

PROPRIETORS STRATA PLAN # 50 - BUDGET 2018

SUMMARY	BUDGET 2018	ACTUAL 2017	ACTUAL 2016	ACTUAL 2015	ACTUAL 2014	ACTUAL 2013	ACTUAL 2012	ACTUAL 2011	ACTUAL 2010	ACTUAL 2009	ACTUAL 2008	Var Bud-18 Forecast-17
Revenues	2,908,829	3,031,937	2,891,636	2,830,631	2,676,421	2,506,157	2,607,225	2,540,085	2,619,960	2,440,441	2,527,095	(123,107) -4.2%
TOTAL REVENUES	2,908,829	3,031,937	2,891,636	2,830,631	2,676,421	2,506,157	2,607,225	2,540,085	2,619,960	2,440,441	2,527,095	(123,107) -4.2%
Admin & General	1,114,788	1,082,723	1,014,330	982,205	876,903	727,173	712,479	713,561	716,646	698,328	601,463	32,065 2.9%
Maintenance	1,156,329	1,145,906	1,116,229	1,173,498	1,193,376	1,183,518	1,247,781	1,301,540	1,227,862	1,200,333	1,284,278	10,423 0.9%
Pool & Beach	385,815	382,444	378,351	370,210	365,998	321,111	362,345	378,447	407,988	372,032	366,324	3,371 0.9%
Common Areas	60,500	61,728	67,932	57,132	53,299	52,477	38,403	35,931	48,256	39,644	44,377	(1,228) -2.0%
Utilities	191,000	191,617	238,312	185,014	227,418	221,640	240,211	211,911	216,161	142,822	228,620	(617) -0.3%
TOTAL EXPENSES	2,908,432	2,864,417	2,815,154	2,768,058	2,716,994	2,505,919	2,601,219	2,641,390	2,616,913	2,453,158	2,525,062	44,015 1.5%
Insurance Assessment	(667,940)	(425,801)	(495,836)	(562,706)	(588,347)	(711,229)	(724,315)	(702,283)	(796,449)	(935,479)	(808,439)	(242,139) 36.3%
Insurance Expenses	667,940	425,801	495,836	562,706	588,347	610,756	621,306	600,242	682,023	799,741	697,491	242,139 36.3%
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)	(193,608)	(193,608)	(125,780)	(77,328)	(77,328)	(77,328)	(77,328)	1 0.0%
Major Reserve Assessment	(322,683)	(322,680)	(322,683)	(322,680)	(322,680)	-	(187,201)	(320,916)	(307,026)	(302,484)	(293,388)	(3) 0.0%
Reserve Fund	516,290	516,288	516,290	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)	397	167,519	76,482	62,573	(40,573)	238	6,006	(101,305)	3,047	(12,717)	2,033	(167,122) -42063%

2015-2013 BALANCE MOVED TO RESERVE IN 2016

(86,398)

 Before maintenance
allocations

(84,843)

Before PPC claim reimbursement

ADMIN & GENERAL

REVENUES	BUDGET 2018	ACTUAL 2017	ACTUAL 2016	ACTUAL 2015	ACTUAL 2014	ACTUAL 2013	ACTUAL 2012	ACTUAL 2011	ACTUAL 2010	ACTUAL 2009	ACTUAL 2008	Var Bud-18 Forecast-17
Strata Fees	2,304,875	2,366,257	2,312,124	2,281,560	2,175,936	2,037,504	2,037,504	2,037,504	2,037,504	1,985,880	1,916,808	(61,382) -2.7%
Strata Garage Fees	64,000	66,708	65,868	64,968	62,345	57,428	57,420	57,420	57,420	56,592	56,592	(2,708) -4.2%
Watersport Contribution	-	-	-	-	-	-	15,000	15,000	15,000	15,000	15,000	- 0.0%
Maintenance Revenue	434,500	482,388	383,504	347,657	283,756	258,718	356,372	287,715	296,466	269,723	378,293	(47,888) -11.0%
Income from water	25,000	21,543	27,940	25,139	23,691	20,345	18,684	21,510	28,901	26,861	24,775	3,457 13.8%
Income from power	60,000	60,540	75,815	89,580	102,247	101,818	92,382	85,480	70,115	61,310	90,288	(540) -0.9%
Income from cable	16,214	29,631	22,374	17,712	18,232	17,887	19,793	25,903	19,953	20,130	20,405	(13,417) -82.7%
Income from pest control	2,340	2,340	2,340	2,124	2,232	2,259	1,692	2,340	2,340	1,603	19,695	- 0.0%
Other Income	-	-	-	-	1,650	1,750	-	-	64,485	-	-	- #DIV/0!
Interest Income	1,900	2,530	1,671	1,892	6,332	8,448	8,378	7,213	27,774	3,342	5,239	(630) -33.2%
TOTAL REVENUES	2,908,829	3,031,937	2,891,636	2,830,631	2,676,421	2,506,157	2,607,225	2,540,085	2,619,960	2,440,441	2,527,095	(123,107) -4.2%

