

PROPIETORS STRATA PLAN # 50 - FINANCIAL STATEMENTS

SUMMARY	BUDGET 2013	ACTUAL 2012	ACTUAL 2011	ACTUAL 2010	ACTUAL 2009	ACTUAL 2008
Revenues	2,614,818	2,607,225	2,540,085	2,619,960	2,440,441	2,527,095
TOTAL REVENUES	2,614,818	2,607,225	2,540,085	2,619,960	2,440,441	2,527,095
Admin & General	726,669	712,479	713,561	716,646	698,328	601,463
Maintenance	1,320,380	1,247,781	1,301,540	1,227,862	1,200,332	1,284,277
Pool & Beach	301,829	362,345	378,447	407,988	372,032	366,324
Common Areas	51,420	38,403	35,931	48,256	39,644	44,377
Utilities	214,447	240,211	211,911	216,161	142,822	228,620
TOTAL EXPENSES	2,614,746	2,601,219	2,641,390	2,616,913	2,453,157	2,525,061
Insurance Assessment	(727,892)	(724,315)	(702,283)	(796,449)	(935,479)	(808,439)
Insurance Expenses	624,343	621,306	600,242	682,023	799,741	697,491
Management Fee	103,549	103,009	102,041	114,426	135,738	110,948
TOTAL INSURANCE	-	-	-	(0)	0	(0)
Capex Reserve Assessment	(193,610)	(312,983)	(397,465)	(384,354)	(370,716)	(370,716)
Major Reserve Assessment						
Reserve Fund	193,610	312,983	397,465	384,354	370,716	370,716
TOTAL RESERVE FUND	-	-	-	-	-	-
INCOME/ (LOSS)	72	6,006	(101,305)	3,047	(12,716)	2,034

Before PPC claim reimbursement claim reimbursement **(84,843)**

ADMIN & GENERAL

REVENUES	BUDGET 2013	ACTUAL 2012	ACTUAL 2011	ACTUAL 2010	ACTUAL 2009	ACTUAL 2008
Strata Fees	2,037,504	2,037,504	2,037,504	2,037,504	1,985,880	1,916,808
Strata Garage Fees	57,420	57,420	57,420	57,420	56,592	56,592
Watersport Contribution	15,000	15,000	15,000	15,000	15,000	15,000
Maintenance Revenue	373,000	356,372	287,715	296,466	269,723	378,293
Income from water	19,500	18,684	21,510	28,901	26,861	24,775
Income from power	90,000	92,382	85,480	70,115	61,310	90,288
Income from cable	17,928	19,793	25,903	19,953	20,130	20,405
Income from pest control	2,340	1,692	2,340	2,340	1,603	19,695
Other Income	-	-	-	64,485	-	-
Interest Income	2,126	8,378	7,213	27,774	3,342	5,239
TOTAL REVENUES	2,614,818	2,607,225	2,540,085	2,619,960	2,440,441	2,527,095

PAYROLL EXPENSES

Security Payroll	151,692	137,773	145,848	-	-	-
Supplemental pay	14,500	13,741	14,859	-	-	-
Employee meals	8,300	7,799	8,286	-	-	-
Bonus provision						
Employee housing						
Payroll taxes	13,985	13,566	13,685	-	-	-
TOTAL PAYROLL & BENEFITS	188,477	172,879	182,678	178,966	156,327	170,404

OTHER EXPENSES

Bank Charges	1,800	1,800	1,825	1,800	1,800	1,800
Work Permits	30,000	33,190	24,415	26,044	31,693	17,335
Security supplies	12,000	16,461	14,193	20,512	37,784	1,084
Surveillance systems					-	-
Telephone	540	-	-	-	120	91
D & O Liability Insurance	7,686	6,105	7,752	7,493	3,843	4,168
Gym	45,600	49,395	45,600	46,356	45,047	-
Management Fee	341,725	342,746	342,746	356,222	347,070	335,472
Other expenses	1,800	1,255	5,784	738	3,201	362
Strata Lot Management Fees	86,841	78,768	78,768	75,014	71,442	68,040
Travelling expenses	10,200	9,880	9,800	3,500	-	2,706
TOTAL OTHER EXPENSES	538,192	539,600	530,883	537,680	542,001	431,059

DEPARTMENTAL INCOME

Dpt. Income (Profit)/Loss	1,888,149	1,894,746	1,826,524	1,903,314	1,742,114	1,925,632
---------------------------	-----------	-----------	-----------	-----------	-----------	-----------

