

PROPRIETORS STRATA PLAN # 50 - BUDGET 2020

SUMMARY												Var Bud-20 Forecast-19		
	BUDGET 2020	FORECAST 2019	ACTUAL 2018	ACTUAL 2017	ACTUAL 2016	ACTUAL 2015	ACTUAL 2014	ACTUAL 2013	ACTUAL 2012	ACTUAL 2011	ACTUAL 2010			
Revenues	3,069,284	3,026,430	2,822,420	3,031,937	2,891,636	2,830,631	2,676,421	2,506,157	2,607,225	2,540,085	2,619,960	42,855	1.4%	
TOTAL REVENUES	3,069,284	3,026,430	2,822,420	3,031,937	2,891,636	2,830,631	2,676,421	2,506,157	2,607,225	2,540,085	2,619,960	42,855	1.4%	
Admin & General	1,164,011	1,083,665	1,034,343	1,082,723	1,014,330	982,265	876,903	727,173	712,479	713,561	716,646	80,346	6.9%	
Maintenance	1,120,662	1,117,204	1,058,936	1,145,906	1,116,229	1,173,498	1,174,476	1,183,518	1,247,781	1,301,540	1,227,862	3,457	0.3%	
Pool & Beach	453,920	438,080	403,434	382,444	378,351	370,210	365,998	321,111	362,345	378,447	407,988	15,840	3.5%	
Common Areas	70,500	69,164	67,591	61,728	67,932	57,132	57,299	52,477	38,403	35,931	48,256	1,336	1.9%	
Utilities	260,000	268,149	258,117	191,617	238,312	185,014	227,418	221,640	240,211	211,911	216,161	(8,149)	-3.1%	
TOTAL EXPENSES	3,069,093	2,976,263	2,822,421	2,864,417	2,815,154	2,768,118	2,702,094	2,505,919	2,601,219	2,641,390	2,616,913	92,830	3.0%	
Insurance Assessment	(741,029)	(741,029)	667,940	(425,801)	(495,836)	(562,706)	(588,347)	(711,229)	(724,315)	(702,283)	(796,449)	-	0.0%	
Insurance Expenses	741,029		(667,940)	425,801	495,836	562,706	588,347	610,756	621,306	600,242	682,023	-	0.0%	
Management Fee	-	-	-	-	-	-	-	(0)	-	-	114,426	-	0.0%	
TOTAL INSURANCE	-	-	-	-	-	-	-	(0)	-	-	(0)	-	0.0%	
Capex Reserve Assessment	(193,608)	(193,608)	(193,608)	(193,608)	(193,608)	(193,608)	(193,608)	(193,608)	(125,780)	(77,328)	(77,328)	-	0.0%	
Major Reserve Assessment	(322,680)	(322,680)	(322,680)	(322,680)	(322,680)	(322,680)	(322,680)	(322,680)	(187,201)	(320,916)	(307,026)	-	0.0%	
Reserve Fund	516,288	516,288	516,288	516,288	516,288	516,288	193,608	312,981	398,244	384,354	-	-	0.0%	
TOTAL RESERVE FUND	-	-	-	-	-	-	-	-	-	-	-	-	0.0%	
INCOME / (LOSS)	191	50,167	0	167,519	76,482	62,513	(25,673)	238	6,006	(101,305)	3,047	(49,976)	-261429	
2015-2013 BALANCE MOVED TO RESERVE IN 2016												(86,398)	Before maintenance allocations	
(86,398)												(84,843)		
ADMIN & GENERAL												Var Bud-20 Forecast-19		
	BUDGET 2020	FORECAST 2019	ACTUAL 2018	ACTUAL 2017	ACTUAL 2016	ACTUAL 2015	ACTUAL 2014	ACTUAL 2013	ACTUAL 2012	ACTUAL 2011	ACTUAL 2010			
REVENUES	Strata Fees	2,471,324	2,447,052	2,304,900	2,366,257	2,312,124	2,281,560	2,175,936	2,037,504	2,037,504	2,037,504	2,037,504	24,272	1.0%
	Strata Garage Fees	70,406	69,708	62,368	66,708	65,868	64,968	62,345	57,428	57,420	57,420	57,420	698	1.0%
	Watersport Contribution	-	-	-	-	-	-	-	-	-	-	-	-	0.0%
	Maintenance Revenue	425,000	418,473	329,013	482,388	383,504	347,657	283,756	258,718	356,372	287,715	296,466	6,528	1.5%
	Income from water	22,500	17,827	19,638	21,543	27,940	25,139	23,691	20,345	18,684	21,510	28,901	4,673	20.8%
	Income from power	60,000	54,966	50,531	60,540	75,815	89,580	102,247	101,818	92,382	85,480	70,115	5,034	8.4%
	Income from cable	16,214	14,631	52,732	29,631	22,374	17,712	18,232	17,887	19,793	25,903	19,953	1,583	9.8%
	Income from pest control	2,340	1,481	1,791	2,340	2,340	2,124	2,232	2,259	1,692	2,340	2,340	859	36.7%
	Other Income	-	-	-	-	-	-	1,650	1,750	-	64,485	-	#DIV/0!	
	Interest Income	1,500	2,293	1,447	2,530	1,671	1,892	6,332	8,448	8,378	7,213	27,774	(793)	-52.8%
TOTAL REVENUES	3,069,284	3,026,430	2,822,420	3,031,937	2,891,636	2,830,631	2,676,421	2,506,157	2,607,225	2,540,085	2,619,960	42,855	1.4%	
PAYROLL EXPENSES	Security Payroll	165,600	163,326	146,114	151,579	157,390	160,998	136,595	152,334	137,773	145,848	178,966	2,274	1.4%
	Supplemental pay	19,044	22,116	12,241	9,455	13,757	17,494	13,848	14,574	13,741	14,859	-	(3,072)	-16.1%
	Employee meals	12,006	11,198	10,734	10,491	10,148	8,725	6,649	7,860	7,799	8,286	-	808	6.7%
	Payroll taxes	19,872	18,058	15,372	15,687	16,422	15,948	13,120	14,354	13,566	13,685	-	1,815	9.1%
TOTAL PAYROLL & BENEFITS	216,522	214,698	184,461	187,212	197,717	203,165	170,212	189,122	172,879	182,678	178,966	1,824	0.8%	