PAYROLL EXPENSES

Security Payroll	156,888	151,579	157,390	160,998	136,595	152,334	137,773	145,848	178,966	156,328	170,404	5,309 3.4%
Supplemental pay	10,198	9,455	13,757	17,494	13,848	14,574	13,741	14,859	-	-	-	743 7.3%
Employee meals	10,982	10,491	10,148	8,725	6,649	7,860	7,799	8,286	-	-	-	491 4.5%
Payroll taxes	15,689	15,687	16,422	15,948	13,120	14,354	13,566	13,685	-	-	-	2 0.0%
TOTAL PAYROLL & BENEFITS	193,757	187,212	197,717	203,165	170,212	189,122	172,879	182,678	178,966	156,327	170,404	6,545 3.4%

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SUMMARY	BUDGET 2018	ACTUAL 2017	ACTUAL 2016	ACTUAL 2015	ACTUAL 2014	ACTUAL 2013	ACTUAL 2012	ACTUAL 2011	ACTUAL 2010	ACTUAL 2009	ACTUAL 2008	Var Bud-18 Forecast-17
OTHER EXPENSES												
Bank Charges	1,800	1,800	1,850	1,800	1,800	1,822	1,800	1,825	1,800	1,800	1,800	- 0.0%
Work Permits	26,275	29,708	20,995	36,960	29,917	29,473	33,190	24,415	26,044	31,693	17,335	(3,433) -13.1%
Security Services & supplies	149,800	132,409	82,336	67,194	70,357	15,842	16,461	14,193	20,512	37,784	1,084	17,391 11.6%
Telephone	800	317	1,375	1,057	-	-	-	-	-	120	91	483 60.4%
D & O Liability Insurance	8,624	4,113	5,823	(252)	9,309	6,222	6,105	7,752	7,493	3,843	4,168	4,511 52.3%
Gym	52,440	53,916	52,952	48,533	48,916	47,190	49,395	45,600	46,356	45,047	-	(1,476) -2.8%
Management Fee	608,621	625,894	582,293	556,972	536,556	425,460	342,746	342,746	356,222	347,070	335,472	(17,273) -2.8%
Other expenses	67,072	43,155	66,189	64,276	3,936	4,562	1,255	5,784	738	3,201	362	23,918 35.7%
Strata Lot Management Fees	-	-	-	-	-	-	78,768	78,768	75,014	71,442	68,040	- 0.0%
Travelling expenses	5,600	4,200	2,800	2,500	5,900	7,480	9,880	9,800	3,500	-	2,706	1,400 25.0%
TOTAL OTHER EXPENSES	921,032	895,511	816,613	779,040	706,691	538,051	539,600	530,883	537,680	542,001	431,059	25,521 2.8%
DEPARTMENTAL INCOME												
Dpt. Income (Profit)/Loss	1,794,041	1,949,214	1,877,307	1,848,426	1,799,518	1,778,984	1,894,746	1,826,524	1,903,314	1,742,114	1,925,632	(155,173) -8.6%

