

PROPIETORS STRATA PLAN # 50 - BUDGET 2014

SUMMARY	BUDGET 2014	ACTUAL 2013	BUDGET 2013	ACTUAL 2012	ACTUAL 2011	ACTUAL 2010	ACTUAL 2009	ACTUAL 2008	Var Bud-14 Forecast-13
Revenues	2,688,206	2,506,157	2,614,818	2,607,225	2,540,085	2,619,960	2,440,441	2,527,095	182,049 7.3%
TOTAL REVENUES	2,688,206	2,506,157	2,614,818	2,607,225	2,540,085	2,619,960	2,440,441	2,527,095	182,049 7.3%
Admin & General	848,870	727,173	726,669	712,479	713,561	716,646	698,328	601,463	121,697 16.7%
Maintenance	1,248,412	1,183,518	1,320,381	1,247,781	1,301,540	1,227,862	1,200,333	1,284,278	64,894 5.5%
Pool & Beach	322,861	321,111	301,824	362,345	378,447	407,988	372,032	366,324	1,750 0.5%
Common Areas	52,200	52,477	51,420	38,403	35,931	48,256	39,644	44,377	(277) -0.5%
Utilities	215,770	221,640	214,446	240,211	211,911	216,161	142,822	228,620	(5,870) -2.6%
TOTAL EXPENSES	2,688,112	2,505,919	2,614,740	2,601,219	2,641,390	2,616,913	2,453,158	2,525,062	182,193 7.3%
Insurance Assessment	(633,003)	(711,229)	(727,892)	(724,315)	(702,283)	(796,449)	(935,479)	(808,439)	78,226 -11.0%
Insurance Expenses	633,003	610,756	624,343	621,306	600,242	682,023	799,741	697,491	22,247 3.6%
Management Fee		100,473	103,549	103,009	102,041	114,426	135,738	110,948	(100,473) -100.0%
TOTAL INSURANCE	0	(0)	-	-	-	(0)	0	(0)	0 0.0%
Capex Reserve Assessment	(193,610)	(193,608)	(193,610)	(312,983)	(397,465)	(384,354)	(370,716)	(370,716)	(2) 0.0%
Major Reserve Assessment		-	-						- 0.0%
Reserve Fund	193,610	193,608	193,610	312,983	397,465	384,354	370,716	370,716	2 0.0%
TOTAL RESERVE FUND	-	-	-	-	-	-	-	-	- 0.0%
INCOME/ (LOSS)	94	238	78	6,006	(101,305)	3,047	(12,717)	2,033	(144) -60.6%


(86,398)

 Before maintenance
allocations

(84,843)

Before PPC claim reimbursment

ADMIN & GENERAL

REVENUES	BUDGET 2014	ACTUAL 2013	BUDGET 2013	ACTUAL 2012	ACTUAL 2011	ACTUAL 2010	ACTUAL 2009	ACTUAL 2008	Var Bud-14 Forecast-13
Strata Fees	2,175,986	2,037,504	2,037,504	2,037,504	2,037,504	2,037,504	1,985,880	1,916,808	138,482 6.8%
Strata Garage Fees	61,333	57,428	57,420	57,420	57,420	57,420	56,592	56,592	3,905 6.8%
Watersport Contribution	-	-	15,000	15,000	15,000	15,000	15,000	15,000	- 0.0%
Maintenance Revenue	300,000	258,718	373,000	356,372	287,715	296,466	269,723	378,293	41,282 16.0%
Income from water	20,099	20,345	19,500	18,684	21,510	28,901	26,861	24,775	(246) -1.2%
Income from power	105,300	101,818	90,000	92,382	85,480	70,115	61,310	90,288	3,482 3.4%
Income from cable	19,524	17,887	17,928	19,793	25,903	19,953	20,130	20,405	1,637 9.2%
Income from pest control	2,340	2,259	2,340	1,692	2,340	2,340	1,603	19,695	81 3.6%
Other Income	-	1,750	-	-	-	64,485	-	-	(1,750) -100.0%
Interest Income	3,624	8,448	2,126	8,378	7,213	27,774	3,342	5,239	(4,824) -57.1%
TOTAL REVENUES	2,688,206	2,506,157	2,614,818	2,607,225	2,540,085	2,619,960	2,440,441	2,527,095	182,049 7.3%

PAYROLL EXPENSES

Security Payroll	158,387	152,334	151,692	137,773	145,848	178,966	156,328	170,404	6,053 4.0%
Supplemental pay	15,499	14,574	14,500	13,741	14,859	-	-	-	925 6.3%
Employee meals	8,200	7,860	8,300	7,799	8,286	-	-	-	340 4.3%
Bonus provision		-	-	-	-				- 0.0%
Employee housing									- 0.0%
Payroll taxes	14,444	14,354	13,985	13,566	13,685	-	-	-	90 0.6%
TOTAL PAYROLL & BENEFITS	196,530	189,122	188,477	172,879	182,678	178,966	156,327	170,404	7,408 3.9%

