

PROPRIETORS STRATA PLAN # 50 - BUDGET 2021

SUMMARY	BUDGET 2021	ACTUAL 2020	B 2021 vs 2020	ACTUAL 2019	B 2021 vs A2019	ACTUAL 2018	ACTUAL 2017	ACTUAL 2016	ACTUAL 2015	ACTUAL 2014	ACTUAL 2013	ACTUAL 2012	ACTUAL 2011	ACTUAL 2010	ACTUAL 2009	ACTUAL 2008
Revenues	2,827,475	2,588,050	239,425	3,025,526	(198,051)	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	2,440,441	2,527,095
TOTAL REVENUES	2,827,475	2,588,050	239,425	3,025,526	(198,051)	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	2,440,441	2,527,095
Admin & General	1,140,817	1,010,975	129,842	1,088,697	52,120	1,034,343	1,082,723	1,014,330	982,265	876,903	727,173	712,479	713,561	716,646	698,328	601,463
Maintenance	1,099,121	644,808	454,313	1,099,990	(869)	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	1,200,333	1,284,278
Pool & Beach	378,190	223,967	154,223	409,493	(31,303)	403,434	382,444	378,351	370,210	365,998	321,111	362,345	378,447	407,988	372,032	366,324
Common Areas	71,292	54,479	16,813	63,510	7,782	67,591	61,728	67,932	57,132	57,299	52,477	38,403	35,931	48,256	39,644	44,377
Utilities	198,250	139,546	58,704	262,888	(64,638)	258,117	191,617	238,312	185,014	227,418	221,600	240,211	211,911	216,161	142,822	228,620
TOTAL EXPENSES	2,887,669	2,073,775	813,894	2,924,578	(36,909)	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	2,453,158	2,525,062
Insurance Assessment	(971,514)	(870,465)	(101,049)	(749,079)	(222,435)	667,940	(425,801)	(495,836)	(562,706)	(588,347)	(711,229)	(724,315)	(702,283)	(796,449)	(935,479)	(808,439)
Insurance Expenses	971,514	870,465	101,049	749,079	222,435	(667,940)	425,801	495,836	562,706	588,347	610,756	621,306	600,242	682,023	799,741	697,491
Management Fee	-	-	-	-	-	-	-	-	-	-	100,473	103,009	102,041	114,426	135,738	110,948
TOTAL INSURANCE	-	-	-	-	-	-	-	-	-	-	(0)	-	-	(0)	0	(0)
Capex Reserve Assessment	(145,206)	(32,268)	(112,938)	(193,680)	48,402	(193,608)	(193,608)	(193,608)	(193,608)	(193,608)	(193,608)	(125,780)	(77,328)	(77,328)	(77,328)	(77,328)
Major Reserve Assessment	(242,010)	(53,780)	(188,230)	(322,680)	80,670	(322,680)	(322,680)	(322,680)	(322,680)	(322,680)	-	(187,201)	(320,916)	(307,026)	(302,484)	(293,388)
Reserve Fund	387,216	86,048	301,168	516,288	(129,072)	516,288	516,288	516,288	516,288	516,288	193,608	312,981	398,244	384,354	379,812	370,716
TOTAL RESERVE FUND	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
INCOME/ (LOSS)	(60,194)	514,275	(574,469)	100,948	(161,142)	0	167,519	76,482	62,513	(25,673)	238	6,006	(101,305)	3,047	(12,717)	2,033

2015-2013 BALANCE MOVED TO RESERVE IN 2016

(86,398)

Before maintenance allocations

(84,843)

