
10,424	7%	10,424	7%	10,543	7%	0	(120)	Major Reserve Assessment	31,271	6%	31,271	6%	31,271	7%	1	(0)
(34,946)	-22%	(34,999)	-22%	(30,427)	-19%	53	(4,519)	Reserve Fund	(104,944)	-21%	(104,996)	-21%	(90,251)	-19%	52	(14,693)
<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>(1)</b>	<b>0%</b>	<b>-</b>	<b>0%</b>	<b>(0)</b>	<b>0%</b>	<b>(1)</b>	<b>(0)</b>
<b>(89)</b>	<b>0%</b>	<b>(2,243)</b>	<b>-1%</b>	<b>3,698</b>	<b>2%</b>	<b>2,154</b>	<b>(3,787)</b>	<b>PROFIT / (LOSS)</b>	<b>16,020</b>	<b>3%</b>	<b>(2,535)</b>	<b>-1%</b>	<b>12,019</b>	<b>3%</b>	<b>18,555</b>	<b>4,000</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
130,317	83%	130,448	81%	124,824	80%	(131)	5,493	Strata Fees	391,201	79%	391,344	80%	374,475	80%	(143)	16,726
9,649	6%	13,832	9%	16,164	10%	(4,183)	(6,515)	Maintenance Revenue	23,526	5%	44,572	9%	48,758	10%	(21,046)	(25,232)
5,066	3%	8,100	5%	6,761	4%	(3,034)	(1,695)	Income from Utilities	44,430	9%	23,850	5%	19,298	4%	20,580	25,132
2,627	2%	2,627	2%	3,188	2%	(0)	(561)	OSM Contributions - Watersports	7,880	2%	7,880	2%	7,688	2%	(0)	192
8,853	6%	5,253	3%	5,418	3%	3,600	3,435	Other Income	26,270	5%	22,669	5%	15,700	3%	3,601	10,569
<b>156,512</b>	<b>100%</b>	<b>160,260</b>	<b>100%</b>	<b>156,355</b>	<b>100%</b>	<b>(3,748)</b>	<b>157</b>	<b>TOTAL REVENUES</b>	<b>493,307</b>	<b>100%</b>	<b>490,315</b>	<b>100%</b>	<b>465,919</b>	<b>100%</b>	<b>2,991</b>	<b>27,387</b>