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SUMMARY	BUDGET 2014	ACTUAL 2013	BUDGET 2013	ACTUAL 2012	ACTUAL 2011	ACTUAL 2010	ACTUAL 2009	ACTUAL 2008	Var Bud-14 Forecast-13	
OTHER EXPENSES										
Bank Charges	1,800	1,822	1,800	1,800	1,825	1,800	1,800	1,800	(22)	-1.2%
Work Permits	30,000	29,473	30,000	33,190	24,415	26,044	31,693	17,335	527	1.8%
Security supplies	12,000	15,842	12,000	16,461	14,193	20,512	37,784	1,084	(3,842)	-24.3%
Surveillance systems							-	-	-	0.0%
Telephone	180	-	540	-	-	-	120	91	180	0.0%
D & O Liability Insurance	7,364	6,222	7,686	6,105	7,752	7,493	3,843	4,168	1,142	18.3%
Gym	47,040	47,190	45,600	49,395	45,600	46,356	45,047	-	(150)	-0.3%
Management Fee	536,556	425,460	341,725	342,746	342,746	356,222	347,070	335,472	111,096	26.1%
Other expenses	3,600	4,562	1,800	1,255	5,784	738	3,201	362	(962)	-21.1%
Strata Lot Management Fees	-	-	86,841	78,768	78,768	75,014	71,442	68,040	-	#DIV/0!
Travelling expenses	13,800	7,480	10,200	9,880	9,800	3,500	-	2,706	6,320	84.5%
TOTAL OTHER EXPENSES	652,340	538,051	538,192	539,600	530,883	537,680	542,001	431,059	114,289	21.2%
DEPARTMENTAL INCOME										
Dpt. Income (Profit)/Loss	1,839,337	1,778,984	1,888,149	1,894,746	1,826,524	1,903,314	1,742,114	1,925,632	60,353	3.4%

MAINTENANCE										
PAYROLL EXPENSES										
Maintenance	247,175	248,141	253,293	250,143	308,639	438,069	455,222	471,033	(966)	-0.4%
Grounds	159,922	155,011	152,120	155,579	143,878	193,005	181,967	159,500	4,911	3.2%
Sewage treatment plant	23,640	23,640	23,640	23,640	23,640	23,640	23,640	9,984	-	0.0%
Supplemental pay	34,193	34,909	34,534	36,180	35,103				(716)	-2.1%
Employee Meals	25,964	24,508	29,981	29,319	27,097				1,456	5.9%
Bonus provision	10,400	5,121	10,400	-	964				5,279	103.1%
Employee housing	61,110	56,415	64,264	67,504	76,813				4,695	8.3%
Payroll taxes	43,378	42,608	44,669	44,525	48,082				770	1.8%
TOTAL PAYROLL & BENEFITS	605,782	590,353	612,901	606,890	664,215	654,714	660,829	640,517	15,429	2.6%

OTHER EXPENSES										
Automobile	14,400	15,872	14,400	14,526	10,057	6,747	9,242	4,847	(1,472)	-9.3%
A/C related	33,000	18,180	33,000	31,463	38,871	37,837	20,505	31,713	14,820	81.5%
Maintenance supplies	270,000	246,990	300,000	225,000	192,727	239,792	197,713	288,040	23,010	9.3%
Building maintenance	-	-	-	750	26,527	-	5,186	-	-	0.0%
Office supplies	2,640	1,656	2,640	2,400	4,071	7,887	3,065	2,256	984	59.4%
Uniforms	10,000	16,769	8,000	12,500	3,825	5,618	5,992	2,769	(6,769)	-40.4%
Painting & decoration	6,000	9,332	3,000	2,852	2,613	-	-	2,875	(3,332)	-35.7%
Electrical & bulbs	25,200	20,055	27,600	26,991	17,808	19,138	17,312	22,453	5,145	25.7%
Locks & Keys	4,200	347	5,000	6,046	3,089	6,568	2,326	3,080	3,853	1110.4%
Plumbing		-	-						-	0.0%
Elevator	38,400	38,477	45,520	38,400	99,335	62,797	48,040	48,076	(77)	-0.2%
Garbage removal	26,280	27,435	28,680	28,840	26,138	28,542	28,209	22,803	(1,155)	-4.2%
Telephone	360	468	300	393	816	1,927	1,991	2,135	(108)	-23.1%
Fire protection	15,150	16,545	15,700	13,230	14,023	17,829	8,451	21,489	(1,395)	-8.4%
Grounds & Landscaping	60,000	56,568	60,640	52,550	45,113	29,507	68,756	39,611	3,432	6.1%
Other expenses	15,000	12,542	30,000	39,085	35,407	13,455	10,306	17,644	2,458	19.6%
Sewage treatment	122,000	111,929	133,000	145,865	116,907	95,505	112,408	133,970	10,071	9.0%
TOTAL OTHER EXPENSES	642,630	593,165	707,480	640,891	637,326	573,148	539,504	643,761	49,465	8.3%
DEPARTMENTAL INCOME										
Dpt. Income (Profit)/Loss	1,248,412	1,183,518	1,320,381	1,247,781	1,301,540	1,227,862	1,200,333	1,284,278	64,894	5.5%