Before PPC claim reimbursement

ADMIN & GENERAL

REVENUES	BUDGET 2021	ACTUAL 2020	B 2021 vs 2020	ACTUAL 2019	B 2021 vs A2019	ACTUAL 2018	ACTUAL 2017	ACTUAL 2016	ACTUAL 2015	ACTUAL 2014	ACTUAL 2013	ACTUAL 2012	ACTUAL 2011	ACTUAL 2010	ACTUAL 2009	ACTUAL 2008
Strata Fees	2,285,997	2,286,117	(120)	2,447,052	(161,055)	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	1,985,880	1,916,808
Strata Garage Fees	70,140	70,140	-	69,708	432	62,368	66,708	65,868	64,968	62,345	57,428	57,428	57,428	57,428	56,592	56,592
Watersport Contribution	-	-	-	-	-	-	-	-	-	-	-	15,000	15,000	15,000	15,000	15,000
Maintenance Revenue	420,083	201,459	218,624	426,574	(6,491)	329,013	482,388	383,504	347,657	283,756	258,718	356,372	287,715	296,466	269,723	378,293
Income from water	12,850	9,412	3,438	18,165	(5,315)	19,638	21,543	27,940	25,139	23,691	20,345	18,684	21,510	28,801	26,861	24,775
Income from power	36,460	26,764	9,696	55,457	(18,997)	50,531	60,540	75,815	89,580	102,247	101,818	92,382	85,480	70,115	61,310	90,288
Income from cable	-	(7,226)	7,226	5,782	(5,782)	52,732	29,631	22,374	17,712	18,232	17,887	19,793	25,903	19,953	20,130	20,405
Income from pest control	1,820	1,193	627	486	1,334	1,791	2,340	2,340	2,124	2,232	2,259	1,692	2,340	2,340	1,603	19,695
Other Income	-	-	-	-	-	-	-	-	-	1,650	1,750	-	-	64,485	-	-
Interest Income	125	191	(66)	2,302	(2,177)	1,447	2,530	1,671	1,892	6,332	8,448	8,378	7,213	27,774	3,342	5,239
TOTAL REVENUES	2,827,475	2,588,050	239,425	3,025,526	(198,051)	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	2,440,441	2,527,095

PAYROLL EXPENSES

Security Payroll	229,200	169,941	59,259	167,516	61,684	146,114	151,579	157,390	160,998	136,595	152,334	137,773	145,848	178,966	156,328	170,404
Supplemental pay	24,000	19,384	4,616	21,411	2,589	12,241	9,455	13,757	17,494	13,848	14,574	13,741	14,859	-	-	-
Employee meals	12,600	14,908	(2,308)	10,743	1,857	10,734	10,491	10,148	8,725	6,649	7,860	7,799	8,286	-	-	-
Payroll taxes	32,664	19,158	13,506	18,282	14,382	15,372	15,687	16,422	15,948	13,120	14,354	13,566	13,685	-	-	-
TOTAL PAYROLL & BENEFITS	298,464	223,391	75,073	217,952	80,512	184,461	187,212	197,717	203,165	170,212	189,122	172,879	182,678	178,966	156,327	170,404

OTHER EXPENSES

Bank Charges	1,860	2,180	(320)	1,860	-	1,810	1,800	1,850	1,860	1,800	1,822	1,800	1,825	1,800	1,800	1,800
Work Permits	30,000	40,711	(10,711)	26,905	3,095	34,975	29,708	20,995	36,960	29,917	29,473	33,190	24,415	26,044	31,693	17,335
Security Services & supplies	49,200	25,231	23,969	114,706	(65,506)	111,965	132,409	82,336	67,194	70,357	15,842	16,461	14,193	20,512	37,784	1,084
Telephone	550	85	465	256	294	420	317	1,375	1,057	-	-	-	-	-	120	91
D & O Liability Insurance	18,261	9,563	8,698	9,543	8,718	8,741	4,113	5,823	(252)	9,309	6,222	6,105	7,752	7,493	3,843	4,168
Gym	49,440	38,131	11,309	51,627	(2,187)	51,809	53,916	52,952	48,916	47,190	49,395	45,600	46,356	45,047	-	-
Management Fee	655,057	645,686	9,371	626,880	28,177	608,618	625,894	582,293	556,972	536,556	425,460	342,746	342,746	356,222	347,070	335,472
Other expenses	24,000	23,332	668	34,168	(10,168)	27,344	43,155	66,189	64,276	3,936	4,562	-	5,784	738	3,201	362
Strata Lot Management Fees	-	-	-	-	-	-	-	-	-	-	-	78,768	78,768	75,014	71,442	68,040
Travelling expenses	5,600	2,665	2,935	4,800	800	4,200	4,200	2,800	2,500	5,900	7,480	9,880	9,800	3,500	-	2,706
TOTAL OTHER EXPENSES	833,968	787,584	46,384	870,745	(36,778)	849,883	895,511	816,613	779,100	706,691	538,051	539,600	530,883	537,680	542,001	431,059

