

PROPRIETORS STRATA PLAN # 50 - BUDGET 2016

SUMMARY	BUDGET 2016	ACTUAL 2015	ACTUAL 2014	ACTUAL 2013	ACTUAL 2012	ACTUAL 2011	ACTUAL 2010	ACTUAL 2009	ACTUAL 2008	Var Bud-16 Actual-15	
Revenues	2,860,097	2,830,631	2,676,421	2,506,157	2,607,225	2,540,085	2,619,960	2,440,441	2,527,095	29,465	1.0%
TOTAL REVENUES	2,860,097	2,830,631	2,676,421	2,506,157	2,607,225	2,540,085	2,619,960	2,440,441	2,527,095	29,465	1.0%
Admin & General	1,014,931	982,205	876,903	727,173	712,479	713,561	716,646	698,328	601,463	32,726	3.3%
Maintenance	1,204,941	1,173,498	1,174,476	1,183,518	1,247,781	1,301,540	1,227,862	1,200,333	1,284,278	31,443	2.7%
Pool & Beach	375,603	370,210	365,998	321,111	362,345	378,447	407,988	372,032	366,324	5,393	1.5%
Common Areas	56,000	56,832	52,999	52,477	38,403	35,931	48,256	39,644	44,377	(832)	-1.5%
Utilities	207,750	185,014	227,418	221,640	240,211	211,911	216,161	142,822	228,620	22,736	12.3%
TOTAL EXPENSES	2,859,225	2,767,758	2,697,794	2,505,919	2,601,219	2,641,390	2,616,913	2,453,158	2,525,062	91,467	3.3%
Insurance Assessment	(587,936)	(562,706)	(588,347)	(711,229)	(724,315)	(702,283)	(796,449)	(935,479)	(808,439)	(25,230)	4.5%
Insurance Expenses	587,936	562,706	588,347	610,756	621,306	600,242	682,023	799,741	697,491	25,230	4.5%
Management Fee	-	-	-	100,473	103,009	102,041	114,426	135,738	110,948	-	0.0%
TOTAL INSURANCE	-	-	-	(0)	-	-	(0)	0	(0)	-	0.0%
Capex Reserve Assessment	(193,608)	(193,608)	(193,608)	(193,608)	(125,780)	(77,328)	(77,328)	(77,328)	(77,328)	1	0.0%
Major Reserve Assessment	(322,683)	(322,680)	(322,680)	-	(187,201)	(320,916)	(307,026)	(302,484)	(293,388)	(3)	0.0%
Reserve Fund	516,290	516,288	516,288	193,608	312,981	398,244	384,354	379,812	370,716	2	0.0%
TOTAL RESERVE FUND	-	-	-	-	-	-	-	-	-	-	0.0%
INCOME/ (LOSS)	871	62,873	(21,373)	238	6,006	(101,305)	3,047	(12,717)	2,033	(62,002)	-98.6%


(86,398) Before maintenance allocations


(84,843) Before PPC claim reimbursement

ADMIN & GENERAL

REVENUES	BUDGET 2016	ACTUAL 2015	ACTUAL 2014	ACTUAL 2013	ACTUAL 2012	ACTUAL 2011	ACTUAL 2010	ACTUAL 2009	ACTUAL 2008	Var Bud-16 Actual-15	
Strata Fees	2,312,117	2,281,560	2,175,936	2,037,504	2,037,504	2,037,504	2,037,504	1,985,880	1,916,808	30,557	1.3%
Strata Garage Fees	65,839	64,968	62,345	57,428	57,420	57,420	57,420	56,592	56,592	871	1.3%
Watersport Contribution	-	-	-	-	15,000	15,000	15,000	15,000	15,000	-	0.0%
Maintenance Revenue	340,684	347,657	283,756	258,718	356,372	287,715	296,466	269,723	378,293	(6,973)	-2.0%
Income from water	25,000	25,139	23,691	20,345	18,684	21,510	28,901	26,861	24,775	(139)	-0.6%
Income from power	95,000	89,580	102,247	101,818	92,382	85,480	70,115	61,310	90,288	5,420	6.1%
Income from cable	17,604	17,712	18,232	17,887	19,793	25,903	19,953	20,130	20,405	(108)	-0.6%
Income from pest control	2,340	2,124	2,232	2,259	1,692	2,340	2,340	1,603	19,695	216	10.2%
Other Income	-	-	1,650	1,750	-	-	64,485	-	-	-	#DIV/0!
Interest Income	1,513	1,892	6,332	8,448	8,378	7,213	27,774	3,342	5,239	(379)	-20.0%
TOTAL REVENUES	2,860,097	2,830,631	2,676,421	2,506,157	2,607,225	2,540,085	2,619,960	2,440,441	2,527,095	29,465	1.0%