Actual			Budget			Last Year			variance		PAYROLL & RELATED	Actual			2023			2022			variance	
Actual	%	Budget	%	Last Year	%	to bud	to LY	Actual	%	2023		%	2022	%	to bud	to LY						
9,469	6%	9,718	6%	8,531	5%	(250)	938	30,424	6%	28,164	6%	22,365	5%	2,261	8,060							
15,338	10%	14,828	9%	12,911	8%	510	2,427	45,370	9%	42,827	9%	34,818	7%	2,543	10,552							
11,012	7%	10,949	7%	8,993	6%	62	2,019	32,296	7%	31,949	7%	29,649	6%	347	2,648							
5,352	3%	4,677	3%	3,549	2%	674	1,803	15,055	3%	13,711	3%	11,427	2%	1,344	3,628							
7,706	5%	7,053	4%	5,278	3%	653	2,428	21,667	4%	21,210	4%	15,463	3%	457	6,204							
-	0%	-	0%	-	0%	-	-	-	0%	-	0%	-	0%	-	-							
-	0%	-	0%	-	0%	-	-	-	0%	-	0%	-	0%	-	-							
-	0%	1,500	1%	10,169	7%	(1,500)	(10,169)	652	0%	4,500	1%	13,912	3%	(3,848)	(13,259)							
<b>48,876</b>	<b>31%</b>	<b>48,726</b>	<b>30%</b>	<b>49,430</b>	<b>32%</b>	<b>150</b>	<b>(554)</b>	<b>145,465</b>	<b>29%</b>	<b>142,362</b>	<b>29%</b>	<b>127,633</b>	<b>27%</b>	<b>3,104</b>	<b>17,832</b>							
4,153	3%	4,471	3%	3,445	2%	(319)	708	12,120	2%	13,087	3%	10,297	2%	(967)	1,824							
2,836	2%	2,609	2%	2,228	1%	227	609	7,859	2%	7,635	2%	6,555	1%	223	1,304							
5,464	3%	5,217	3%	4,873	3%	246	590	15,019	3%	15,271	3%	15,066	3%	(252)	(47)							
-	0%	3,267	2%	-	0%	(3,267)	-	2,502	1%	9,506	2%	915	0%	(7,003)	1,587							
920	1%	1,200	1%	1,012	1%	(280)	(92)	2,325	0%	3,600	1%	1,012	0%	(1,275)	1,313							
-	0%	200	0%	129	0%	(200)	(129)	150	0%	600	0%	169	0%	(450)	(19)							
2,104	1%	1,666	1%	1,228	1%	438	876	5,239	1%	4,998	1%	4,139	1%	241	1,101							
57	0%	900	1%	466	0%	(843)	(410)	5,501	1%	6,654	1%	2,328	0%	(1,153)	3,173							
-	0%	-	0%	-	0%	-	-	-	0%	-	0%	-	0%	-	-							
1,200	1%	250	0%	-	0%	950	1,200	5,863	1%	750	0%	3,276	1%	5,113	2,587							
540	0%	1,550	1%	605	0%	(1,010)	(65)	12,460	3%	14,700	3%	1,225	0%	(2,240)	11,235							
700	0%	700	0%	-	0%	-	700	1,392	0%	2,100	0%	1,487	0%	(708)	(95)							
<b>17,973</b>	<b>11%</b>	<b>22,030</b>	<b>14%</b>	<b>13,985</b>	<b>9%</b>	<b>(4,057)</b>	<b>3,988</b>	<b>70,431</b>	<b>14%</b>	<b>78,901</b>	<b>16%</b>	<b>46,468</b>	<b>10%</b>	<b>(8,470)</b>	<b>23,963</b>							
<b>66,849</b>	<b>43%</b>	<b>70,756</b>	<b>44%</b>	<b>63,415</b>	<b>41%</b>	<b>(3,907)</b>	<b>3,434</b>	<b>215,896</b>	<b>44%</b>	<b>221,262</b>	<b>45%</b>	<b>174,101</b>	<b>37%</b>	<b>(5,366)</b>	<b>41,795</b>							

Actual			Budget			Last Year			variance		ADMIN & GENERAL	Actual			2023			2022			variance	
Actual	%	Budget	%	Last Year	%	to bud	to LY	Actual	%	2023		%	2022	%	to bud	to LY						
79	0%	85	0%	71	0%	(6)	8	192	0%	255	0%	175	0%	(63)	18							
791	1%	1,265	1%	1,210	1%	(474)	(419)	2,792	1%	3,795	1%	4,284	1%	(1,003)	(1,492)							
450	0%	300	0%	272	0%	150	178	1,838	0%	900	0%	440	0%	938	1,398							
-	0%	-	0%	-	0%	-	-	-	0%	-	0%	-	0%	-	-							
-	0%	-	0%	-	0%	-	-	-	0%	-	0%	-	0%	-	-							
-	0%	150	0%	262	0%	(150)	(262)	-	0%	450	0%	624	0%	(450)	(624)							
30,643	20%	30,643	19%	29,896	19%	(0)	747	91,929	19%	91,930	19%	89,688	19%	(1)	2,241							
-	0%	100	0%	-	0%	(100)	-	-	0%	300	0%	-	0%	(300)	-							
-	0%	-	0%	-	0%	-	-	-	0%	-	0%	-	0%	-	-							
<b>31,963</b>	<b>20%</b>	<b>32,543</b>	<b>20%</b>	<b>31,710</b>	<b>20%</b>	<b>(581)</b>	<b>252</b>	<b>96,751</b>	<b>20%</b>	<b>97,630</b>	<b>20%</b>	<b>95,212</b>	<b>20%</b>	<b>(879)</b>	<b>1,540</b>							