DEPARTMENTAL INCOME

Dpt. Income (Profit)/Loss	1,695,044	1,577,075	117,969	1,936,829	(241,785)	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	1,742,114	1,925,632
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MAINTENANCE																
PAYROLL EXPENSES	BUDGET 2021	ACTUAL 2020	B 2021 vs 2020	ACTUAL 2019	B 2021 vs A2019	ACTUAL 2018	ACTUAL 2017	ACTUAL 2016	ACTUAL 2015	ACTUAL 2014	ACTUAL 2013	ACTUAL 2012	ACTUAL 2011	ACTUAL 2010	ACTUAL 2009	ACTUAL 2008
Maintenance	192,000	131,734	60,266	200,345	(8,345)	208,616	203,743	207,284	238,866	252,866	248,141	250,143	308,639	438,069	455,222	471,033
Grounds	162,000	97,670	64,330	150,261	11,739	115,936	119,722	148,554	139,150	147,576	155,011	155,579	143,878	193,005	181,967	159,500
Sewage treatment plant	10,014	10,008	6	10,008	6	10,010	10,010	12,440	23,640	23,640	23,640	23,640	23,640	23,640	23,640	9,984
Supplemental pay	36,000	24,376	11,624	38,921	(2,921)	35,631	46,624	45,683	37,249	35,128	34,909	36,180	35,103			
Employee Meals	16,200	16,667	(467)	21,146	(4,946)	23,288	21,182	22,570	22,719	24,063	24,508	29,319	27,097			
Bonus provision	6,240	1,694	4,546	9,944	(3,704)	9,193	8,107	10,223	13,344	21,008	5,121	-	964			
Employee housing	51,600	56,229	(4,629)	56,976	(5,376)	57,288	48,562	56,043	55,517	61,471	56,415	67,504	76,813			
Payroll taxes	42,000	23,020	18,980	34,030	7,970	32,082	34,073	37,545	42,188	43,312	42,608	44,525	48,082			
TOTAL PAYROLL & BENEFITS	516,054	361,398	154,656	521,631	(5,577)	492,042	492,024	540,343	572,672	609,064	590,353	606,890	664,215	654,714	660,829	640,517
OTHER EXPENSES																
Automobile	12,800	3,053	9,747	9,416	3,384	7,392	4,465	8,330	15,022	19,703	15,872	14,526	10,057	6,747	9,242	4,847
A/C related	6,250	21,735	(15,485)	12,163	(5,913)	15,115	29,024	22,543	37,202	19,455	18,180	31,463	38,871	37,837	20,505	31,713
Maintenance supplies	236,271	69,872	166,399	212,722	23,549	198,990	291,020	218,736	234,057	208,113	246,990	225,000	192,727	239,792	197,713	288,040
Building maintenance						0	18,900	-	-	-	-	750	26,527	-	5,186	-
Office supplies	1,740	229	1,511	2,891	(1,151)	2,108	1,069	1,381	2,433	1,169	1,656	2,400	4,071	7,887	3,065	2,256
Uniforms	10,500	4,434	6,066	8,074	2,426	8,148	8,267	7,845	7,230	7,599	16,769	12,500	3,825	5,618	5,992	2,769
Painting & decoration	8,004	3,190	4,814	5,189	2,815	7,859	7,489	13,837	6,393	9,944	9,332	2,852	2,613			2,875
Electrical & bulbs	18,572	5,206	13,366	16,308	2,264	11,299	18,975	23,147	15,507	25,059	20,055	26,991	17,808	19,138	17,312	22,453
Locks & Keys	1,800	151	1,649	5,672	(3,872)	3,620	9,476	11,213	7,732	478	347	6,046	3,089	6,568	2,326	3,080
Hurricane	-	226	(226)	-	-	-	0	-	-	-	-	-	-	-	-	-
Elevator	11,250	3,700	7,550	39,600	(28,350)	40,116	51,938	46,094	48,845	41,447	38,477	38,400	99,335	62,797	48,040	48,076
Garbage removal	25,590	13,625	11,965	26,040	(4,50)	26,272	25,810	25,680	25,810	26,760	27,435	28,840	26,138	28,542	28,209	22,803
Telephone	1,270	384	886	1,290	(20)	1,119	1,608	1,302	612	1,807	468	393	816	1,927	1,991	2,135
Fire protection	15,304	4,788	10,516	17,318	(2,014)	14,517	15,159	26,434	16,227	15,028	16,545	13,230	14,023	17,829	8,451	21,489
Grounds & Landscaping	56,200	25,404	30,796	54,478	1,722	65,977	60,077	57,699	65,953	64,108	56,568	52,550	45,113	29,507	68,756	39,611
Other expenses	2,350	7,420	(5,070)	2,585	(235)	4,880	8,260	8,180	9,890	8,296	12,542	39,085	35,407	13,455	10,306	17,644
