The Sands at Grace Bay
Strata Income Statement December 2017
Major Variances

	Actual	Budget	Variance
Total Income	1,383,973	1,387,702	3,729
Total Payroll & Related	558,246	532,653	25,593
Total Other Expenses	859,575	854,471	5,104
Net Result	**(33,848)**	**578**	**34,426**

	Positive	Negative	
INCOME			
Income - Maintenance		(3,695)	
Income - Utilities		(2,025)	
OSM Contribution - Watersports		(4)	
Assessment Income	47		
Other Income	1,947		
Total Income	**1,994**	**(5,723)**	
EXPENSES			
Gen - Insurance	(3,206)		
Payroll - Maintenance	(17,150) *		
Payroll - Security	(7,227) **		
P&B - Swimming Pool Repairs	(6,956)		
Maint - Corporate Allocation	(5,483)		
CA - Water	(4,733)		
P&B - Watersp. Equip & Repairs	(4,576)		
Gen - Management Fee	(4,315)		
P&B - Beach Equip & Repairs	(3,945)		
Maint - Building Mainten.	(3,872)		
P&B - Beach Equip & Supplies	(3,589)		
Gen - Legal / Professional Fee	(2,540)		
P&B - Swimming Pool Supplies	(2,054)		
Grds - Treatment Plant - Pow	(1,783)		
Maint - Cooling System & A/C	(1,492)		
CA - Gym - Equipmt + Repair	(1,462)		
Total Bonus	(1,350)		
Tot - Uniforms	(1,202)		
Gen - Employee Severance	(1,200)		
P&B - Umbrellas	(1,151)		
P&B - Maint (Outside)		24,095	
Total Overtime		12,659	*
Payroll - Landscaping		7,700	
CA - Power		7,173	
Payroll - Pool & Beach		6,568	
Tot - Workpermits		6,290	
Tot - Housing & Utilities		5,262	
Grds - Treatment Plant - Mai		5,192	
Maint - Security		4,786	**
Grds - Treatment Plant - Sup		3,857	
Total Subcontractors		3,824	
Tot - Benefits NIS		3,019	
Tot - Employee Relations		2,901	
Grds & Landscaping Supplies		2,443	
P&B - Hot Tub & Pool Propane		2,256	
CA - Hospit. Lounge -Equmt/Rep		2,120	
Gen - Miscellaneous		1,723	
Maint - Plumbing		1,622	
Tot - Benefits NHIP		1,415	
Gen - Hurricane Expense		1,399	
Grds - Treatment Plant - Wat		1,302	
Tot - Vacation Pay		1,220	
others < 1000		1,156	
Total Expenses	(79,286)	109,983	
Total variance analysis		**34,426**	