

## PROPIETORS STRATA PLAN # 50 - BUDGET 2013

| SUMMARY                   | BUDGET 2013      | FORECAST 2012    | ACTUAL 2011      | ACTUAL 2010      | ACTUAL 2009      | ACTUAL 2008      | Var Bud-13 Forecast-12 |                |
|---------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------------|----------------|
| Revenues                  | 2,614,818        | 2,616,820        | 2,540,085        | 2,619,960        | 2,440,441        | 2,527,095        | (2,002)                | -0.1%          |
| <b>TOTAL REVENUES</b>     | <b>2,614,818</b> | <b>2,616,820</b> | <b>2,540,085</b> | <b>2,619,960</b> | <b>2,440,441</b> | <b>2,527,095</b> | <b>(2,002)</b>         | <b>-0.1%</b>   |
| Admin & General           | 726,669          | 718,769          | 713,561          | 716,646          | 698,328          | 601,463          | 7,900                  | 1.1%           |
| Maintenance               | 1,320,380        | 1,295,990        | 1,301,540        | 1,227,862        | 1,200,332        | 1,284,277        | 24,391                 | 1.9%           |
| Pool & Beach              | 301,829          | 308,390          | 378,447          | 407,988          | 372,032          | 366,324          | (6,561)                | -2.1%          |
| Common Areas              | 51,420           | 48,896           | 35,931           | 48,256           | 39,644           | 44,377           | 2,524                  | 5.2%           |
| Utilities                 | 214,447          | 241,873          | 211,911          | 216,161          | 142,822          | 228,620          | (27,426)               | -11.3%         |
| <b>TOTAL EXPENSES</b>     | <b>2,614,746</b> | <b>2,613,919</b> | <b>2,641,390</b> | <b>2,616,913</b> | <b>2,453,157</b> | <b>2,525,061</b> | <b>827</b>             | <b>0.0%</b>    |
| Insurance Assessment      | (727,892)        | (724,315)        | (702,283)        | (796,449)        | (935,479)        | (808,439)        | (3,577)                | 0.5%           |
| Insurance Expenses        | 624,343          | 621,306          | 600,242          | 682,023          | 799,741          | 697,491          | 3,037                  | 0.5%           |
| Management Fee            | 103,549          | 103,009          | 102,041          | 114,426          | 135,738          | 110,948          | 540                    | 0.5%           |
| <b>TOTAL INSURANCE</b>    | <b>-</b>         | <b>-</b>         | <b>-</b>         | <b>(0)</b>       | <b>0</b>         | <b>(0)</b>       | <b>-</b>               | <b>#DIV/0!</b> |
| Capex Reserve Assessment  | (193,610)        | (312,982)        | (397,465)        | (384,354)        | (370,716)        | (370,716)        | 119,372                | -38.1%         |
| Major Reserve Assessment  |                  |                  |                  |                  |                  |                  | -                      | 0.0%           |
| Reserve Fund              | 193,610          | 312,982          | 397,465          | 384,354          | 370,716          | 370,716          | (119,372)              | -38.1%         |
| <b>TOTAL RESERVE FUND</b> | <b>-</b>         | <b>-</b>         | <b>-</b>         | <b>-</b>         | <b>-</b>         | <b>-</b>         | <b>-</b>               | <b>0.0%</b>    |
| <b>INCOME/ (LOSS)</b>     | <b>72</b>        | <b>2,902</b>     | <b>(101,305)</b> | <b>3,047</b>     | <b>(12,716)</b>  | <b>2,034</b>     | <b>(2,830)</b>         | <b>-97.5%</b>  |

