

Financial Statement - Budget 2018 - Strata Plan #125

SUMMARY STATEMENT		year-to-date				variance	
		Budget	%	Last Year	%	to last year	
Revenues		1,828,832	100%	1,688,847	100%	139,985	8%
TOTAL REVENUES		1,828,832	100%	1,688,847	100%	139,985	8%
Administration & General		699,090	38%	643,673	38%	55,417	9%
Maintenance		643,284	35%	559,889	33%	83,395	15%
Pool & Beach		246,629	13%	167,213	10%	79,415	47%
Common Areas		61,680	3%	57,120	3%	4,560	8%
Utilities		176,800	10%	183,212	11%	(6,412)	-3%
TOTAL EXPENSES		1,827,483	100%	1,611,106	95%	216,376	13%
PROFIT / (LOSS)		1,349	0%	77,741	5%	(76,391)	-98%

Details

ADMIN & GENERAL		year-to-date				variance	
		Budget	%	Last Year	%	to last year	
Strata Fees		1,577,340	86%	1,577,334	93%	6	0%
Watersport Contribution		-	0%	-	0%	-	-
Maintenance Revenue		114,000	6%	52,383	3%	61,617	118%
Income from Water		10,200	1%	8,643	1%	1,557	18%
Income from Power		44,400	2%	36,079	2%	8,321	23%
Income from Cable		2,964	0%	2,962	0%	2	0%
Income from Pest Control		13,200	1%	11,447	1%	1,753	15%
Villa Contributions		66,728	4%	-	0%	66,728	-
Other Income		-	0%	-	0%	-	-
Interest Income		-	0%	-	0%	-	-
TOTAL REVENUES		1,828,832	100%	1,688,847	100%	139,985	8%

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ADMIN & GENERAL	variance					
	Budget	%	Last Year	%	to last year	
Security Payroll	111,000	6%	86,385	5%	24,615	28%
Vacation Pay	4,200	0%	2,744	0%	1,456	53%
Holiday Pay	2,690	0%	2,537	0%	153	6%
Sick Pay	1,560	0%	1,517	0%	43	3%
Employee Meals	6,000	0%	5,562	0%	438	8%
Employee Housing	-	0%	-	0%	-	
Employee Relations	18,000	1%	-	0%	18,000	
Back of House Building contrib	20,000	1%	20,000	1%	-	0%
Payroll Taxes	8,640	0%	8,662	1%	(22)	0%
TOTAL PAYROLL & RELATED	172,090	9%	127,408	8%	44,682	35%
Bank Charges	1,800	0%	1,800	0%	-	0%
Work Permits	-	0%	-	0%	-	
Outside Security Services & supplies	90,000	5%	122,321	7%	(32,321)	-26%
Telephone	600	0%	-	0%	600	
D&O Liability Insurance	3,780	0%	-	0%	3,780	
Gym	49,220	3%	30,000	2%	19,220	64%
Management Fee	370,800	20%	360,000	21%	10,800	3%
Other Expenses	6,000	0%	2,144	0%	3,856	180%
Travelling Expenses	4,800	0%	-	0%	4,800	
TOTAL OTHER EXPENSES	527,000	29%	516,265	31%	10,735	2%
TOTAL ADMIN & GEN EXPENSES	699,090	38%	643,673	38%	55,417	9%