			variance		MAINTENANCE				variance							
Actual	%	Budget	%	Last Year		%	to bud	to LY	Actual	%	2023	%	2022	%	to bud	to LY
900	1%	950	1%	1,151	1%	(50)	(251)	Automotive	1,919	0%	2,850	1%	3,452	1%	(931)	(1,532)
1,100	1%	1,100	1%	1,008	1%	-	92	Building	2,211	0%	3,300	1%	1,796	0%	(1,089)	415
75	0%	105	0%	-	0%	(30)	75	Cooling systems & A/C	188	0%	315	0%	44	0%	(127)	145
2,461	2%	1,900	1%	1,421	1%	561	1,040	Electrical Supplies	7,779	2%	5,600	1%	9,180	2%	2,179	(1,401)
378	0%	360	0%	350	0%	18	28	Elevators	924	0%	1,080	0%	1,050	0%	(156)	(126)
-	0%	-	0%	-	0%	-	-	Maintenance contracts	-	0%	-	0%	-	0%	-	-
11,458	7%	10,500	7%	8,113	5%	958	3,345	Materials & Supplies	26,990	5%	28,500	6%	37,055	8%	(1,510)	(10,065)
69	0%	120	0%	-	0%	(51)	69	Office Supplies	141	0%	360	0%	819	0%	(219)	(678)
1,319	1%	250	0%	-	0%	1,069	1,319	Life Safety	2,145	0%	750	0%	-	0%	1,395	2,145
1,200	1%	1,100	1%	1,052	1%	100	148	Plumbing	3,700	1%	3,300	1%	4,694	1%	400	(995)
-	0%	-	0%	-	0%	-	-	Rental Equipment	-	0%	-	0%	-	0%	-	-
-	0%	-	0%	-	0%	-	-	Travel & Entertainment	-	0%	-	0%	-	0%	-	-
4,751	3%	4,949	3%	3,955	3%	(198)	796	Corporate Allocation	13,942	3%	14,847	3%	10,694	2%	(905)	3,248
1,152	1%	1,650	1%	1,625	1%	(498)	(473)	Security	1,152	0%	4,950	1%	6,789	1%	(3,798)	(5,637)
<b>24,862</b>	<b>16%</b>	<b>22,984</b>	<b>14%</b>	<b>18,675</b>	<b>12%</b>	<b>1,878</b>	<b>6,187</b>	<b>TOTAL MAINTENANCE</b>	<b>61,092</b>	<b>12%</b>	<b>65,852</b>	<b>13%</b>	<b>75,573</b>	<b>16%</b>	<b>(4,760)</b>	<b>(14,481)</b>

			variance		GROUNDS & LANDSCAPING				variance							
Actual	%	Budget	%	Last Year		%	to bud	to LY	Actual	%	2023	%	2022	%	to bud	to LY
-	0%	75	0%	-	0%	(75)	-	Equipment	-	0%	225	0%	-	0%	(225)	-
1,585	1%	1,200	1%	2,227	1%	385	(643)	Supplies	4,887	1%	3,600	1%	5,667	1%	1,287	(780)
-	0%	-	0%	613	0%	-	(613)	Spraying	-	0%	500	0%	1,113	0%	(500)	(1,113)
-	0%	-	0%	-	0%	-	-	Treatment Plant - Water	-	0%	-	0%	-	0%	-	-
1,769	1%	1,900	1%	2,102	1%	(131)	(333)	Treatment Plant - Power	5,929	1%	5,600	1%	5,264	1%	329	665
1,750	1%	1,500	1%	2,537	2%	250	(787)	Treatment Plant - Maintenance	5,050	1%	4,500	1%	5,698	1%	550	(648)
1,000	1%	1,000	1%	1,497	1%	-	(497)	Treatment Plant - Supplies	3,081	1%	3,000	1%	3,950	1%	81	(869)
2,000	1%	2,000	1%	2,000	1%	-	-	Trash Removal	6,000	1%	6,000	1%	6,000	1%	-	-
<b>8,103</b>	<b>5%</b>	<b>7,675</b>	<b>5%</b>	<b>10,976</b>	<b>7%</b>	<b>428</b>	<b>(2,873)</b>	<b>TOTAL GROUNDS &amp; LANDSCAPING</b>	<b>24,947</b>	<b>5%</b>	<b>23,425</b>	<b>5%</b>	<b>27,692</b>	<b>6%</b>	<b>1,522</b>	<b>(2,745)</b>