PROPRIETORS STRATA PLAN # 50 - BUDGET 2020

SUMMARY	BUDGET 2020	FORECAST 2019	ACTUAL 2018	ACTUAL 2017	ACTUAL 2016	ACTUAL 2015	ACTUAL 2014	ACTUAL 2013	ACTUAL 2012	ACTUAL 2011	ACTUAL 2010	Var Bud-20 Forecast-19
OTHER EXPENSES												
Bank Charges	1,860	1,860	1,810	1,800	1,850	1,860	1,800	1,822	1,800	1,825	1,800	- 0.0%
Work Permits	28,000	27,040	34,975	29,708	20,995	36,960	29,917	29,473	33,190	24,415	26,044	960 3.4%
Security Services & supplies	118,000	116,679	111,965	132,409	82,336	67,194	70,357	15,842	16,461	14,193	20,512	1,321 1.1%
Telephone	550	274	420	317	1,375	1,057	-	-	-	-	276	50.2%
D & O Liability Insurance	9,543	9,543	8,741	4,113	5,823	(252)	9,309	6,222	6,105	7,752	7,493	0 0.0%
Gym	52,900	52,900	51,809	53,916	52,952	48,533	48,916	47,190	49,395	45,600	46,356	(0) 0.0%
Management Fee	645,686	626,880	608,618	625,894	582,293	556,972	536,556	425,460	342,746	342,746	356,222	18,806 2.9%
Other expenses	85,350	28,992	27,344	43,155	66,189	64,276	3,936	4,562	1,255	5,784	738	56,358 66.0%
Strata Lot Management Fees	-	-	-	-	-	-	-	-	78,768	78,768	75,014	- 0.0%
Travelling expenses	5,600	4,800	4,200	4,200	2,800	2,500	5,900	7,480	9,880	9,800	3,500	800 14.3%
TOTAL OTHER EXPENSES	947,489	869,241	849,883	895,511	816,613	779,100	706,691	538,051	539,600	530,883	537,680	78,248 8.3%
DEPARTMENTAL INCOME												
Dpt. Income (Profit)/Loss	1,905,273	1,942,491	1,788,076	1,949,214	1,877,307	1,848,366	1,799,518	1,778,984	1,894,746	1,826,524	1,903,314	(37,218) -2.0%
MAINTENANCE												
PAYROLL EXPENSES												
Maintenance	215,000	205,570	208,616	203,743	207,284	238,866	252,866	248,141	250,143	308,639	438,069	9,430 4.4%
Grounds	135,000	140,905	115,936	119,722	148,554	139,150	147,576	155,011	155,579	143,878	193,005	(5,905) -4.4%
Sewage treatment plant	10,014	10,014	10,010	10,010	12,440	23,640	23,640	23,640	23,640	23,640	23,640	0 0.0%
Supplemental pay	41,402	41,227	35,631	46,624	45,683	37,249	35,128	34,909	36,180	35,103	174 0.4%	148 0.6%
Employee Meals	23,041	22,893	23,288	21,182	22,570	22,719	24,063	24,508	29,319	27,097	-	172 2.3%
Bonus provision	7,600	7,428	9,193	8,107	10,223	13,344	21,008	5,121	-	964	-	260 0.5%
Employee housing	57,600	57,340	57,288	48,562	56,043	55,517	61,471	56,415	67,504	76,813	-	(1,468) -4.1%
Payroll taxes	36,001	37,469	32,082	34,073	37,545	42,188	43,312	42,608	44,525	48,082	-	-
TOTAL PAYROLL & BENEFITS	525,658	522,847	492,042	492,024	540,343	572,672	609,064	590,353	606,890	664,215	654,714	2,811 0.5%
OTHER EXPENSES												
Automobile	8,400	8,908	7,392	4,465	8,330	15,022	19,703	15,872	14,526	10,057	6,747	(508) -6.1%
A/C related	15,000	15,913	15,115	29,024	22,543	37,202	19,455	18,180	31,463	38,871	37,837	(913) -6.1%
Maintenance supplies	233,750	205,670	198,990	291,020	218,736	234,057	208,113	246,990	225,000	192,727	239,792	28,080 12.0%
Building maintenance	-	-	0	18,900	-	-	-	-	750	26,527	-	0 0.0%
Office supplies	1,740	2,816	2,108	1,069	1,381	2,433	1,169	1,656	2,400	4,071	7,887	(1,076) -61.8%
Uniforms	10,500	10,467	8,148	8,267	7,845	7,230	7,599	16,769	12,500	3,825	5,618	33 0.3%
Painting & decoration	8,004	5,086	7,859	7,489	13,837	6,393	9,944	9,332	2,852	2,613	-	2,918 36.5%
Electrical & bulbs	17,860	20,374	11,299	18,975	23,147	15,507	25,059	20,055	26,991	17,808	19,138	(2,514) -14.1%
Locks & Keys	5,400	3,418	3,620	9,476	11,213	7,732	478	347	6,046	3,089	6,568	1,982 36.7%
Hurricane	-	-	0	-	-	-	-	-	-	-	-	0 0.0%
Elevator	12,000	43,800	40,116	51,938	46,094	48,845	41,447	38,477	38,400	99,335	62,797	(31,800) -265.0%
Garbage removal	26,280	26,090	26,272	25,810	25,680	25,810	26,760	27,435	28,840	26,138	28,542	190 0.7%
Telephone	1,320	1,453	1,119	1,608	1,302	612	1,807	468	393	816	1,927	(133) -10.1%
Fire protection	16,150	15,191	14,517	15,159	26,434	16,227	15,028	16,545	13,230	14,023	17,829	959 5.9%
Grounds & Landscaping	58,800	55,333	65,977	60,077	57,699	65,953	64,108	56,568	52,550	45,113	29,507	3,467 5.9%
Other expenses	1,800	3,035	4,880	8,260	8,180	9,890	8,296	12,542	39,085	35,407	13,455	(1,235) -68.6%
Sewage treatment	178,000	176,804	159,481	102,343	103,466	107,913	116,446	111,929	145,865	116,907	95,505	1,196 0.7%
TOTAL OTHER EXPENSES	595,004	594,358	566,893	653,882	575,886	600,826	565,412	593,165	640,891	637,326	573,148	646 0.1%
DEPARTMENTAL INCOME												
Dpt. Income (Profit)/Loss	1,120,662	1,117,204	1,058,936	1,145,906	1,116,229	1,173,498	1,174,476	1,183,518	1,247,781	1,301,540	1,227,862	3,457 0.3%

