

STRATA PLAN # 50 - INCOME STATEMENT - BUDGET 2011

SUMMARY	BUD 2011	FC 2010	BUD 2011 vz FC 2010	ACT 09	ACT 08
TOTAL REVENUES	3,679,445	3,725,684	(46,239) -1%	3,746,831	3,706,055
PAYROLL AND RELATED	1,146,057	1,169,687	(23,630) -2%	1,110,925	1,125,268
OTHER EXPENSES	2,518,707	2,627,182	(108,475) -4%	2,648,427	2,578,755
GROSS OPERATING PROFIT	14,681	(71,185)	85,866 -121%	(12,521)	2,032
INCOME/ (LOSS)					
ADMIN & GENERAL					
REVENUES	BUD 2011	FC 2010	BUD 2011 vz FC 2010	ACT 09	ACT 08
Strata Fees	2,037,504	2,037,504	- 0%	1,985,880	1,916,808
Insurance Assessment Income	723,179	796,449	(73,270) -9%	935,479	808,439
Strata Garage Fees	57,420	57,420	- 0%	56,592	56,592
Capex Reserve	398,232	384,354	13,878 4%	370,716	370,716
Watersport Contribution	15,000	15,000	- 0%	15,000	15,000
Maintenance Revenue	318,000	305,936	12,064 4%	269,723	378,293
Income from water	30,000	30,122	(122) 0%	26,861	28,586
Income from power	72,600	72,545	56 0%	61,310	85,351
Income from cable	20,130	18,988	1,142 6%	20,130	25,092
Income from pest control	2,340	2,340	- 0%	1,798	21,178
Interest Income	5,040	5,026	14 0%	3,342	-
TOTAL REVENUES	3,679,445	3,725,684	(46,239) -1%	3,746,831	3,706,055
PAYROLL EXPENSES					
Security	146,425	145,127	1,298 1%	132,379	145,080
Total Payroll expenses	146,425	145,127	1,298 1%	132,379	145,080
Supplemental pay	13,855	13,820	35 0%	8,155	7,306
Employee meals	7,275	7,239	36 1%	7,033	7,800
Bonus provision	-	-	- 0%	-	-
Employee housing	-	-	- 0%	-	-
Payroll taxes	15,082	14,904	177 1%	8,761	10,295
Total Benefits	36,212	35,963	248 1%	23,949	25,401
TOTAL PAYROLL & BENEFITS	182,637	181,090	1,546 1%	156,328	170,481
OTHER EXPENSES					
Bank Charges	1,800	1,800	- 0%	1,800	1,800
Work permits	28,800	28,394	406 1%	31,693	17,335
Security supplies	18,000	17,445	555 3%	37,784	1,084
Surveillance systems	-	-	- 0%	-	-
Telephone	900	200	700 350%	120	91
Property / GL Insurance	618,926	682,023	(63,097) -9%	799,741	697,491
D & O Liability Insurance	7,884	7,492	392 5%	3,843	4,168
Gym	45,600	46,356	(756) -2%	45,047	-
Management Fee	460,390	470,648	(10,258) -2%	482,808	446,420
Other expenses	780	738	42 6%	3,201	362
Strata Lot Fees	78,763	75,014	3,748 5%	71,442	68,040
Travelling expenses	7,000	3,500	3,500 100%	-	2,706
Capex assesment	398,232	384,354	13,878 4%	370,716	370,716
TOTAL OTHER EXPENSES	1,667,075	1,717,964	(50,889) -3%	1,848,196	1,610,214
DEPARTAMENTAL INCOME					
Dpt. Income (Profit)/Loss	1,829,734	1,826,630	3,104 0%	1,742,308	1,925,360

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MAINTENANCE

PAYROLL EXPENSES	BUD 2011	FC 2010	BUD 2011 vz FC 2010	ACT 09	ACT 08
Maintenance	243,981	251,861	(7,880) -3%	290,513	279,030
Grounds	154,727	143,212	11,515 8%	147,282	147,941
Sewage treatment plant	23,640	23,640	- 0%	23,640	9,984
Total Payroll Expenses	422,348	418,713	3,635 1%	461,435	436,955
Supplemental pay	35,936	35,709	226 1%	23,704	36,987
Employee meals	23,574	23,369	205 1%	21,935	33,603
Bonus provision	9,000	9,000	(0) 0%	(0)	(5,385)
Employee housing	89,670	90,888	(1,218) -1%	86,774	80,147
Payroll taxes	72,427	78,303	(5,876) -8%	66,979	57,939
Total Benefits	230,607	237,269	(6,663) -3%	199,393	203,291
TOTAL PAYROLL & BENEFITS	652,955	655,982	(3,027) 0%	660,828	640,246

