

**Proprietors of Strata Plan # 50
Financial Statement**

December 2018

monthly						variance		SUMMARY STATEMENT	year-to-date						variance	
Actual	%	Budget	%	Last Year	%	to bud	to LY		Actual	%	Budget	%	Last Year	%	to bud	to LY
272,038	100%	240,878	100%	226,160	100%	31,159	45,877	Revenues	2,822,420	100%	2,908,829	100%	3,031,937	100%	(86,409)	(209,516)
272,038	100%	240,878	100%	226,160	100%	31,159	45,877	TOTAL REVENUES	2,822,420	100%	2,908,829	100%	3,031,937	100%	(86,409)	(209,516)
79,202	29%	92,432	38%	144,465	64%	(13,230)	(65,264)	Administration & General	1,034,344	37%	1,114,788	38%	1,082,723	36%	(80,444)	(48,379)
100,031	37%	96,196	40%	29,219	13%	3,836	70,812	Maintenance	1,058,937	38%	1,156,329	40%	1,145,906	38%	(97,392)	(86,969)
40,261	15%	31,499	13%	42,627	19%	8,762	(2,367)	Pool & Beach	403,432	14%	385,815	13%	382,444	13%	17,617	20,988
5,075	2%	5,033	2%	5,325	2%	41	(250)	Common Areas	67,591	2%	60,500	2%	61,728	2%	7,091	5,863
25,275	9%	20,389	8%	21,336	9%	4,886	3,939	Utilities	258,116	9%	191,000	7%	191,617	6%	67,116	66,500
249,844	92%	245,550	102%	242,973	107%	4,294	6,871	TOTAL EXPENSES	2,822,420	100%	2,908,432	100%	2,864,417	94%	(86,012)	(41,997)
-	0%	-	0%	-	0%	-	-	Insurance Assessment	667,940	24%	-	0%	(425,801)	-14%	667,940	1,093,741
-	0%	-	0%	-	0%	-	-	Insurance Expenses	(667,940)	-24%	-	0%	425,801	14%	(667,940)	(1,093,741)
-	0%	-	0%	-	0%	-	-	Management Fee	-	0%	-	0%	-	0%	-	-
-	0%	-	0%	-	0%	-	-	TOTAL INSURANCE	-	0%	-	0%	-	0%	-	-
(16,134)	-6%	(16,134)	-7%	(16,134)	-7%	(0)	-	Capex Reserve Assessment	(193,608)	-7%	(193,607)	-7%	(193,608)	-6%	(1)	-
(26,890)	-10%	(26,890)	-11%	(26,890)	-12%	0	-	Major Reserve Assessment	(322,680)	-11%	(322,682)	-11%	(322,680)	-11%	2	-
43,024	16%	43,024	18%	43,024	19%	(0)	-	Reserve Fund	516,288	18%	516,290	18%	516,288	17%	(2)	-
-	0%	0	0%	-	0%	(0)	-	TOTAL RESERVE FUND	-	0%	0	0%	-	0%	(0)	-
22,194	8%	(4,672)	-2%	(16,812)	-7%	26,865	39,006	PROFIT / (LOSS)	(0)	0%	397	0%	167,519	6%	(397)	(167,519)

Details

monthly						variance		ADMIN & GENERAL	year-to-date						variance	
Actual	%	Budget	%	Last Year	%	to bud	to LY		Actual	%	Budget	%	Last Year	%	to bud	to LY
192,076	71%	190,369	79%	197,188	87%	1,707	(5,112)	Strata Fees	2,304,900	82%	2,304,875	79%	2,366,257	78%	25	(61,357)
5,464	2%	5,235	2%	5,559	2%	229	(95)	Strata Garage Fees	62,368	2%	64,000	2%	66,708	2%	(1,632)	(4,340)
23,829	9%	36,208	15%	18,583	8%	(12,379)	5,246	Maintenance Revenue	329,013	12%	434,500	15%	482,388	16%	(105,487)	(153,375)
1,502	1%	2,083	1%	1,642	1%	(581)	(139)	Income from Water	19,638	1%	25,000	1%	21,543	1%	(5,362)	(1,905)
4,650	2%	5,278	2%	2,677	1%	(628)	1,973	Income from Power	50,531	2%	60,000	2%	60,540	2%	(9,469)	(10,009)
44,027	16%	1,351	1%	2,326	1%	42,676	41,701	Income from Cable	52,732	2%	16,214	1%	29,631	1%	36,518	23,101
195	0%	195	0%	195	0%	-	-	Income from Pest Control	1,791	0%	2,340	0%	2,340	0%	(549)	(549)
-	0%	-	0%	-	0%	-	-	Other Income	-	0%	-	0%	-	0%	-	-
294	0%	158	0%	(2,010)	-1%	136	2,304	Interest Income	1,447	0%	1,900	0%	2,530	0%	(453)	(1,083)
272,038	100%	240,878	100%	226,160	100%	31,159	45,877	TOTAL REVENUES	2,822,420	100%	2,908,829	100%	3,031,937	100%	(86,409)	(209,516)