PROPRIETORS STRATA PLAN # 50 - BUDGET 2020

SUMMARY												Var Bud-20 Forecast-19	
POOL & BEACH	BUDGET 2020	FORECAST 2019	ACTUAL 2018	ACTUAL 2017	ACTUAL 2016	ACTUAL 2015	ACTUAL 2014	ACTUAL 2013	ACTUAL 2012	ACTUAL 2011	ACTUAL 2010	Var Bud-20 Forecast-19	
PAYOUT EXPENSES													
Pool & Beach	206,000	196,632	162,483	143,321	149,687	159,140	180,114	154,152	142,020	147,960	144,955	9,368	4.5%
Supplemental pay	15,450	15,840	12,103	11,128	17,326	18,228	16,966	20,276	18,896	17,469	11,936	(390)	-2.5%
Employee Meals	13,390	12,164	12,385	11,449	10,910	10,045	11,379	10,001	11,551	11,162	10,316	1,226	9.2%
Employee housing	52,800	30,131	52,126	54,098	47,984	60,012	60,088	65,625	60,574	78,216	101,220	22,669	42.9%
Payroll taxes	20,600	19,744	15,444	15,164	16,484	17,049	17,788	16,045	16,373	15,332	15,388	856	4.2%
Allocation Management Co.	(154,120)	(137,256)	(127,270)	(117,582)	(121,196)	(132,238)	(143,168)	(133,048)	-	-	-	(16,864)	10.9%
TOTAL PAYROLL & BENEFITS	154,120	137,255	127,271	117,579	121,196	132,236	143,167	133,051	249,414	270,139	283,815	16,865	10.9%
OTHER EXPENSES													
Pool & beach supplies	85,000	71,641	83,453	90,841	99,090	79,271	72,448	45,835	26,513	46,050	37,188	13,359	15.7%
Pool & beach umbrel. & furn	2,400	2,345	493	6,226	3,120	5,035	2,341	12,783	5,322	10,013	26,539	55	2.3%
Watersport supplies	16,000	18,850	10,272	11,873	9,035	11,897	10,771	6,654	12,019	5,921	5,322	(2,850)	-17.8%
Telephone	600	166	649	306	335	374	571	379	174	141	536	434	72.3%
Uniforms	12,000	12,163	2,670	6,049	10,092	8,571	6,270	3,460	-	-	-	(163)	-1.4%
Laundry	370,000	379,160	364,086	305,615	276,497	253,409	245,114	256,210	156,713	-	-	(9,160)	-2.5%
Miscellaneous	-	-	-	-	-	-	-	-	6,901	1,280	-	-	#DIV/0!
Allocation Management Co.	(243,000)	(242,162)	(234,653)	(210,456)	(199,086)	(179,204)	(168,563)	(168,947)	(147,392)	-	-	(838)	0.3%
Swimming pool chemicals	43,800	43,583	44,350	44,280	42,380	48,534	45,516	25,250	40,282	34,740	40,394	217	0.5%
Swimming pool repairs	9,500	10,693	1,680	9,156	9,757	8,480	4,889	4,784	6,169	7,630	8,751	(1,193)	-12.6%
Watersport repairs	3,500	4,386	3,163	975	5,936	1,608	3,474	1,652	6,230	2,533	5,442	(886)	-25.3%
TOTAL OTHER EXPENSES	299,800	300,826	276,163	264,865	257,155	237,974	222,831	188,060	112,931	108,309	124,173	(1,026)	-0.3%
DEPARTMENTAL INCOME													
Dpt. Income (Profit)/Loss	453,920	438,080	403,434	382,444	378,551	370,210	365,998	321,111	362,345	378,447	407,988	15,840	3.5%
COMMON AREA													
PAYOUT EXPENSES													
Payroll & Benefits	62,000	60,664	56,268	57,228	63,432	52,632	48,799	48,517	34,593	32,331	44,656	1,336	2.2%
TOTAL PAYROLL & BENEFITS	62,000	60,664	56,268	57,228	63,432	52,632	48,799	48,517	34,593	32,331	44,656	1,336	2.2%
OTHER EXPENSES													
Cleaning supplies	4,500	4,500	10,924	4,500	4,500	4,500	8,500	3,960	3,810	3,600	3,600	-	0.0%
Purchase allocation	4,000	4,000	399	-	-	-	-	-	-	-	-	-	0.0%
Miscellaneous	8,500	8,500	11,323	4,500	4,500	4,500	8,500	3,960	3,810	3,600	3,600	-	0.0%
TOTAL OTHER EXPENSES	70,500	69,164	67,591	61,728	67,932	57,132	57,299	52,477	38,403	35,931	48,256	1,336	1.9%
DEPARTMENTAL INCOME													
Dpt. Income (Profit)/Loss	260,000	268,149	258,117	191,617	238,312	185,014	227,418	221,640	240,211	211,911	216,161	(8,149)	-3.1%
ENERGY													
OTHER EXPENSES													
Electricity	150,000	148,377	158,118	96,252	91,682	106,118	151,287	146,583	146,945	135,838	124,106	1,623	1.1%
Water	80,000	94,347	63,839	53,412	108,513	29,994	34,504	40,562	37,647	72,625	88,608	(14,347)	-17.9%
Gas	30,000	25,424	36,159	41,953	38,118	48,902	41,627	34,495	55,619	3,447	3,447	4,576	15.3%
TOTAL OTHER EXPENSES	260,000	268,149	258,117	191,617	238,312	185,014	227,418	221,640	240,211	211,911	216,161	(8,149)	-3.1%
DEPARTMENTAL INCOME													
Dpt. Income (Profit)/Loss	260,000	268,149	258,117	191,617	238,312	185,014	227,418	221,640	240,211	211,911	216,161	(8,149)	-3.1%