Before PPC claim reimbursement (84,843)**ADMIN & GENERAL**

| REVENUES                 | BUDGET 2013      | FORECAST 2012    | ACTUAL 2011      | ACTUAL 2010      | ACTUAL 2009      | ACTUAL 2008      | Var Bud-13 Forecast-12 |              |
|--------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------------|--------------|
| Strata Fees              | 2,037,504        | 2,037,504        | 2,037,504        | 2,037,504        | 1,985,880        | 1,916,808        | -                      | 0.0%         |
| Strata Garage Fees       | 57,420           | 57,420           | 57,420           | 57,420           | 56,592           | 56,592           | -                      | 0.0%         |
| Watersport Contribution  | 15,000           | 15,000           | 15,000           | 15,000           | 15,000           | 15,000           | -                      | 0.0%         |
| Maintenance Revenue      | 373,000          | 373,045          | 287,715          | 296,466          | 269,723          | 378,293          | (45)                   | 0.0%         |
| Income from water        | 19,500           | 19,428           | 21,510           | 28,901           | 26,861           | 24,775           | 72                     | 0.4%         |
| Income from power        | 90,000           | 89,851           | 85,480           | 70,115           | 61,310           | 90,288           | 149                    | 0.2%         |
| Income from cable        | 17,928           | 19,793           | 25,903           | 19,953           | 20,130           | 20,405           | (1,865)                | -9.4%        |
| Income from pest control | 2,340            | 2,232            | 2,340            | 2,340            | 1,603            | 19,695           | 108                    | 4.9%         |
| Other Income             | -                | -                | -                | 64,485           | -                | -                | -                      | 0.0%         |
| Interest Income          | 2,126            | 2,548            | 7,213            | 27,774           | 3,342            | 5,239            | (422)                  | -16.6%       |
| <b>TOTAL REVENUES</b>    | <b>2,614,818</b> | <b>2,616,820</b> | <b>2,540,085</b> | <b>2,619,960</b> | <b>2,440,441</b> | <b>2,527,095</b> | <b>(2,002)</b>         | <b>-0.1%</b> |

**PAYROLL EXPENSES**

|                                     |                |                |                |                |                |                |               |             |
|-------------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|---------------|-------------|
| Security Payroll                    | 151,692        | 139,287        | 145,848        | -              | -              | -              | 12,405        | 8.9%        |
| Supplemental pay                    | 14,500         | 13,562         | 14,859         | -              | -              | -              | 938           | 6.9%        |
| Employee meals                      | 8,300          | 8,252          | 8,286          | -              | -              | -              | 48            | 0.6%        |
| Bonus provision                     |                |                |                |                |                |                | -             | 0.0%        |
| Employee housing                    |                |                |                |                |                |                | -             | 0.0%        |
| Payroll taxes                       | 13,985         | 13,249         | 13,685         | -              | -              | -              | 736           | 5.6%        |
| <b>TOTAL PAYROLL &amp; BENEFITS</b> | <b>188,477</b> | <b>174,350</b> | <b>182,678</b> | <b>178,966</b> | <b>156,327</b> | <b>170,404</b> | <b>14,127</b> | <b>8.1%</b> |

**OTHER EXPENSES**

|                             |                |                |                |                |                |                |                |              |
|-----------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|--------------|
| Bank Charges                | 1,800          | 1,800          | 1,825          | 1,800          | 1,800          | 1,800          | -              | 0.0%         |
| Work Permits                | 30,000         | 30,123         | 24,415         | 26,044         | 31,693         | 17,335         | (123)          | -0.4%        |
| Security supplies           | 12,000         | 17,105         | 14,193         | 20,512         | 37,784         | 1,084          | (5,105)        | -29.8%       |
| Surveillance systems        |                |                |                |                | -              | -              | -              | 0.0%         |
| Telephone                   | 540            | -              | -              | -              | 120            | 91             | 540            | 0.0%         |
| D & O Liability Insurance   | 7,686          | 7,846          | 7,752          | 7,493          | 3,843          | 4,168          | (160)          | -2.0%        |
| Gym                         | 45,600         | 49,395         | 45,600         | 46,356         | 45,047         | -              | (3,795)        | -7.7%        |
| Management Fee              | 341,725        | 342,746        | 342,746        | 356,222        | 347,070        | 335,472        | (1,021)        | -0.3%        |
| Other expenses              | 1,800          | 1,717          | 5,784          | 738            | 3,201          | 362            | 83             | 4.8%         |
| Strata Lot Management Fees  | 86,841         | 82,706         | 78,768         | 75,014         | 71,442         | 68,040         | 4,135          | 5.0%         |
| Travelling expenses         | 10,200         | 10,980         | 9,800          | 3,500          | -              | 2,706          | (780)          | -7.1%        |
| <b>TOTAL OTHER EXPENSES</b> | <b>538,192</b> | <b>544,419</b> | <b>530,883</b> | <b>537,680</b> | <b>542,001</b> | <b>431,059</b> | <b>(6,227)</b> | <b>-1.1%</b> |