MAINTENANCE

PAYROLL EXPENSES	BUDGET 2018	ACTUAL 2017	ACTUAL 2016	ACTUAL 2015	ACTUAL 2014	ACTUAL 2013	ACTUAL 2012	ACTUAL 2011	ACTUAL 2010	ACTUAL 2009	ACTUAL 2008	Var Bud-18 Forecast-17
Maintenance	229,596	203,743	207,284	238,866	252,866	248,141	250,143	308,639	438,069	455,222	471,033	25,853 11.3%
Grounds	124,827	119,722	148,554	139,150	147,576	155,011	155,579	143,878	193,005	181,967	159,500	5,105 4.1%
Sewage treatment plant	10,080	10,010	12,440	23,640	23,640	23,640	23,640	23,640	23,640	23,640	9,984	70 0.7%
Supplemental pay	40,095	46,624	45,683	37,249	35,128	34,909	36,180	35,103	-	-	-	(6,529) -16.3%
Employee Meals	21,870	21,182	22,570	22,719	24,063	24,508	29,319	27,097	-	-	-	688 3.1%
Bonus provision	10,500	8,107	10,223	13,344	21,008	5,121	-	964	-	-	-	2,393 22.8%
Employee housing	49,800	48,562	56,043	55,517	61,471	56,415	67,504	76,813	76,813	71,442	68,040	1,238 2.5%
Payroll taxes	36,450	34,073	37,545	42,188	43,312	42,608	44,525	48,082	-	-	-	2,377 6.5%
TOTAL PAYROLL & BENEFITS	523,219	492,024	540,343	572,672	609,064	590,353	606,890	664,215	654,714	660,829	640,517	31,195 6.0%
OTHER EXPENSES												
Automobile	8,400	4,465	8,330	15,022	19,703	15,872	14,526	10,057	6,747	9,242	4,847	3,935 46.8%
A/C related	18,000	29,024	22,543	37,202	19,455	18,180	31,463	38,871	37,837	20,505	31,713	(11,024) -61.2%
Maintenance supplies	278,080	291,020	218,736	234,057	208,113	246,990	225,000	192,727	239,792	197,713	288,040	(12,940) -4.7%
Building maintenance	-	18,900	-	-	18,900	-	750	26,527	-	5,186	-	(18,900) #DIV/0!
Office supplies	1,200	1,069	1,381	2,433	1,169	1,656	2,400	4,071	7,887	3,065	2,256	131 10.9%
Uniforms	10,000	8,267	7,845	7,230	7,599	16,769	12,500	3,825	5,618	5,992	2,769	1,733 17.3%
Painting & decoration	10,000	7,489	13,837	6,393	9,944	9,332	2,852	2,613	-	-	2,875	2,511 25.1%
Electrical & bulbs	18,000	18,975	23,147	15,507	25,059	20,055	26,991	17,808	19,138	17,312	22,453	(975) -5.4%
Locks & Keys	10,000	9,476	11,213	7,732	478	347	6,046	3,089	6,568	2,326	3,080	524 5.2%
Hurricane	-	0	-	-	-	-	-	-	-	-	-	(0) 0.0%
Elevator	50,400	51,938	46,094	48,845	41,447	38,477	38,400	99,335	62,797	48,040	48,076	(1,538) -3.1%
Garbage removal	26,280	25,810	25,680	25,810	26,760	27,435	28,840	26,138	28,542	28,209	22,803	470 1.8%
Telephone	1,800	1,608	1,302	612	1,807	468	393	816	1,927	1,991	2,135	192 10.7%
Fire protection	20,150	15,159	26,434	16,227	15,028	16,545	13,230	14,023	17,829	8,451	21,489	4,991 24.8%
Grounds & Landscaping	58,200	60,077	57,699	65,953	64,108	56,568	52,550	45,113	29,507	68,756	39,611	(1,877) -3.2%
Other expenses	5,400	8,260	8,180	9,890	8,296	12,542	39,085	35,407	13,455	10,306	17,644	(2,860) -53.0%
Sewage treatment	117,200	102,343	103,466	107,913	116,446	111,929	145,865	116,907	95,505	112,408	133,970	14,857 12.7%
TOTAL OTHER EXPENSES	633,110	653,882	575,886	600,826	584,312	593,165	640,891	637,326	573,148	539,504	643,761	(20,772) -3.3%
DEPARTMENTAL INCOME												
Dpt. Income (Profit)/Loss	1,156,329	1,145,906	1,116,229	1,173,498	1,193,376	1,183,518	1,247,781	1,301,540	1,227,862	1,200,333	1,284,278	10,423 0.9%