STRATA PLAN #50 - BUDGET 2020 - COMMENTS

ADMIN & GENERAL

REVENUES

> **STRATA FEES**

	Budget 2020	Forecast 2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Strata Fees	2,471,324	2,447,052	2,304,900	2,366,257	2,312,117	2,281,560	2,175,936	2,037,504	2,037,504	2,037,504	2,037,504
Total sq. ft.	184,390	184,390	184,390	184,390	184,390	184,390	184,390	184,390	184,390	184,390	184,390
Strata fees per sq. ft.:	13.40	13.27	12.50	12.83	12.54	12.37	11.80	11.05	11.05	11.05	11.05

2018: Decrease budgeted due to Board request, proposed keeping the same per square foot to achieve proper staffing and coverage.

2019: Proposing increasing back to 2017 rates to cover shortfalls and breakeven.

2020: Proposing change to 13.45 per square foot for Strata Fees

	Budget 2020	Forecast 2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Strata Fees	2,471,324	2,447,052	2,304,900	2,366,257	2,312,117	2,281,560	2,175,944	2,037,504	2,037,504	2,037,504	2,037,504
Management Fees Insurance	-	-	-	-	-	-	-	100,473	103,009	102,041	114,426
Combined	2,471,324	2,447,052	2,304,900	2,366,257	2,312,117	2,281,560	2,175,944	2,137,977	2,140,513	2,139,545	2,151,930
Total sq. ft.	184,390	184,390	184,390	184,390	184,390	184,390	184,390	184,390	184,390	184,390	184,390
Strata fees per sq. ft.:	13.40	13.27	12.50	12.83	12.54	12.37	11.80	11.05	11.05	11.05	11.05
Mgt. Fees Insurance per sq. ft.			-	-	-	-	-	0.54	0.56	0.55	0.62
Total	13.40	13.27	12.50	12.83	12.54	12.37	11.80	11.59	11.61	11.60	11.67
Strata Fees Increase	1.00%	6.17%	-2.59%	2.34%	1.34%	4.85%	6.79%	0.00%	0.00%	0.00%	2.60%
Combined Increase	1.00%	6.17%	-2.59%	2.34%	1.34%	4.85%	1.78%	-0.12%	0.05%	-0.58%	1.43%
average 5 years Fees	1.65%										
average 5 years total	1.65%								1.02721	JN Formula	

1.02721 JN Formula

> **STRATA GARAGE FEES**

	Budget 2020	Forecast 2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Strata garage fees	70,406	69,708	62,368	66,708	65,868	64,968	62,345	57,428	57,420	57,420	57,420

2020: Fee increases at same rate as Strata Fees.