**DEPARTMENTAL INCOME**

|                           |           |           |           |           |           |           |         |       |
|---------------------------|-----------|-----------|-----------|-----------|-----------|-----------|---------|-------|
| Dpt. Income (Profit)/Loss | 1,888,149 | 1,898,051 | 1,826,524 | 1,903,314 | 1,742,114 | 1,925,632 | (9,903) | -0.5% |
|---------------------------|-----------|-----------|-----------|-----------|-----------|-----------|---------|-------|

| MAINTENANCE                         |                |                |                |                |                |                |                        |              |
|-------------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|------------------------|--------------|
| PAYROLL EXPENSES                    | BUDGET 2013    | FORECAST 2012  | ACTUAL 2011    | ACTUAL 2010    | ACTUAL 2009    | ACTUAL 2008    | Var Bud-13 Forecast-12 |              |
| Maintenance                         | 253,292        | 251,980        | 308,639        | 253,233        | 290,296        | 279,377        | 1,312                  | 0.5%         |
| Grounds                             | 152,120        | 152,628        | 143,878        | 146,585        | 147,282        | 147,864        | (508)                  | -0.3%        |
| Sewage treatment plant              | 23,640         | 23,640         | 23,640         | 23,640         | 23,640         | 9,984          | -                      | 0.0%         |
| Supplemental pay                    | 34,534         | 34,715         | 35,103         |                |                |                | (181)                  | -0.5%        |
| Employee Meals                      | 29,981         | 29,545         | 27,097         |                |                |                | 437                    | 1.5%         |
| Bonus provision                     | 10,400         | 8,000          | 964            |                |                |                | 2,400                  | 30.0%        |
| Employee housing                    | 64,264         | 69,545         | 76,813         |                |                |                | (5,281)                | -7.6%        |
| Payroll taxes                       | 44,669         | 43,685         | 48,082         |                |                |                | 984                    | 2.3%         |
| <b>TOTAL PAYROLL &amp; BENEFITS</b> | <b>612,900</b> | <b>613,738</b> | <b>664,215</b> | <b>654,714</b> | <b>660,828</b> | <b>640,516</b> | <b>(837)</b>           | <b>-0.1%</b> |
| OTHER EXPENSES                      |                |                |                |                |                |                |                        |              |
| Automobile                          | 14,400         | 14,563         | 10,057         | 6,747          | 9,242          | 4,847          | (163)                  | -1.1%        |
| A/C related                         | 33,000         | 33,902         | 38,871         | 37,837         | 20,505         | 31,713         | (902)                  | -2.7%        |
| Maintenance supplies                | 300,000        | 259,902        | 192,727        | 239,792        | 197,713        | 288,040        | 40,098                 | 15.4%        |
| Building maintenance                | -              | 750            | 26,527         | -              | 5,186          | -              | (750)                  | -100.0%      |
| Office supplies                     | 2,640          | 2,584          | 4,071          | 7,887          | 3,065          | 2,256          | 56                     | 2.2%         |
| Uniforms                            | 8,000          | 12,611         | 3,825          | 5,618          | 5,992          | 2,769          | (4,611)                | -36.6%       |
| Painting & decoration               | 3,000          | 3,152          | 2,613          | -              | -              | 2,875          | (152)                  | -4.8%        |
| Electrical & bulbs                  | 27,600         | 27,602         | 17,808         | 19,138         | 17,312         | 22,453         | (2)                    | 0.0%         |
| Locks & Keys                        | 5,000          | 5,772          | 3,089          | 6,568          | 2,326          | 3,080          | (772)                  | -13.4%       |
| Plumbing                            |                |                |                |                |                |                | -                      | 0.0%         |
| Elevator                            | 45,520         | 45,629         | 99,335         | 62,797         | 48,040         | 48,076         | (109)                  | -0.2%        |
| Garbage removal                     | 28,680         | 28,420         | 26,138         | 28,542         | 28,209         | 22,803         | 260                    | 0.9%         |
| Telephone                           | 300            | 211            | 816            | 1,927          | 1,991          | 2,135          | 89                     | 42.4%        |
| Fire protection                     | 15,700         | 15,706         | 14,023         | 17,829         | 8,451          | 21,489         | (6)                    | 0.0%         |
| Grounds & Landscaping               | 60,640         | 50,996         | 45,113         | 29,507         | 68,756         | 39,611         | 9,644                  | 18.9%        |