Sewage treatment	175,167	119,993	55,174	164,613	10,554	159,481	102,343	103,466	107,913	116,446	111,929	145,865	116,907	95,505	112,408	133,970
TOTAL OTHER EXPENSES	583,067	283,410	299,657	578,359	4,708	566,893	653,882	575,886	600,826	565,412	593,165	640,891	637,326	573,148	539,504	643,761
DEPARTMENTAL INCOME																
Dpt. Income (Profit)/Loss	1,099,121	644,808	454,313	1,099,990	(869)	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	1,200,333	1,284,278
POOL & BEACH																
PAYROLL EXPENSES	BUDGET 2021	ACTUAL 2020	B 2021 vs 2020	ACTUAL 2019	B 2021 vs A2019	ACTUAL 2018	ACTUAL 2017	ACTUAL 2016	ACTUAL 2015	ACTUAL 2014	ACTUAL 2013	ACTUAL 2012	ACTUAL 2011	ACTUAL 2010	ACTUAL 2009	ACTUAL 2008
Pool & Beach	177,000	104,799	72,201	188,108	(11,108)	162,483	143,321	149,687	159,140	180,114	154,152	142,020	147,960	144,955	130,210	149,225
Supplemental pay	15,875	10,846	5,029	15,786	89	12,103	11,128	17,326	18,228	16,966	20,276	18,896	17,469	11,936	10,724	10,867
Employee Meals	13,390	8,513	4,877	11,197	2,193	12,385	11,449	10,910	10,045	11,379	10,001	11,551	11,162	10,316	8,125	13,306
Employee housing	21,000	25,541	(4,541)	28,790	(7,790)	52,126	54,098	47,984	60,012	60,088	65,625	60,574	78,216	101,220	102,481	100,367
Payroll taxes	20,600	11,520	9,080	18,252	2,348	15,444	15,164	16,484	17,049	17,788	16,045	16,373	15,332	15,388	6,184	-
Allocation Management Co.	(123,934)	(80,125)	(43,809)	(131,108)	7,174	(127,270)	(117,582)	(121,196)	(132,238)	(143,168)	(133,048)	-	-	-	-	-
TOTAL PAYROLL & BENEFITS	123,931	81,094	42,837	131,025	(7,094)	127,271	117,579	121,196	132,236	143,167	133,051	249,414	270,139	283,815	257,725	273,765
OTHER EXPENSES																
Pool & beach supplies	70,500	11,599	58,901	70,334	166	83,453	90,841	99,090	79,271	72,448	45,835	26,513	46,050	37,188	37,683	39,792
Pool & beach umbrella, & furn	2,200	2,783	(583)	2,398	(198)	493	6,226	3,120	5,035	2,341	12,783	5,322	10,013	26,539	26,147	2,463
Watersport supplies	15,167	3,333	11,834	19,244	(4,077)	10,272	11,873	9,035	11,897	10,771	6,654	12,019	5,921	5,322	6,354	8,390
Telephone	600	403	197	222	378	649	306	335	374	571	379	174	141	536	-	879
Uniforms	12,000	4,658	7,342	13,711	(1,711)	2,670	6,049	10,092	8,571	6,270	3,460	-	-	-	-	-
Laundry	271,740	164,886	106,854	339,426	(67,686)	364,086	305,615	276,497	253,409	245,114	256,210	156,713	-	-	-	-
Miscellaneous	-	-	-	-	-	-	-	-	-	-	-	6,901	1,280	-	1,400	504
Allocation Management Co.	(186,104)	(98,562)	(87,542)	(222,667)	36,563	(234,653)	(210,456)	(199,086)	(179,204)	(168,563)	(168,947)	(147,392)	-	-	-	-
Swimming pool chemicals	40,150	45,775	(5,625)	43,500	(3,350)	44,350	44,280	42,380	48,534	45,516	25,250	40,282	34,740	40,394	34,433	27,714
Swimming pool repairs	9,500	7,998	1,502	7,132	2,368	1,680	9,156	9,757	8,480	4,889	4,784	6,169	7,630	8,751	2,859	5,525
Watersport repairs	3,788	-	3,788	5,168	(1,380)	3,163	975	5,936	1,608	3,474	1,652	6,230	2,533	5,442	5,431	7,293
TOTAL OTHER EXPENSES	239,541	142,873	96,668	278,468	(38,927)	276,163	264,865	257,155	237,974	222,831	188,060	112,931	108,309	124,173	114,307	92,560
DEPARTMENTAL INCOME																
Dpt. Income (Profit)/Loss	363,472	223,967	139,505	409,493	(46,021)	403,434	382,444	378,351	370,210	365,998	321,111	362,345	378,447	407,988	372,032	366,324