PAYROLL EXPENSES

Security Payroll	161,802	160,998	136,595	152,334	137,773	145,848	178,966	156,328	170,404	804	0.5%
Supplemental pay	16,180	17,494	13,848	14,574	13,741	14,859	-	-	-	(1,314)	-7.5%
Employee meals	8,414	8,725	6,649	7,860	7,799	8,286	-	-	-	(312)	-3.6%
Bonus provision	-	-	-	-	-	-	-	-	-	-	0.0%
Employee housing	-	-	-	-	-	-	-	-	-	-	0.0%
Payroll taxes	16,180	15,948	13,120	14,354	13,566	13,685	-	-	-	232	1.5%
TOTAL PAYROLL & BENEFITS	202,576	203,165	170,212	189,122	172,879	182,678	178,966	156,327	170,404	(589)	-0.3%

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SUMMARY	BUDGET 2016	ACTUAL 2015	ACTUAL 2014	ACTUAL 2013	ACTUAL 2012	ACTUAL 2011	ACTUAL 2010	ACTUAL 2009	ACTUAL 2008	Var Bud-16 Actual-15
OTHER EXPENSES										
Bank Charges	1,800	1,800	1,800	1,822	1,800	1,825	1,800	1,800	1,800	- 0.0%
Work Permits	35,300	36,960	29,917	29,473	33,190	24,415	26,044	31,693	17,335	(1,660) -4.5%
Security supplies	66,000	67,194	70,357	15,842	16,461	14,193	20,512	37,784	1,084	(1,194) -1.8%
Surveillance systems								-	-	- 0.0%
Telephone	1,200	1,057		-	-	-	-	120	91	143 13.5%
D & O Liability Insurance	7,364	(252)	9,309	6,222	6,105	7,752	7,493	3,843	4,168	7,616 -3021.2%
Gym	52,440	48,533	48,916	47,190	49,395	45,600	46,356	45,047	-	3,907 8.1%
Management Fee	573,681	556,972	536,556	425,460	342,746	342,746	356,222	347,070	335,472	16,709 3.0%
Other expenses	67,571	64,276	3,936	4,562	1,255	5,784	738	3,201	362	3,294 5.1%
Strata Lot Management Fees	-	-	-	-	78,768	78,768	75,014	71,442	68,040	- 0.0%
Travelling expenses	7,000	2,500	5,900	7,480	9,880	9,800	3,500	-	2,706	4,500 180.0%
TOTAL OTHER EXPENSES	812,355	779,040	706,691	538,051	539,600	530,883	537,680	542,001	431,059	33,315 4.3%

DEPARTMENTAL INCOME										
Dpt. Income (Profit)/Loss	1,845,166	1,848,426	1,799,518	1,778,984	1,894,746	1,826,524	1,903,314	1,742,114	1,925,632	(3,261) -0.2%

MAINTENANCE

PAYROLL EXPENSES	BUDGET 2016	ACTUAL 2015	ACTUAL 2014	ACTUAL 2013	ACTUAL 2012	ACTUAL 2011	ACTUAL 2010	ACTUAL 2009	ACTUAL 2008	Var Bud-16 Actual-15
Maintenance	254,520	238,866	252,866	248,141	250,143	308,639	438,069	455,222	471,033	15,654 6.6%
Grounds	150,894	139,150	147,576	155,011	155,579	143,878	193,005	181,967	159,500	11,744 8.4%
Sewage treatment plant	24,588	23,640	23,640	23,640	23,640	23,640	23,640	23,640	9,984	948 4.0%
Supplemental pay	33,540	37,249	35,128	34,909	36,180	35,103				(3,709) -10.0%
Employee Meals	24,940	22,719	24,063	24,508	29,319	27,097				2,221 9.8%
Bonus provision	8,680	13,344	21,008	5,121	-	964				(4,664) -34.9%
Employee housing	45,280	55,517	61,471	56,415	67,504	76,813				(10,237) -18.4%
Payroll taxes	45,150	42,188	43,312	42,608	44,525	48,082				2,962 7.0%
TOTAL PAYROLL & BENEFITS	587,592	572,672	609,064	590,353	606,890	664,215	654,714	660,829	640,517	14,920 2.6%