OTHER EXPENSES

Automobile	6,400	6,746	(346) -5%	9,242	4,847
A/C related	30,000	32,983	(2,983) -9%	20,505	31,713
Maintenance supplies	228,000	230,276	(2,276) -1%	197,713	288,040
Maintenance contracts	-	-	- 0%	-	-
Building maintenance	-	-	- 0%	5,185	-
Cooling system	-	-	- 0%	-	-
Office supplies	6,000	6,537	(537) -8%	3,065	2,256
Uniforms	4,800	5,430	(630) -12%	5,992	2,769
Painting & decoration	-	-	- 0%	-	2,875
Electrical & bulbs	14,400	15,657	(1,257) -8%	17,312	22,453
Locks & Keys	3,600	6,831	(3,231) -47%	2,326	3,080
Plumbing	-	-	- 0%	-	-
Elevator	48,000	59,943	(11,943) -20%	48,040	48,076
Garbage removal	25,080	27,632	(2,552) -9%	28,209	22,803
Telephone	1,440	1,388	52 4%	1,991	2,135
Tools	-	-	- 0%	-	-
Purchase allocation	-	-	- 0%	-	-
Fire protection	14,150	19,232	(5,082) -26%	8,451	21,489
Grounds & Landscaping	36,000	30,939	5,061 16%	68,756	39,611
Other expenses	12,000	12,313	(313) -3%	10,306	17,644
Sewage treatment	92,945	93,380	(435) 0%	112,408	133,970
TOTAL OTHER EXPENSES	522,815	549,287	(26,472) -5%	539,503	643,761

DEPARTMENTAL INCOME

Dpt. Income (Profit)/Loss	1,175,770	1,205,269	(29,499) -2%	1,200,331	1,284,007
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POOL & BEACH

PAYROLL EXPENSES	BUD 2011	FC 2010	BUD 2011 vz FC 2010	ACT 09	ACT 08
Payroll expenses	144,446	149,442	(4,996) -3%	130,210	149,225
Total Payroll expenses	144,446	149,442	(4,996) -3%	130,210	149,225
Supplemental pay	11,286	12,744	(1,458) -11%	10,724	10,867
Employee meals	10,123	10,215	(93) -1%	8,125	13,306
Bonus provision	-	-	- 0%	-	-
Employee housing	84,900	102,169	(17,269) -17%	102,481	100,367
Payroll taxes	15,311	15,497	(185) -1%	6,184	-
Total Benefits	121,620	140,626	(19,006) -14%	127,515	124,539
TOTAL PAYROLL & BENEFITS	266,066	290,068	(24,002) -8%	257,725	273,765

OTHER EXPENSES

Swimming pool chemicals	27,600	27,769	(169) -1%	34,433	27,714
Pool & beach supplies	36,000	32,422	3,578 11%	37,683	39,792
Pool & beach umbrel. & furn	21,000	38,395	(17,395) -45%	26,147	2,463
Watersport supplies	11,400	11,290	110 1%	6,354	8,390
Telephone	770	768	2 0%	-	879
Swimming pool repairs	7,800	12,340	(4,540) -37%	2,859	5,525
Watersport repairs	4,800	3,660	1,140 31%	5,431	7,293
Purchasing allocation	-	-	- 0%	-	-
Miscellaneous	2,400	2,328	72 3%	1,400	504
TOTAL OTHER EXPENSES	111,770	128,973	(17,203) -13%	114,307	92,560

DEPARTMENTAL INCOME

Dpt. Income (Profit)/Loss	377,836	419,041	(41,205) -10%	372,032	366,324
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COMMON AREA

PAYROLL EXPENSES

	BUD 2011	FC 2010	BUD 2011 vz FC 2010		ACT 09	ACT 08
Common area	44,400	42,546	1,854	4%	36,044	40,777
TOTAL PAYROLL & BENEFITS	44,400	42,546	1,854	4%	36,044	40,777

OTHER EXPENSES

Cleaning supplies	3,600	3,600	-	0%	3,600	3,600
Purchase allocation					-	-
Misscellaneous					-	-
TOTAL OTHER EXPENSES	3,600	3,600	-	0%	3,600	3,600

DEPARTAMENTAL INCOME

Dpt. Income (Profit)/Loss	48,000	46,146	1,854	4%	39,644	44,377
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ENERGY

OTHER EXPENSES

Electricity	114,000	123,197	(9,197)	-7%	93,971	145,522
Water	96,000	100,715	(4,715)	-5%	45,403	83,097
Gasoline	3,447	3,447	-	0%	3,447	-
TOTAL OTHER EXPENSES	213,447	227,359	(13,911)	-6%	142,822	228,620

DEPARTAMENTAL INCOME

Dpt. Income (Profit)/Loss	213,447	227,359	(13,911)	-6%	142,822	228,620
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