COMMON AREA

PAYROLL EXPENSES	BUDGET 2021	ACTUAL 2020	B 2021 vs 2020	ACTUAL 2019	B 2021 vs A2019	ACTUAL 2018	ACTUAL 2017	ACTUAL 2016	ACTUAL 2015	ACTUAL 2014	ACTUAL 2013	ACTUAL 2012	ACTUAL 2011	ACTUAL 2010	ACTUAL 2009	ACTUAL 2008
Payroll & Benefits	63,125	59,010	4,115	59,010	4,115	56,268	57,228	63,432	52,632	48,799	48,517	34,593	32,331	44,656	36,044	40,777
TOTAL PAYROLL & BENEFITS	63,125	50,379	12,746	59,010	4,115	56,268	57,228	63,432	52,632	48,799	48,517	34,593	32,331	44,656	36,044	40,777

OTHER EXPENSES

Cleaning supplies	4,500	4,100	400	4,500	-	10,924	4,500	4,500	4,500	8,500	3,960	3,810	3,600	3,600	3,600	3,600
Purchase allocation			-		-											
Miscellaneous	3,667		3,667		3,667	399										
TOTAL OTHER EXPENSES	8,167	4,100	4,067	4,500	3,667	11,323	4,500	4,500	4,500	8,500	3,960	3,810	3,600	3,600	3,600	3,600

DEPARTMENTAL INCOME

Dpt. Income (Profit)/Loss	71,292	54,479	16,813	63,510	7,782	67,591	61,728	67,932	57,132	57,299	52,477	38,403	35,931	48,256	39,644	44,377
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ENERGY

OTHER EXPENSES	BUDGET 2021	ACTUAL 2020	B 2021 vs 2020	ACTUAL 2019	B 2021 vs A2019	ACTUAL 2018	ACTUAL 2017	ACTUAL 2016	ACTUAL 2015	ACTUAL 2014	ACTUAL 2013	ACTUAL 2012	ACTUAL 2011	ACTUAL 2010	ACTUAL 2009	ACTUAL 2008
Electricity	130,000	79,614	50,386	140,979	(10,979)	158,118	96,252	91,682	106,118	151,287	146,583	146,945	135,838	124,106	93,971	145,522
Water	34,000	22,545	11,455	94,239	(60,239)	63,839	53,412	108,513	29,994	34,504	40,562	37,647	72,625	88,608	45,403	83,097
Gas	34,250	37,387	(3,137)	27,670	6,580	36,159	41,953	38,118	48,902	41,627	34,495	55,619	3,447	3,447	3,447	-
TOTAL OTHER EXPENSES	198,250	139,546	58,704	262,888	(64,638)	258,117	191,617	238,312	185,014	227,418	221,640	240,211	211,911	216,161	142,822	228,620

DEPARTMENTAL INCOME

Dpt. Income (Profit)/Loss	198,250	139,546	58,704	262,888	(64,638)	258,117	191,617	238,312	185,014	227,418	221,640	240,211	211,911	216,161	142,822	228,620
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