| Other expenses                      | 30,000         | 32,871         | 35,407         | 13,455         | 10,306         | 17,644         | (2,871)                | -8.7%        |
| Sewage treatment                    | 133,000        | 147,581        | 116,907        | 95,505         | 112,408        | 133,970        | (14,581)               | -9.9%        |
| <b>TOTAL OTHER EXPENSES</b>         | <b>707,480</b> | <b>682,252</b> | <b>637,326</b> | <b>573,148</b> | <b>539,504</b> | <b>643,761</b> | <b>25,228</b>          | <b>3.7%</b>  |
| DEPARTAMENTAL INCOME                |                |                |                |                |                |                |                        |              |
| Dpt. Income (Profit)/Loss           | 1,320,380      | 1,295,990      | 1,301,540      | 1,227,862      | 1,200,332      | 1,284,277      | 24,391                 | 1.9%         |
| POOL & BEACH                        |                |                |                |                |                |                |                        |              |
| PAYROLL EXPENSES                    | BUDGET 2013    | FORECAST 2012  | ACTUAL 2011    | ACTUAL 2010    | ACTUAL 2009    | ACTUAL 2008    | Var Bud-13 Forecast-12 |              |
| Pool & Beach                        | 131,741        | 138,931        | 147,960        | 144,955        | 130,210        | 149,225        | (7,190)                | -5.2%        |
| Supplemental pay                    | 16,591         | 17,986         | 17,469         | 11,936         | 10,724         | 10,867         | (1,395)                | -7.8%        |
| Employee Meals                      | 11,135         | 11,616         | 11,162         | 10,316         | 8,125          | 13,306         | (481)                  | -4.1%        |
| Bonus provision                     |                |                |                |                |                |                | -                      | 0.0%         |
| Employee housing                    | 61,260         | 60,750         | 78,216         | 101,220        | 102,481        | 100,367        | 510                    | 0.8%         |
| Payroll taxes                       | 15,282         | 15,617         | 15,332         | 15,388         | 6,184          | -              | (335)                  | -2.1%        |
| Allocation Management Co.           | (118,005)      | (122,450)      |                |                |                |                | 4,445                  | -3.6%        |
| <b>TOTAL PAYROLL &amp; BENEFITS</b> | <b>118,004</b> | <b>122,450</b> | <b>270,139</b> | <b>283,815</b> | <b>257,725</b> | <b>273,765</b> | <b>(4,446)</b>         | <b>-3.6%</b> |
| OTHER EXPENSES                      |                |                |                |                |                |                |                        |              |
| Pool & beach supplies               | 40,800         | 40,757         | 46,050         | 37,188         | 37,683         | 39,792         | 43                     | 0.1%         |
| Pool & beach umbrel. & furn         | -              | 3,602          | 10,013         | 26,539         | 26,147         | 2,463          | (3,602)                | -100.0%      |
| Watersport supplies                 | 9,600          | 10,118         | 5,921          | 5,322          | 6,354          | 8,390          | (518)                  | -5.1%        |
| Telephone                           | 360            | 115            | 141            | 536            | -              | 879            | 245                    | 213.5%       |
| Uniforms                            |                |                |                |                |                |                | -                      | 0.0%         |
| Laundry                             | 213,000        | 212,936        |                |                |                |                | 64                     | 0.0%         |
| Miscellaneous                       | 5,000          | 5,077          | 1,280          | -              | 1,400          | 504            | (77)                   | -1.5%        |
| Allocation Management Co.           | (134,375)      | (136,303)      |                |                |                |                | 1,928                  | -1.4%        |
| Swimming pool chemicals             | 39,600         | 39,978         | 34,740         | 40,394         | 34,433         | 27,714         | (378)                  | -0.9%        |
| Swimming pool repairs               | 4,800          | 4,369          | 7,630          | 8,751          | 2,859          | 5,525          | 431                    | 9.9%         |
| Watersport repairs                  | 5,040          | 5,293          | 2,533          | 5,442          | 5,431          | 7,293          | (253)                  | -4.8%        |
| <b>TOTAL OTHER EXPENSES</b>         | <b>183,825</b> | <b>185,941</b> | <b>108,309</b> | <b>124,173</b> | <b>114,307</b> | <b>92,560</b>  | <b>(2,116)</b>         | <b>-1.1%</b> |
| DEPARTAMENTAL INCOME                |                |                |                |                |                |                |                        |              |
| Dpt. Income (Profit)/Loss           | 301,829        | 308,390        | 378,447        | 407,988        | 372,032        | 366,324        | (6,561)                | -2.1%        |