OTHER EXPENSES										
Automobile	18,000	15,022	19,703	15,872	14,526	10,057	6,747	9,242	4,847	2,978 19.8%
A/C related	32,500	37,202	19,455	18,180	31,463	38,871	37,837	20,505	31,713	(4,702) -12.6%
Maintenance supplies	238,479	234,057	208,113	246,990	225,000	192,727	239,792	197,713	288,040	4,422 1.9%
Building maintenance	-	-	-	-	750	26,527	-	5,186	-	- 0.0%
Office supplies	2,600	2,433	1,169	1,656	2,400	4,071	7,887	3,065	2,256	167 6.9%
Uniforms	9,500	7,230	7,599	16,769	12,500	3,825	5,618	5,992	2,769	2,270 31.4%
Painting & decoration	7,800	6,393	9,944	9,332	2,852	2,613	-	-	2,875	1,407 22.0%
Electrical & bulbs	18,000	15,507	25,059	20,055	26,991	17,808	19,138	17,312	22,453	2,493 16.1%
Locks & Keys	3,600	7,732	478	347	6,046	3,089	6,568	2,326	3,080	(4,132) -53.4%
Plumbing		-	-	-						- 0.0%
Elevator	49,000	48,845	41,447	38,477	38,400	99,335	62,797	48,040	48,076	155 0.3%
Garbage removal	26,280	25,810	26,760	27,435	28,840	26,138	28,542	28,209	22,803	470 1.8%
Telephone	960	612	1,807	468	393	816	1,927	1,991	2,135	348 56.8%
Fire protection	20,150	16,227	15,028	16,545	13,230	14,023	17,829	8,451	21,489	3,923 24.2%
Grounds & Landscaping	66,000	65,953	64,108	56,568	52,550	45,113	29,507	68,756	39,611	47 0.1%
Other expenses	10,080	9,890	8,296	12,542	39,085	35,407	13,455	10,306	17,644	190 1.9%
Sewage treatment	114,400	107,913	116,446	111,929	145,865	116,907	95,505	112,408	133,970	6,487 6.0%
TOTAL OTHER EXPENSES	617,349	600,826	565,412	593,165	640,891	637,326	573,148	539,504	643,761	16,523 2.8%

DEPARTMENTAL INCOME										
Dpt. Income (Profit)/Loss	1,204,941	1,173,498	1,174,476	1,183,518	1,247,781	1,301,540	1,227,862	1,200,333	1,284,278	31,443 2.7%

PROPRIETORS STRATA PLAN # 50 - BUDGET 2016

SUMMARY	BUDGET 2016	ACTUAL 2015	ACTUAL 2014	ACTUAL 2013	ACTUAL 2012	ACTUAL 2011	ACTUAL 2010	ACTUAL 2009	ACTUAL 2008	Var Bud-16 Actual-15	
POOL & BEACH											
PAYROLL EXPENSES	BUDGET 2016	ACTUAL 2015	ACTUAL 2014	ACTUAL 2013	ACTUAL 2012	ACTUAL 2011	ACTUAL 2010	ACTUAL 2009	ACTUAL 2008	Var Bud-16 Actual-15	
Pool & Beach	162,000	159,140	180,114	154,152	142,020	147,960	144,955	130,210	149,225	2,860	1.8%
Supplemental pay	17,000	18,228	16,966	20,276	18,896	17,469	11,936	10,724	10,867	(1,228)	-6.7%
Employee Meals	10,044	10,045	11,379	10,001	11,551	11,162	10,316	8,125	13,306	(1)	0.0%
Bonus provision											
Employee housing	61,200	60,012	60,088	65,625	60,574	78,216	101,220	102,481	100,367	1,188	2.0%
Payroll taxes	17,658	17,048	17,788	16,045	16,373	15,332	15,388	6,184	-	610	3.6%
Allocation Management Co.	(133,951)	(132,238)	(143,168)	(133,048)	-					(1,714)	1.3%
TOTAL PAYROLL & BENEFITS	133,951	132,236	143,167	133,051	249,414	270,139	283,815	257,725	273,765	1,715	1.3%