> **WATERSPORT CONTRIBUTION**

	Budget 2020	Forecast 2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Water sport contribution	-	-	-	-	-	-	-	-	15,000	15,000	15,000

2013: As from 2013, water sport contribution has been cancelled as Pool & Beach expenses are now shared 50/50 between Strata Corp. and Management Co.

> MAINTENANCE REVENUE

	Budget 2020	Forecast 2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Maintenance revenue	425,000	418,473	329,013	482,388	383,504	347,657	283,756	258,718	356,372	287,715	296,466

> INCOME FROM WATER

	Budget 2020	Forecast 2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Income from water	22,500	17,827	19,638	21,543	27,940	25,139	23,691	20,345	18,684	21,510	28,901

Mark-up fee of 10% on total water consumption by the Unit Owners to cover losses between the main meter and individual meters. Budget is based on same consumption as last year for the unit owners.

STRATA PLAN #50 - BUDGET 2020 - COMMENTS

> INCOME FROM POWER

	Budget 2020	Forecast 2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Income from power	60,000	54,966	50,531	60,540	75,815	89,580	102,247	101,818	92,382	85,480	70,115

Mark-up fee of 10% on total power consumption by the Unit Owners to cover losses between the main meter and individual meters.
Budget is based on same consumption as last year for the unit owners

> INCOME FROM CABLE

	Budget 2020	Forecast 2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Income from cable	16,214	14,631	52,732	29,631	22,374	17,712	18,232	17,887	19,793	25,903	19,953

> INCOME FROM PEST CONTROL

	Budget 2020	Forecast 2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Income pest control	2,340	1,481	1,791	2,340	2,340	2,124	2,232	2,259	1,692	2,340	2,340

> OTHER INCOME

	Budget 2020	Forecast 2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Other income	-	-	-	-	-	-	1,650	1,750	-	-	64,485

> INTEREST INCOME

	Budget 2020	Forecast 2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Other income	1,500	2,293	1,447	2,530	1,671	1,892	6,332	8,448	8,378	7,213	27,774

> INSURANCE ASSESSMENT

	Budget 2020	Forecast 2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Assessments	(741,029)	(741,029)	(667,940)	(425,801)	(495,836)	(562,706)	(588,347)	(711,229)	(724,315)	(702,283)	(796,449)
Premiums	741,029	741,029	667,940	425,801	495,836	562,706	588,347	610,756	621,306	600,242	682,023
Management Fees			-	-	-	-	-	100,473	103,009	102,041	114,426

> RESERVE FUNDS

	Budget 2020	Forecast 2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Capital reserve fund	(193,608)	(193,608)	(193,608)	(193,608)	(193,608)	(193,608)	(193,608)	(193,608)	(125,780)	(77,328)	(77,328)
Major reserve fund	(322,683)	(322,683)	(322,680)	(322,680)	(322,680)	(322,680)	-	-	(187,201)	(320,916)	(307,026)

per sq. ft.

Capital Expenditures:	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	0.68	0.42	0.42
Major Expenditures:	1.75	1.75	1.75	1.75	1.75	1.75	-	-	1.02	1.74	1.67
Total	2.80	2.80	2.80	2.80	2.80	2.80	1.05	1.05	1.70	2.16	2.08

Total sq. ft.

184,390 184,390

2015: Major Reserve implemented to build up funds

2020: Budget same as 2015 thru 2019, Board to review and advise.

PAYROLL EXPENSES

> SECURITY

	Budget 2020	Forecast 2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Payroll expenses	165,600	163,326	146,114	151,579	157,390	160,998	136,595	152,334	137,773	145,848	178,966

is included for 2010

2020: Average monthly payroll cost of \$13,800

	Budget 2020	Forecast 2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Supplemental Pay	19,044	22,116	12,241	9,455	13,757	17,494	13,848	14,574	13,741	14,859	-

Sick pay + Vacation accrual + Holiday Pay

2020: 11.5% of payroll expenses, assuming sick leave will improve.

	Budget 2020	Forecast 2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Employee Meals	12,006	11,198	10,734	10,491	10,148	8,725	6,649	7,860	7,799	8,286	-

Cost of employee cafeteria

2020: 7.25% of payroll expenses

	Budget 2020	Forecast 2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Payroll Taxes	19,872	18,058	15,372	15,687	16,422	15,948	13,120	14,354	13,566	13,685	-

2015: 9.6% of payroll expenses

2020: 12% of payroll expenses, estimated additional Service Charge impact

OTHER EXPENSES

> BANK CHARGES

	Budget 2020	Forecast 2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Bank charges	1,860	1,860	1,810	1,860	1,850	1,860	1,800	1,822	1,800	1,825	1,800

Fixed allocation of \$155.00 monthly to cover bank charges on Strata operations (international wires for purchases, direct deposit for Strata employees, etc....)

> WORK PERMITS

	Budget 2020	Forecast 2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Work permits	28,000	27,040	34,975	29,708	20,995	36,960	29,317	29,473	33,190	24,415	26,044

> SECURITY SERVICE & SUPPLIES PURCHASED

	Budget 2020	Forecast 2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Security Services & supplies	118,000	116,679	111,965	132,409	82,336	67,194	70,357	15,842	16,461	14,193	20,512

STRATA PLAN #50 - BUDGET 2020 - COMMENTS> **TELEPHONE**

	Budget 2020	Forecast 2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Telephone	550	274	420	317	1,375	1,057	-	-	-	-	-

Cell phone consumptions. All phone calls made in between closed user group are free of charge. Security Manger phone was not properly charged here in the past.