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				variance		ADMIN & GENERAL					variance	
Actual	%	Budget	%	Last Year	%		Actual	%	Budget	%	Last Year	%
12,064	4%	13,074	5%	13,667	6%		146,114	5%	156,888	5%	151,579	5%
559	0%	741	0%	233	0%		12,241	0%	10,198	0%	9,455	0%
757	0%	893	0%	1,050	0%		10,734	0%	10,982	0%	10,491	0%
1,013	0%	1,264	1%	1,139	1%		15,372	1%	15,689	1%	15,687	1%
14,393	5%	15,972	7%	16,089	7%		184,461	7%	193,757	7%	187,212	6%
150	0%	150	0%	150	0%		1,810	0%	1,800	0%	1,800	0%
(2,224)	-1%	2,140	1%	7,110	3%		34,975	1%	26,275	1%	29,708	1%
9,252	3%	12,256	5%	10,406	5%		111,965	4%	149,800	5%	132,409	4%
22	0%	67	0%	22	0%		420	0%	800	0%	317	0%
815	0%	719	0%	434	0%		8,741	0%	8,624	0%	4,113	0%
4,120	2%	4,370	2%	6,867	3%		51,809	2%	52,440	2%	53,916	2%
50,718	19%	50,718	21%	84,241	37%		608,618	22%	608,621	21%	625,895	21%
2,755	1%	5,575	2%	19,547	9%		27,344	1%	67,072	2%	43,155	1%
-	0%	-	0%	-	0%		-	0%	-	0%	-	0%
(800)	0%	467	0%	(400)	0%		4,200	0%	5,600	0%	4,200	0%
64,809	24%	76,460	32%	128,376	57%		849,883	30%	921,032	32%	895,511	30%
79,202	29%	92,432	38%	144,465	64%		1,034,344	37%	1,114,788	38%	1,082,723	36%

				variance		MAINTENANCE					variance	
Actual	%	Budget	%	Last Year	%		Actual	%	Budget	%	Last Year	%
16,337	6%	19,133	8%	18,197	8%		208,616	7%	229,596	8%	203,743	7%
11,725	4%	10,402	4%	8,728	4%		115,936	4%	124,827	4%	119,722	4%
834	0%	840	0%	834	0%		10,010	0%	10,080	0%	10,010	0%
5,589	2%	3,341	1%	3,555	2%		35,631	1%	40,095	1%	46,624	2%
1,782	1%	1,823	1%	1,984	1%		23,288	1%	21,870	1%	21,182	1%
578	0%	875	0%	310	0%		9,193	0%	10,500	0%	8,107	0%
8,342	3%	4,150	2%	3,969	2%		57,288	2%	49,800	2%	48,562	2%
2,468	1%	3,038	1%	2,348	1%		32,082	1%	36,450	1%	34,073	1%
47,655	18%	43,602	18%	39,926	18%		492,044	17%	523,219	18%	492,024	16%
219	0%	700	0%	186	0%		7,392	0%	8,400	0%	4,465	0%
5,517	2%	1,500	1%	19,085	8%		15,115	1%	18,000	1%	29,024	1%
10,056	4%	23,173	10%	26,743	12%		198,990	7%	278,080	10%	291,020	10%
318	0%	83	0%	189	0%		2,108	0%	1,200	0%	1,069	0%
14	0%	852	0%	-	0%		8,148	0%	10,000	0%	8,267	0%
537	0%	667	0%	-	0%		7,859	0%	10,000	0%	7,489	0%
6,051	2%	1,500	1%	2,536	1%		11,299	0%	18,000	1%	18,975	1%
(228)	0%	833	0%	330	0%		3,620	0%	10,000	0%	9,476	0%
-	0%	-	0%	(100,500)	-44%		-	0%	-	0%	-	0%
3,200	1%	4,200	2%	3,600	2%		40,116	1%	50,400	2%	51,938	2%
2,140	1%	2,190	1%	2,140	1%		26,272	1%	26,280	1%	25,810	1%
60	0%	150	0%	48	0%		1,119	0%	1,800	0%	1,608	0%
-	0%	1,679	1%	4,843	2%		14,517	1%	20,150	1%	15,159	0%
10,910	4%	4,850	2%	19,132	8%		65,977	2%	58,200	2%	60,077	2%
-	0%	450	0%	640	0%		4,880	0%	5,400	0%	8,260	0%
13,581	5%	9,767	4%	10,322	5%		159,481	6%	117,200	4%	102,343	3%
52,377	19%	52,594	22%	(10,706)	-5%		566,893	20%	633,110	22%	653,882	22%
100,031	37%	96,196	40%	29,219	13%		1,058,937	38%	1,156,329	40%	1,145,906	38%