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MAINTENANCE					variance	
	Budget	%	Last Year	%	to last year	
Engineering Payroll	180,000	10%	175,991	10%	4,009	2%
Landscaping Payroll	67,200	4%	37,171	2%	30,029	81%
Vacation Pay	11,400	1%	9,535	1%	1,865	20%
Holiday Pay	3,430	0%	3,030	0%	400	13%
Sick Pay	3,000	0%	3,056	0%	(56)	-2%
Home Leave	1,920	0%	1,028	0%	892	87%
Health Insurance	-	0%	-	0%	-	-
Work Permits	10,800	1%	6,743	0%	4,058	60%
Employee Meals	10,200	1%	8,359	0%	1,841	22%
Bonus Provision	7,200	0%	-	0%	7,200	
Employee Housing	17,400	1%	26,713	2%	(9,313)	-35%
Payroll Taxes	15,840	1%	15,744	1%	96	1%
TOTAL PAYROLL & RELATED	328,390	18%	287,369	17%	41,021	14%
Vehicles & Transportation	12,000	1%	13,576	1%	(1,576)	-12%
A/C Related	3,600	0%	-	0%	3,600	
Maintenance Supplies	48,000	3%	24,505	1%	23,495	96%
Hurricane Supplies	-	0%	-	0%	-	-
Building Maintenance	9,000	0%	20,618	1%	(11,618)	-56%
Office Supplies	1,200	0%	-	0%	1,200	
Uniforms	7,800	0%	3,087	0%	4,713	153%
Painting & Decorations	6,000	0%	13,574	1%	(7,574)	-56%
Electrical & Bulbs	18,000	1%	16,462	1%	1,538	9%
Locks & Keys	8,400	0%	779	0%	7,621	979%
Furniture & Equipment	6,000	0%	11,255	1%	(5,255)	-47%
Plumbing	6,000	0%	502	0%	5,498	1096%
Elevators	27,600	2%	24,500	1%	3,100	13%
Garbage Removal	28,500	2%	28,485	2%	15	0%
Telephone	2,400	0%	2,041	0%	359	18%
Fire Protection / Life Safety	12,000	1%	12,904	1%	(904)	-7%
Grounds & Landscaping	63,710	3%	98,585	6%	(34,875)	-35%
Other Expenses	6,000	0%	1,647	0%	4,353	264%
Sewage Treatment Plant	48,684	3%	-	0%	48,684	
TOTAL OTHER EXPENSES	314,894	17%	272,520	16%	42,374	16%
TOTAL MAINTENANCE EXPENSES	643,284	35%	559,889	33%	83,395	15%

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POOL & BEACH					variance
	Budget	%	Last Year	%	
Payroll Expenses	160,560	9%	164,577	10%	(4,017) -2%
Vacation Pay	9,701	1%	8,637	1%	1,063 12%
Holiday Pay	3,596	0%	2,815	0%	780 28%
Sick Pay	2,676	0%	2,300	0%	376 16%
Home Leave	-	0%	-	0%	-
Employee Meals	16,056	1%	10,902	1%	5,154 47%
Work Permits	6,690	0%	6,457	0%	233 4%
Employee Housing	11,146	1%	-	0%	11,146
Payroll Taxes	17,394	1%	15,517	1%	1,877 12%
Allocation Management Co.	(113,909)	-6%	(105,603)	-6%	(8,306) 8%
TOTAL PAYROLL & RELATED	113,909	6%	105,603	6%	8,306 8%
P&B Supplies	26,760	1%	31,252	2%	(4,492) -14%
Furniture & Umbrellas	13,380	1%	-	0%	13,380
Watersport Supplies	6,690	0%	-	0%	6,690
Telephone	335	0%	-	0%	335
Uniforms	6,690	0%	-	0%	6,690
Laundry	107,040	6%	43,080	3%	63,960 148%
Miscellaneous	3,345	0%	1,605	0%	1,740 108%
Allocation Management Co.	(82,120)	-4%	(37,969)	-2%	(44,151) 116%
Pool Chemicals	42,000	2%	19,925	1%	22,075 111%
Pool Repairs	5,000	0%	3,717	0%	1,283 35%
Watersport Repairs	3,600	0%	-	0%	3,600
TOTAL OTHER EXPENSES	132,720	7%	61,611	4%	71,109 115%
TOTAL POOL & BEACH EXPENSES	246,629	13%	167,213	10%	79,415 47%

COMMON AREAS					variance
	Budget	%	Last Year	%	
Payroll Expenses	50,400	3%	49,022	3%	1,378 3%
Vacation Pay	2,400	0%	1,064	0%	1,336 126%
Holiday Pay	2,400	0%	548	0%	1,852 338%
Employee Meals	720	0%	822	0%	(102) -12%
Employee Housing	-	0%	-	0%	-
Payroll Taxes	1,560	0%	1,465	0%	95 7%
TOTAL PAYROLL & RELATED	57,480	3%	52,920	3%	4,560 9%
Cleaning Supplies	4,200	0%	4,200	0%	- 0%
Miscellaneous	-	0%	-	0%	-
TOTAL OTHER EXPENSES	4,200	0%	4,200	0%	- 0%
TOTAL COMMON AREAS EXP.	61,680	3%	57,120	3%	4,560 8%

UTILITIES					variance
	Budget	%	Last Year	%	
Electricity	120,000	7%	130,205	8%	(10,205) -8%
Water	33,600	2%	31,329	2%	2,271 7%
Gas / Propane	23,200	1%	21,678	1%	1,522 7%
Others	-	0%	-	0%	#DIV/0!
TOTAL UTILITY EXPENSES	176,800	10%	183,212	11%	(6,412) -3%