STRATA PLAN #50 - BUDGET 2020 - COMMENTS

> D & O LIABILITY & OTHER INSURANCE

	Budget 2020	Forecast 2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
D&O liability	9,543	9,543	8,741	4,113	5,823	(252)	9,309	6,222	6,105	7,752	7,493

> GYM

	Budget 2020	Forecast 2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Gym	52,900	52,900	51,809	53,916	52,952	48,533	48,916	47,190	49,395	45,600	46,356

Fixed allocation of \$4,120 monthly for operating expenses of the Gym: 2 attendants + utilities. (minimum wage increased in 2015 to \$6.25)
Monthly budget of \$250 monthly for maintenance/repairs to Gym equipment

> MANAGEMENT FEE

	Budget 2020	Forecast 2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Management fee	645,686	626,880	608,618	625,894	582,293	556,972	536,556	425,460	342,746	342,746	356,222
<i>Mgt fee on insurance</i>	-	-	-	-	-	-	-	103,549	103,009	102,041	114,426
<i>Strata Lot Fees</i>	-	-	-	-	-	-	-	-	78,768	78,768	75,014

As per the new Management Agreement signed in 2013, there will be a flat management fee of \$525,000 going forward with annual increase
The Management Fee on insurance premiums and the Strata Lot Fees have been cancelled and incorporated in above flat fee.
2020: 3% increase as per agreement, minimal change to CPI.

> OTHER EXPENSES

	Budget 2020	Forecast 2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Other expenses	85,350	28,992	27,344	43,155	66,189	64,276	3,936	4,562	1,255	5,784	738

Miscellaneous expenses \$600 monthly - website maintenance, newsletter, security uniforms ...
2020: Includes \$6,750 financial annual review and 2% contingency
Training, Employee of the Month, Staff Recognition, etc. included
Website Maintenance

61,400

> STRATA LOT MANAGEMENT FEE

	Budget 2020	Forecast 2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Strata lot fees	-	-	-	-	-	-	-	-	78,768	78,768	75,014

Strata Lot Fees have been cancelled as per the new Management Agreement signed in April 2013.

> TRAVELLING EXPENSES

	Budget 2020	Forecast 2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Travelling expenses	5,600	4,800	4,200	4,200	2,800	2,500	5,900	7,480	9,880	9,800	3,500

Travelling expenses paid to the Board Members to participate in the Board Meetings

2020: 2 meetings x \$700 per member x 4 members

MAINTENANCE

PAYROLL EXPENSES

> ENGINEERING

	Budget 2020	Forecast 2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Engineering payroll	215,000	205,570	208,616	203,743	207,284	238,866	252,866	248,141	250,143	308,639	438,069
Landscaping payroll	135,000	140,905	115,936	119,722	148,554	139,150	147,576	155,011	155,579	143,878	193,005
Sewage plant	10,014	10,014	10,010	10,010	12,440	23,640	23,640	23,640	23,640	23,640	23,640
Total payroll	360,014	356,489	334,561	333,474	368,277	401,656	424,082	426,792	429,362	476,157	654,714

2020: Sewage Treatment Plant allocation changed based on using outside service
Engineering payroll of \$17,917 monthly
Landscaping average \$11,250 monthly

STRATA PLAN #50 - BUDGET 2020 - COMMENTS

	Budget 2020	Forecast 2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Supplemental Pay	41,402	41,227	35,631	46,624	45,683	37,249	35,128	34,909	36,180	35,103	-

Sick pay + Vacation accrual + Holiday Pay
2020: 11.5% on payroll expenses

	Budget 2020	Forecast 2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Employee Meals	23,041	22,893	23,288	21,182	22,570	22,719	24,063	24,508	29,319	27,097	-

Cost of employee cafeteria
2020: 6.4% of payroll expenses

	Budget 2020	Forecast 2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Bonus provision	7,600	7,428	9,193	8,107	10,223	13,344	21,008	5,121	-	964	-

Bonus for Chief Engineer
Christmas bonus for Engineering & Landscaping employees

	Budget 2020	Forecast 2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Employee housing	57,600	57,340	57,288	48,562	56,043	55,517	61,471	56,415	67,504	76,813	-

2020: Average of \$4,800 monthly

	Budget 2020	Forecast 2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Payroll taxes	36,001	37,469	32,082	34,073	37,545	42,188	43,312	42,608	44,525	48,082	-

is included for 2010

2020: 10% of payroll expenses, impact from Service charge changes

OTHER EXPENSES

New cost share allocation of 20/80 applied as from 2012 for all general maintenance expenses that cannot be allocated directly to any specific location.