MAINTENANCE						
PAYROLL EXPENSES	BUDGET 2013	ACTUAL 2012	ACTUAL 2011	ACTUAL 2010	ACTUAL 2009	ACTUAL 2008
Maintenance	253,292	250,143	308,639	253,233	290,296	279,377
Grounds	152,120	155,579	143,878	146,585	147,282	147,864
Sewage treatment plant	23,640	23,640	23,640	23,640	23,640	9,984
Supplemental pay	34,534	36,180	35,103			
Employee Meals	29,981	29,319	27,097			
Bonus provision	10,400	-	964			
Employee housing	64,264	67,504	76,813			
Payroll taxes	44,669	44,525	48,082			
TOTAL PAYROLL & BENEFITS	612,900	606,890	664,215	654,714	660,828	640,516
OTHER EXPENSES						
Automobile	14,400	14,526	10,057	6,747	9,242	4,847
A/C related	33,000	31,463	38,871	37,837	20,505	31,713
Maintenance supplies	300,000	225,000	192,727	239,792	197,713	288,040
Building maintenance	-	750	26,527	-	5,186	-
Office supplies	2,640	2,400	4,071	7,887	3,065	2,256
Uniforms	8,000	12,500	3,825	5,618	5,992	2,769
Painting & decoration	3,000	2,852	2,613	-	-	2,875
Electrical & bulbs	27,600	26,991	17,808	19,138	17,312	22,453
Locks & Keys	5,000	6,046	3,089	6,568	2,326	3,080
Plumbing		-				
Elevator	45,520	38,400	99,335	62,797	48,040	48,076
Garbage removal	28,680	28,840	26,138	28,542	28,209	22,803
Telephone	300	393	816	1,927	1,991	2,135
Fire protection	15,700	13,230	14,023	17,829	8,451	21,489
Grounds & Landscaping	60,640	52,550	45,113	29,507	68,756	39,611
Other expenses	30,000	39,085	35,407	13,455	10,306	17,644
Sewage treatment	133,000	145,865	116,907	95,505	112,408	133,970
TOTAL OTHER EXPENSES	707,480	640,891	637,326	573,148	539,504	643,761
DEPARTAMENTAL INCOME						
Dpt. Income (Profit)/Loss	1,320,380	1,247,781	1,301,540	1,227,862	1,200,332	1,284,277
POOL & BEACH						
PAYROLL EXPENSES	BUDGET 2013	ACTUAL 2012	ACTUAL 2011	ACTUAL 2010	ACTUAL 2009	ACTUAL 2008
Pool & Beach	131,741	142,020	147,960	144,955	130,210	149,225
Supplemental pay	16,591	18,896	17,469	11,936	10,724	10,867
Employee Meals	11,135	11,551	11,162	10,316	8,125	13,306
Bonus provision		-				
Employee housing	61,260	60,574	78,216	101,220	102,481	100,367
Payroll taxes	15,282	16,373	15,332	15,388	6,184	-
Allocation Management Co.	(118,005)					
TOTAL PAYROLL & BENEFITS	118,004	249,414	270,139	283,815	257,725	273,765
OTHER EXPENSES						
Pool & beach supplies	40,800	26,513	46,050	37,188	37,683	39,792
Pool & beach umbrel. & furn	-	5,322	10,013	26,539	26,147	2,463
Watersport supplies	9,600	12,019	5,921	5,322	6,354	8,390
Telephone	360	174	141	536	-	879
Uniforms		-				
Laundry	213,000	156,713				
Miscellaneous	5,000	6,901	1,280	-	1,400	504
Allocation Management Co.	(134,375)	(147,392)				
Swimming pool chemicals	39,600	40,282	34,740	40,394	34,433	27,714
Swimming pool repairs	4,800	6,169	7,630	8,751	2,859	5,525
Watersport repairs	5,040	6,230	2,533	5,442	5,431	7,293
TOTAL OTHER EXPENSES	183,825	112,931	108,309	124,173	114,307	92,560
DEPARTAMENTAL INCOME						
Dpt. Income (Profit)/Loss	301,829	362,345	378,447	407,988	372,032	366,324

COMMON AREA

PAYROLL EXPENSES

Payroll & Benefits

TOTAL PAYROLL & BENEFITS

BUDGET 2013	ACTUAL 2012	ACTUAL 2011	ACTUAL 2010	ACTUAL 2009	ACTUAL 2008
47,610	34,593	32,331	44,656	36,044	40,777
47,610	34,593	32,331	44,656	36,044	40,777

OTHER EXPENSES

Cleaning supplies

Purchase allocation

Miscellaneous

TOTAL OTHER EXPENSES

3,810	3,810	3,600	3,600	3,600	3,600
3,810	3,810	3,600	3,600	3,600	3,600

DEPARTMENTAL INCOME

Dpt. Income (Profit)/Loss

51,420	38,403	35,931	48,256	39,644	44,377
--------	--------	--------	--------	--------	--------

ENERGY

OTHER EXPENSES

Electricity

Water

Gas

TOTAL OTHER EXPENSES

BUDGET 2013	ACTUAL 2012	ACTUAL 2011	ACTUAL 2010	ACTUAL 2009	ACTUAL 2008
148,000	146,945	135,838	124,106	93,971	145,522
25,000	37,647	72,625	88,608	45,403	83,097
41,447	55,619	3,447	3,447	3,447	-
214,447	240,211	211,911	216,161	142,822	228,620

DEPARTMENTAL INCOME

Dpt. Income (Profit)/Loss

214,447	240,211	211,911	216,161	142,822	228,620
---------	---------	---------	---------	---------	---------