PROPRIETORS STRATA PLAN # 50 - BUDGET 2018

SUMMARY	BUDGET 2018	ACTUAL 2017	ACTUAL 2016	ACTUAL 2015	ACTUAL 2014	ACTUAL 2013	ACTUAL 2012	ACTUAL 2011	ACTUAL 2010	ACTUAL 2009	ACTUAL 2008	Var Bud-18 Forecast-17
POOL & BEACH												
PAYROLL EXPENSES	BUDGET 2018	ACTUAL 2017	ACTUAL 2016	ACTUAL 2015	ACTUAL 2014	ACTUAL 2013	ACTUAL 2012	ACTUAL 2011	ACTUAL 2010	ACTUAL 2009	ACTUAL 2008	Var Bud-18 Forecast-17
Pool & Beach	160,000	143,321	149,687	159,140	180,114	154,152	142,020	147,960	144,955	130,210	149,225	16,679 10.4%
Supplemental pay	12,800	11,128	17,326	18,228	16,966	20,276	18,896	17,469	11,936	10,724	10,867	1,672 13.1%
Employee Meals	11,600	11,449	10,910	10,045	11,379	10,001	11,551	11,162	10,316	8,125	13,306	151 1.3%
Bonus provision											-	-
Employee housing	55,000	54,098	47,984	60,012	60,088	65,625	60,574	78,216	101,220	102,481	100,367	902 1.6%
Payroll taxes	16,000	15,164	16,484	17,049	17,788	16,045	16,373	15,332	15,388	6,184	-	836 5.2%
Allocation Management Co.	(127,700)	(117,582)	(121,196)	(132,238)	(143,168)	(133,048)	-					(10,118) 7.9%
TOTAL PAYROLL & BENEFITS	127,700	117,579	121,196	132,236	143,167	133,051	249,414	270,139	283,815	257,725	273,765	10,121 7.9%
OTHER EXPENSES												
Pool & beach supplies	93,000	90,841	99,090	79,271	72,448	45,835	26,513	46,050	37,188	37,683	39,792	2,159 2.3%
Pool & beach umbrel. & furn	3,000	6,226	3,120	5,035	2,341	12,783	5,322	10,013	26,539	26,147	2,463	(3,226) -107.5%
Watersport supplies	10,000	11,873	9,035	11,897	10,771	6,654	12,019	5,921	5,322	6,354	8,390	(1,873) -18.7%
Telephone	600	306	335	374	571	379	174	141	536	-	879	294 49.0%
Uniforms	10,000	6,049	10,092	8,571	6,270	3,460						3,951 39.5%
Laundry	282,030	305,615	276,497	253,409	245,114	256,210	156,713					(23,585) -8.4%
Miscellaneous	1,200	-	-		-	-	6,901	1,280	-	1,400	504	1,200 100.0%
Allocation Management Co.	(199,915)	(210,456)	(199,086)	(179,204)	(168,563)	(168,947)	(147,392)					10,541 -5.3%
Swimming pool chemicals	45,600	44,280	42,380	48,534	45,516	25,250	40,282	34,740	40,394	34,433	27,714	1,320 2.9%
Swimming pool repairs	10,000	9,156	9,757	8,480	4,889	4,784	6,169	7,630	8,751	2,859	5,525	844 8.4%
Watersport repairs	2,600	975	5,936	1,608	3,474	1,652	6,230	2,533	5,442	5,431	7,293	1,625 62.5%
TOTAL OTHER EXPENSES	258,115	264,865	257,155	237,974	222,831	188,060	112,931	108,309	124,173	114,307	92,560	(6,750) -2.6%
DEPARTMENTAL INCOME												
Dpt. Income (Profit)/Loss	385,815	382,444	378,351	370,210	365,998	321,111	362,345	378,447	407,988	372,032	366,324	3,371 0.9%
COMMON AREA												
PAYROLL EXPENSES	BUDGET 2018	ACTUAL 2017	ACTUAL 2016	ACTUAL 2015	ACTUAL 2014	ACTUAL 2013	ACTUAL 2012	ACTUAL 2011	ACTUAL 2010	ACTUAL 2009	ACTUAL 2008	Var Bud-18 Forecast-17
Payroll & Benefits	56,000	57,228	63,432	52,632	48,799	48,517	34,593	32,331	44,656	36,044	40,777	(1,228) -2.2%
TOTAL PAYROLL & BENEFITS	56,000	57,228	63,432	52,632	48,799	48,517	34,593	32,331	44,656	36,044	40,777	(1,228) -2.2%
OTHER EXPENSES												
Cleaning supplies	4,500	4,500	4,500	4,500	4,500	3,960	3,810	3,600	3,600	3,600	3,600	- 0.0%
Purchase allocation												
Miscellaneous												
TOTAL OTHER EXPENSES	4,500	4,500	4,500	4,500	4,500	3,960	3,810	3,600	3,600	3,600	3,600	- 0.0%
DEPARTMENTAL INCOME												
Dpt. Income (Profit)/Loss	60,500	61,728	67,932	57,132	53,299	52,477	38,403	35,931	48,256	39,644	44,377	(1,228) -2.0%
ENERGY												
OTHER EXPENSES	BUDGET 2018	ACTUAL 2017	ACTUAL 2016	ACTUAL 2015	ACTUAL 2014	ACTUAL 2013	ACTUAL 2012	ACTUAL 2011	ACTUAL 2010	ACTUAL 2009	ACTUAL 2008	Var Bud-18 Forecast-17
Electricity	93,000	96,252	91,682	106,118	151,287	146,583	146,945	135,838	124,106	93,971	145,522	(3,252) -3.5%
Water	54,000	53,412	108,513	29,994	34,504	40,562	37,647	72,625	88,608	45,403	83,097	588 1.1%
Gas	44,000	41,953	38,118	48,902	41,627	34,495	55,619	3,447	3,447	3,447	-	2,047 4.7%
TOTAL OTHER EXPENSES	191,000	191,617	238,312	185,014	227,418	221,640	240,211	211,911	216,161	142,822	228,620	(617) -0.3%
DEPARTMENTAL INCOME												
Dpt. Income (Profit)/Loss	191,000	191,617	238,312	185,014	227,418	221,640	240,211	211,911	216,161	142,822	228,620	(617) -0.3%