> AUTOMOBILE

	Budget 2020	Forecast 2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Automobile	8,400	8,908	7,392	4,465	8,330	15,022	19,703	15,872	14,526	10,057	6,747

80% of repair expenses to Engineering Truck + 67% of repair expenses to Landscaping + Kubota:

Gasoline is allocated to Automobile as from 2011

2020: Average of \$700 monthly

> A/C RELATED

	Budget 2020	Forecast 2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
A/C related	15,000	15,913	15,115	29,024	22,543	37,202	19,455	18,180	31,463	38,871	37,837

These expenses are mainly for Units and therefore being rebilled to the Unit Owners through the work orders

2020: Average of \$1,250 monthly

> MAINTENANCE SUPPLIES

	Budget 2020	Forecast 2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
maintenance supplies	233,750	205,670	198,990	291,020	218,736	234,057	208,113	246,990	225,000	192,727	239,792

% to work order revenues 55% 49% 60% 60% 57% 67% 73% 95% 63% 67% 81%

2012: a part of the cooling tower maintenance expenses has been moved to the reserve fund: \$53,270

> BUILDING MAINTENANCE

	Budget 2020	Forecast 2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Building maintenance		-	0	18,900	-	-	-	-	750	26,527	-

2011: expenses include \$21,000 of repairs to all garage doors that have been re-billed to the Unit Owners

2017: expenses include \$18,900 of special project window cleaning

> OFFICE SUPPLIES

	Budget 2020	Forecast 2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Office supplies	1,740	2,816	2,108	1,069	1,381	2,433	1,169	1,656	2,400	4,071	7,887

Cartridges, photocopy paper, etc....

2020: Average of \$145 monthly

> UNIFORMS

	Budget 2020	Forecast 2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Uniforms	10,500	10,467	8,148	8,267	7,845	7,230	7,599	16,769	12,500	3,825	5,618

Cost of replacement for uniforms

2020: Assuming similar needs and costs as 2019, with some additional staff

> PAINTING & DECORATIONS

	Budget 2020	Forecast 2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Painting & Decoration	8,004	5,086	7,859	7,489	13,837	6,393	9,944	9,332	2,852	2,613	-

Yearly amount for painting

2019: Average of \$667 monthly budgeted

STRATA PLAN #50 - BUDGET 2020 - COMMENTS

> ELECTRICAL & BULBS

	Budget 2020	Forecast 2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Electrical & Bulbs	17,860	20,374	11,299	18,975	23,147	15,507	25,059	20,055	26,991	17,808	19,138

All light bulbs replaced in the rooms will be rebilled to the Unit Owners. Common areas will be supported by Strata.

2020: Average of \$1,500 monthly

> LOCKS & KEYS

	Budget 2020	Forecast 2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Locks & Keys	5,400	3,418	3,620	9,476	11,213	7,732	478	347	6,046	3,089	6,568

2020: Average of \$450 monthly

> ELEVATORS

	Budget 2020	Forecast 2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Elevators	12,000	43,800	40,116	51,938	46,094	48,845	41,447	38,477	38,400	99,335	62,797

> GARBAGE REMOVAL

	Budget 2020	Forecast 2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
garbage removal	26,280	26,090	26,272	25,810	25,680	25,810	26,760	27,435	28,840	26,138	28,542

	monthly	yearly
Contract:	\$ 2,140	\$ 25,680
Additional loads	\$ 50	\$ 600
Total	2,190	26,280

Sewage Plant waste removal is posted under Sewage Plant.

> TELEPHONE

	Budget 2020	Forecast 2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Telephone	1,320	1,453	1,119	1,608	1,302	612	1,807	468	393	816	1,927

Monthly cell phone bill

2020: Average of \$110 monthly

> FIRE PROTECTION

	Budget 2020	Forecast 2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Fire protection	16,150	15,191	14,517	15,159	26,434	16,227	15,028	16,545	13,230	14,023	17,829

> GROUNDS & LANDSCAPING

	Budget 2020	Forecast 2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Grounds & landscaping	58,800	55,333	65,977	60,077	57,699	65,953	64,108	56,568	52,550	45,113	29,507

Allocation for purchase of materials, plants, etc....

2020: Average of \$4,900 monthly

> OTHER EXPENSES

	Budget 2020	Forecast 2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Other expenses	1,800	3,035	4,880	8,260	8,180	9,890	8,296	12,542	39,085	35,407	13,455

2020: Miscellaneous: \$150 monthly, using space in basements

STRATA PLAN #50 - BUDGET 2020 - COMMENTS

> SEWAGE TREATMENT

	Budget 2020	Forecast 2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Sewage plant	178,000	176,804	159,481	102,343	103,466	107,913	116,446	111,929	145,865	116,907	95,505

Allocated as follows: total expense >> 33% to Somerset and remaining split 80/20 between Resort and Strata.

POOL & BEACH

PAYROLL EXPENSES

	Budget 2020	Forecast 2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Payroll & related	206,000	196,632	162,483	143,321	149,687	159,140	180,114	154,152	142,020	147,960	144,955

2020: Average payroll of \$17,000 monthly, full time manager in 2020

	Budget 2020	Forecast 2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Supplemental Pay	15,450	15,840	12,103	11,128	17,326	18,228	16,966	20,276	18,896	17,469	11,936

Sick pay + Vacation accrual + Holiday Pay

2020: 7.5% on payroll expenses

	Budget 2020	Forecast 2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Employee Meals	13,390	12,164	12,385	11,449	10,910	10,045	11,379	10,001	11,551	11,162	10,316

Cost of employee cafeteria

2020: 6.5% of payroll expenses

	Budget 2020	Forecast 2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Employee Housing	52,800	30,131	52,126	54,098	47,984	60,012	60,088	65,625	60,574	78,216	101,220

2020: Average of \$4,400 monthly, full time manager in 2020

	Budget 2020	Forecast 2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Payroll Taxes	20,600	19,744	15,444	15,164	16,484	17,049	17,788	16,045	16,373	15,332	15,388