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				variance		POOL & BEACH					variance	
Actual	%	Budget	%	Last Year	%		Actual	%	Budget	%	Last Year	%
16,864	6%	12,639	5%	12,967	6%		162,483	6%	160,000	6%	143,321	5%
2,572	1%	908	0%	64	0%		12,103	0%	12,800	0%	11,128	0%
1,117	0%	916	0%	1,200	1%		12,385	0%	11,600	0%	11,449	0%
4,730	2%	4,278	2%	4,555	2%		52,126	2%	55,000	2%	54,098	2%
906	0%	1,238	1%	1,070	0%		15,444	1%	16,000	1%	15,164	1%
(13,095)	-5%	(9,990)	-4%	(9,928)	-4%		(127,270)	-5%	(127,700)	-4%	(117,582)	-4%
13,095	5%	9,990	4%	9,928	4%		127,271	5%	127,700	4%	117,579	4%
9,186	3%	7,750	3%	23,988	11%		83,453	3%	93,000	3%	90,841	3%
111	0%	250	0%	-	0%		493	0%	3,000	0%	6,226	0%
76	0%	833	0%	7,478	3%		10,272	0%	10,000	0%	11,873	0%
9	0%	50	0%	98	0%		649	0%	600	0%	306	0%
-	0%	833	0%	94	0%		2,670	0%	10,000	0%	6,049	0%
35,861	13%	23,503	10%	25,720	11%		364,086	13%	282,030	10%	305,615	10%
-	0%	100	0%	-	0%		-	0%	1,200	0%	-	0%
(22,622)	-8%	(16,660)	-7%	(28,689)	-13%		(234,653)	-8%	(199,915)	-7%	(210,456)	-7%
3,600	1%	3,800	2%	3,600	2%		44,350	2%	45,600	2%	44,280	1%
180	0%	833	0%	267	0%		1,680	0%	10,000	0%	9,156	0%
764	0%	217	0%	145	0%		3,163	0%	2,600	0%	975	0%
27,166	10%	21,510	9%	32,700	14%		276,161	10%	258,115	9%	264,865	9%
40,261	15%	31,499	13%	42,627	19%		403,432	14%	385,815	13%	382,444	13%

				variance		COMMON AREAS					variance	
Actual	%	Budget	%	Last Year	%		Actual	%	Budget	%	Last Year	%
3,544	1%	4,667	2%	3,976	2%		43,048	2%	56,000	2%	42,366	1%
156	0%	-	0%	233	0%		4,177	0%	-	0%	5,990	0%
305	0%	-	0%	387	0%		4,107	0%	-	0%	4,074	0%
696	0%	-	0%	353	0%		4,936	0%	-	0%	4,798	0%
4,700	2%	4,667	2%	4,950	2%		56,268	2%	56,000	2%	57,228	2%
375	0%	367	0%	375	0%		10,924	0%	4,500	0%	4,500	0%
-	0%	-	0%	-	0%		399	0%	-	0%	-	0%
375	0%	367	0%	375	0%		11,323	0%	4,500	0%	4,500	0%
5,075	2%	5,033	2%	5,325	2%		67,591	2%	60,500	2%	61,728	2%

				variance		UTILITIES					variance	
Actual	%	Budget	%	Last Year	%		Actual	%	Budget	%	Last Year	%
16,297	6%	7,750	3%	11,087	5%		158,118	6%	93,000	3%	96,252	3%
4,595	2%	4,389	2%	5,940	3%		63,839	2%	54,000	2%	53,412	2%
4,383	2%	8,250	3%	4,309	2%		36,159	1%	44,000	2%	41,953	1%
25,275	9%	20,389	8%	21,336	9%		258,116	9%	191,000	7%	191,617	6%