			variance		POOL & BEACH			variance							
Actual	%	Budget	%	Last Year	%	to bud	to LY	Actual	%	2023	%	2022	%	to bud	to LY
2,577	2%	1,150	1%	1,122	1%	1,427	1,455	5,351	1%	3,175	1%	3,972	1%	2,176	1,379
62	0%	400	0%	-	0%	(338)	62	1,517	0%	1,200	0%	-	0%	317	1,517
1,961	1%	4,000	2%	3,000	2%	(2,039)	(1,039)	12,174	2%	12,250	2%	11,535	2%	(76)	639
1,488	1%	2,400	1%	2,651	2%	(912)	(1,164)	5,020	1%	7,300	1%	6,971	1%	(2,280)	(1,951)
-	0%	-	0%	-	0%	-	-	-	0%	-	0%	-	0%	-	-
-	0%	-	0%	-	0%	-	-	-	0%	-	0%	-	0%	-	-
-	0%	170	0%	-	0%	(170)	-	-	0%	510	0%	-	0%	(510)	-
3,600	2%	3,600	2%	3,600	2%	-	-	10,800	2%	10,800	2%	10,800	2%	-	-
528	0%	535	0%	1,379	1%	(7)	(851)	1,155	0%	1,605	0%	2,398	1%	(450)	(1,243)
200	0%	500	0%	378	0%	(300)	(178)	766	0%	1,500	0%	1,335	0%	(734)	(569)
<b>10,416</b>	<b>7%</b>	<b>12,755</b>	<b>8%</b>	<b>12,130</b>	<b>8%</b>	<b>(2,339)</b>	<b>(1,714)</b>	<b>36,783</b>	<b>7%</b>	<b>38,340</b>	<b>8%</b>	<b>37,011</b>	<b>8%</b>	<b>(1,557)</b>	<b>(228)</b>

			variance		COMMON AREAS			variance							
Actual	0.01646658	Budget	%	Last Year	%	to bud	to LY	Actual	0.0108463	2023	%	2022	0.0085251	to bud	to LY
50	0%	75	0%	-	0%	(25)	50	82	0%	225	0%	496	0%	(143)	(414)
342	0%	325	0%	250	0%	17	92	537	0%	975	0%	559	0%	(438)	(22)
2,011	1%	2,000	1%	2,578	2%	11	(567)	4,042	1%	5,400	1%	6,001	1%	(1,358)	(1,959)
673	0%	1,875	1%	2,258	1%	(1,202)	(1,585)	3,659	1%	5,625	1%	5,562	1%	(1,966)	(1,903)
11,330	7%	11,514	7%	10,663	7%	(184)	668	33,497	7%	34,116	7%	31,694	7%	(619)	1,803
<b>14,407</b>	<b>9%</b>	<b>15,789</b>	<b>10%</b>	<b>15,749</b>	<b>10%</b>	<b>(1,382)</b>	<b>(1,343)</b>	<b>41,818</b>	<b>8%</b>	<b>46,341</b>	<b>9%</b>	<b>44,312</b>	<b>10%</b>	<b>(4,523)</b>	<b>(2,494)</b>

<b>156,601</b>	<b>100%</b>	<b>162,503</b>	<b>101%</b>	<b>152,657</b>	<b>98%</b>	<b>(5,902)</b>	<b>3,944</b>	<b>TOTAL OPERATING EXPENSES</b>	<b>477,287</b>	<b>97%</b>	<b>492,850</b>	<b>101%</b>	<b>453,900</b>	<b>97%</b>	<b>(15,563)</b>	<b>23,387</b>
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