2020: 10% of payroll expense

	Budget 2020	Forecast 2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Allocation Mgt Co.	(154,120)	(137,256)	(127,270)	(117,582)	(121,196)	(132,238)	(143,168)	(133,048)	-	-	-

Pool & Beach payroll expenses 50/50 split between Strata Corp and Management Co. since 2013

OTHER EXPENSES

> POOL & BEACH SUPPLIES

	Budget 2020	Forecast 2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
P&B supplies	85,000	71,641	83,453	90,841	99,090	79,271	72,448	45,835	26,513	46,050	37,188

> POOL & BEACH UMBRELLAS & FURNITURE

	Budget 2020	Forecast 2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Umbrellas & furniture	2,400	2,345	493	6,226	3,120	5,035	2,341	12,783	5,322	10,013	26,539

Minor purchases for replacement and repairs.

Umbrellas and Furniture are paid out of the capital reserve fund

Biggest expense in 2013 for rubber wheel chairs: \$3,300 first cost

2020: For miscellaneous needed Repair works by Restoration department

> WATERSPORT SUPPLIES

	Budget 2020	Forecast 2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Water sport supplies	16,000	18,850	10,272	11,873	9,035	11,897	10,771	6,654	12,019	5,921	5,322

Monthly budget for water sport supplies. (sails, life vests, masks, snorkels, ...)

> TELEPHONE

	Budget 2020	Forecast 2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Telephone	600	166	649	306	335	374	571	379	174	141	536

2020: \$50 monthly budget for cell phone bills.

STRATA PLAN #50 - BUDGET 2020 - COMMENTS

> UNIFORMS

	Budget 2020	Forecast 2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Uniforms	12,000	12,163	2,670	6,049	10,092	8,571	6,270	3,460	-	-	-

Note: 2012 & Prior years uniforms were included in Pool & Beach supplies.

2020: Budget based on similar needs as 2019

> LAUNDRY

	Budget 2020	Forecast 2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Laundry	370,000	379,160	364,086	305,615	276,497	253,409	245,114	256,210	156,713	-	-

> MISCELLANEOUS

	Budget 2020	Forecast 2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Miscellaneous	-	-	-	-	-	-	-	-	6,901	1,280	-

> ALLOCATION MANAGEMENT COMPANY

	Budget 2020	Forecast 2019	2018	2017	2016	2015	2014	2,013	2012	2011	2010
Miscellaneous	(243,000)	(242,162)	(234,653)	(210,456)	(199,086)	(179,204)	(168,563)	(168,947)	(147,392)	-	-

control: 50% 50% 51% 50% 50% 50% 50% 50% 52%

> SWIMMING POOL CHEMICALS

	Budget 2020	Forecast 2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Pool chemicals	43,800	43,583	44,350	44,280	42,380	48,534	45,516	25,250	40,282	34,740	40,394

Monthly budget for pool chemicals and treatment.

> SWIMMING POOL REPAIRS

	Budget 2020	Forecast 2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Pool repairs	9,500	10,693	1,680	9,156	9,757	8,480	4,889	4,784	6,169	7,630	8,751

2020: monthly budget for minors swimming pool repairs (motors, pumps, ...)

> WATERSPORT REPAIRS

	Budget 2020	Forecast 2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Water sport repairs	3,500	4,386	3,163	975	5,936	1,608	3,474	1,652	6,230	2,533	5,442

Monthly budget for repairs to water sport equipment (repair of hobby cat, hobby sail, windsurf,...)

COMMON AREA

PAYROLL EXPENSES

	Budget 2020	Forecast 2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Payroll & benefits	62,000	60,664	56,268	57,228	63,432	52,632	48,799	48,517	34,593	32,331	44,656

OTHER EXPENSES

	Budget 2020	Forecast 2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Other expenses	8,500	8,500	11,323	4,500	4,500	4,500	8,500	3,960	3,810	3,600	3,600

2020: A fixed amount of \$ 375.00 per month is being allocated to Strata for cleaning supplies, plus \$4,000 other charges

STRATA PLAN #50 - BUDGET 2020 - COMMENTS

ENERGY

OTHER EXPENSES

> ELECTRICITY

	Budget 2020	Forecast 2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Electricity	150,000	148,377	158,118	96,252	91,682	106,118	151,287	146,583	146,945	135,838	124,106

All utility consumption inside the rooms is being billed to the Unit Owners.
 Strata portion is for elevators, part of building basements, swimming pool, tennis court, part of cooling tower, ...
 Sewage plant utilities are posted under sewage plant

> WATER

	Budget 2020	Forecast 2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Water	80,000	94,347	63,839	53,412	108,513	29,994	34,504	40,562	37,647	72,625	88,608

All utility consumption inside the rooms is being billed to the Unit Owners.
 Strata portion is for elevators, part of building basements, swimming pool, beach showers, part of cooling tower, ...

> GAS

	Budget 2020	Forecast 2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Propane	30,000	25,424	36,159	41,953	38,118	48,902	41,627	34,495	55,619	3,447	3,447

Fixed amount allocated for gas for the outside lights in buildings
 Propane for pool heating for 1 st. qtr. and December
 Pool heated since 2012
 Jacuzzi switched from Power heating to Gas in 2015