OTHER EXPENSES											
Pool & beach supplies	93,000	79,271	72,448	45,835	26,513	46,050	37,188	37,683	39,792	13,729	17.3%
Pool & beach umbrel. & furn	5,500	5,035	2,341	12,783	5,322	10,013	26,539	26,147	2,463	465	9.2%
Watersport supplies	10,000	11,897	10,771	6,654	12,019	5,921	5,322	6,354	8,390	(1,897)	-15.9%
Telephone	600	374	571	379	174	141	536	-	879	226	60.4%
Uniforms	8,500	8,571	6,270	3,460						(71)	-0.8%
Laundry	247,104	253,409	245,114	256,210	156,713					(6,305)	-2.5%
Miscellaneous	-	-	-	-	6,901	1,280	-	1,400	504	-	#DIV/0!
Allocation Management Co.	(182,352)	(179,204)	(168,563)	(168,947)	(147,392)					(3,148)	1.8%
Swimming pool chemicals	50,000	48,534	45,516	25,250	40,282	34,740	40,394	34,433	27,714	1,466	3.0%
Swimming pool repairs	6,300	8,480	4,889	4,784	6,169	7,630	8,751	2,859	5,525	(2,180)	-25.7%
Watersport repairs	3,000	1,608	3,474	1,652	6,230	2,533	5,442	5,431	7,293	1,392	86.6%
TOTAL OTHER EXPENSES	241,652	237,974	222,831	188,060	112,931	108,309	124,173	114,307	92,560	3,678	1.5%

DEPARTMENTAL INCOME											
Dpt. Income (Profit)/Loss	375,603	370,210	365,998	321,111	362,345	378,447	407,988	372,032	366,324	5,393	1.5%

COMMON AREA

PAYROLL EXPENSES	BUDGET 2016	ACTUAL 2015	ACTUAL 2014	ACTUAL 2013	ACTUAL 2012	ACTUAL 2011	ACTUAL 2010	ACTUAL 2009	ACTUAL 2008	Var Bud-16 Actual-15	
Payroll & Benefits	51,500	52,632	48,799	48,517	34,593	32,331	44,656	36,044	40,777	(1,132)	-2.1%
TOTAL PAYROLL & BENEFITS	51,500	52,632	48,799	48,517	34,593	32,331	44,656	36,044	40,777	(1,132)	-2.1%

OTHER EXPENSES											
Cleaning supplies	4,500	4,200	4,200	3,960	3,810	3,600	3,600	3,600	3,600	300	7.1%
Purchase allocation											
Miscellaneous											
TOTAL OTHER EXPENSES	4,500	4,200	4,200	3,960	3,810	3,600	3,600	3,600	3,600	300	7.1%

DEPARTMENTAL INCOME											
Dpt. Income (Profit)/Loss	56,000	56,832	52,999	52,477	38,403	35,931	48,256	39,644	44,377	(832)	-1.5%

ENERGY

OTHER EXPENSES	BUDGET 2016	ACTUAL 2015	ACTUAL 2014	ACTUAL 2013	ACTUAL 2012	ACTUAL 2011	ACTUAL 2010	ACTUAL 2009	ACTUAL 2008	Var Bud-16 Actual-15	
Electricity	120,000	106,117	151,287	146,583	146,945	135,838	124,106	93,971	145,522	13,883	13.1%
Water	29,750	29,994	34,504	40,562	37,647	72,625	88,608	45,403	83,097	(244)	-0.8%
Gas	58,000	48,902	41,627	34,495	55,619	3,447	3,447	3,447	-	9,098	18.6%
TOTAL OTHER EXPENSES	207,750	185,014	227,418	221,640	240,211	211,911	216,161	142,822	228,620	22,736	12.3%

DEPARTMENTAL INCOME											
Dpt. Income (Profit)/Loss	207,750	185,014	227,418	221,640	240,211	211,911	216,161	142,822	228,620	22,736	12.3%