PROPIETORS STRATA PLAN # 50 - BUDGET 2014

SUMMARY	BUDGET 2014	ACTUAL 2013	BUDGET 2013	ACTUAL 2012	ACTUAL 2011	ACTUAL 2010	ACTUAL 2009	ACTUAL 2008	Var Bud-14 Forecast-13
POOL & BEACH									
PAYROLL EXPENSES	BUDGET 2014	ACTUAL 2013	BUDGET 2013	ACTUAL 2012	ACTUAL 2011	ACTUAL 2010	ACTUAL 2009	ACTUAL 2008	Var Bud-14 Forecast-13
Pool & Beach	145,845	154,152	131,741	142,020	147,960	144,955	130,210	149,225	(8,307) -5.4%
Supplemental pay	19,446	20,276	16,591	18,896	17,469	11,936	10,724	10,867	(830) -4.1%
Employee Meals	10,300	10,001	11,135	11,551	11,162	10,316	8,125	13,306	299 3.0%
Bonus provision									- 0.0%
Employee housing	64,284	65,625	61,260	60,574	78,216	101,220	102,481	100,367	(1,341) -2.0%
Payroll taxes	15,487	16,045	15,282	16,373	15,332	15,388	6,184	-	(558) -3.5%
Allocation Management Co.	(127,681)	(133,048)	(118,004)	-					5,367 -4.0%
TOTAL PAYROLL & BENEFITS	127,681	133,051	118,004	249,414	270,139	283,815	257,725	273,765	(5,370) -4.0%

OTHER EXPENSES									
Pool & beach supplies	42,000	45,835	40,800	26,513	46,050	37,188	37,683	39,792	(3,835) -8.4%
Pool & beach umbrel. & furn	5,000	12,783	-	5,322	10,013	26,539	26,147	2,463	(7,783) -60.9%
Watersport supplies	6,000	6,654	9,600	12,019	5,921	5,322	6,354	8,390	(654) -9.8%
Telephone	360	379	360	174	141	536	-	879	(19) -5.0%
Uniforms	10,000	3,460	-						6,540 0.0%
Laundry	250,000	256,210	213,000	156,713					(6,210) -2.4%
Miscellaneous	5,000	-	5,000	6,901	1,280	-	1,400	504	5,000 #DIV/0!
Allocation Management Co.	(159,180)	(168,947)	(134,380)	(147,392)					9,767 -5.8%
Swimming pool chemicals	25,000	25,250	39,600	40,282	34,740	40,394	34,433	27,714	(250) -1.0%
Swimming pool repairs	6,000	4,784	4,800	6,169	7,630	8,751	2,859	5,525	1,216 25.4%
Watersport repairs	5,000	1,652	5,040	6,230	2,533	5,442	5,431	7,293	3,348 202.7%
TOTAL OTHER EXPENSES	195,180	188,060	183,820	112,931	108,309	124,173	114,307	92,560	7,120 3.8%

DEPARTMENTAL INCOME									
Dpt. Income (Profit)/Loss	322,861	321,111	301,824	362,345	378,447	407,988	372,032	366,324	1,750 0.5%

COMMON AREA									
PAYROLL EXPENSES	BUDGET 2014	ACTUAL 2013	BUDGET 2013	ACTUAL 2012	ACTUAL 2011	ACTUAL 2010	ACTUAL 2009	ACTUAL 2008	Var Bud-14 Forecast-13
Payroll & Benefits	48,000	48,517	47,610	34,593	32,331	44,656	36,044	40,777	(517) -1.1%
TOTAL PAYROLL & BENEFITS	48,000	48,517	47,610	34,593	32,331	44,656	36,044	40,777	(517) -1.1%

OTHER EXPENSES									
Cleaning supplies	4,200	3,960	3,810	3,810	3,600	3,600	3,600	3,600	240 6.1%
Purchase allocation									- 0.0%
Miscellaneous									- 0.0%
TOTAL OTHER EXPENSES	4,200	3,960	3,810	3,810	3,600	3,600	3,600	3,600	240 6.1%

DEPARTMENTAL INCOME									
Dpt. Income (Profit)/Loss	52,200	52,477	51,420	38,403	35,931	48,256	39,644	44,377	(277) -0.5%

ENERGY									
OTHER EXPENSES	BUDGET 2014	ACTUAL 2013	BUDGET 2013	ACTUAL 2012	ACTUAL 2011	ACTUAL 2010	ACTUAL 2009	ACTUAL 2008	Var Bud-14 Forecast-13
Electricity	148,770	146,583	148,000	146,945	135,838	124,106	93,971	145,522	2,187 1.5%
Water	25,000	40,562	25,000	37,647	72,625	88,608	45,403	83,097	(15,562) -38.4%
Gas	42,000	34,495	41,446	55,619	3,447	3,447	3,447	-	7,505 21.8%
TOTAL OTHER EXPENSES	215,770	221,640	214,446	240,211	211,911	216,161	142,822	228,620	(5,870) -2.6%

DEPARTMENTAL INCOME									
Dpt. Income (Profit)/Loss	215,770	221,640	214,446	240,211	211,911	216,161	142,822	228,620	(5,870) -2.6%