Proprietors of Strata Plan # 50
Financial Statement

December 2019

monthly						*variance*			*year-to-date*						*variance*	
Actual	**%**	**Budget**	**%**	**Last Year**	**%**	***to bud***	***to LY***	**SUMMARY STATEMENT**	**Actual**	**%**	**Budget**	**%**	**Last Year**	**%**	***to bud***	***to LY***
238,070	100%	250,757	100%	272,038	100%	*(12,688)*	*(33,968)*	Revenues	3,025,526	100%	3,006,371	100%	2,822,420	100%	*19,155*	*203,105*
238,070	**100%**	**250,757**	**100%**	**272,038**	**100%**	***(12,688)***	***(33,968)***	**TOTAL REVENUES**	**3,025,526**	**100%**	**3,006,371**	**100%**	**2,822,420**	**100%**	***19,155***	***203,105***
109,468	46%	91,218	36%	79,202	29%	*18,250*	*30,266*	Administration & General	1,092,451	36%	1,094,618	36%	1,034,344	37%	*(2,167)*	*58,107*
99,667	42%	97,411	39%	100,031	37%	*2,256*	*(365)*	Maintenance	1,099,991	36%	1,168,926	39%	1,058,937	38%	*(68,935)*	*41,054*
41,769	18%	34,217	14%	40,261	15%	*7,552*	*1,508*	Pool & Beach	408,493	14%	410,605	14%	403,432	14%	*(2,112)*	*5,061*
5,205	2%	5,250	2%	5,075	2%	*(45)*	*131*	Common Areas	63,510	2%	63,000	2%	67,591	2%	*510*	*(4,081)*
21,673	9%	22,417	9%	25,275	9%	*(743)*	*(3,602)*	Utilities	262,889	9%	269,000	9%	258,116	9%	*(6,111)*	*4,772*
277,782	**117%**	**250,512**	**100%**	**249,844**	**92%**	***27,270***	***27,938***	**TOTAL EXPENSES**	**2,927,334**	**97%**	**3,006,149**	**100%**	**2,822,420**	**100%**	***(78,815)***	***104,914***
(749,079)	-315%	-	0%	-	0%	*(749,079)*	*(749,079)*	Insurance Assessment	(749,079)	-25%	(667,940)	-22%	-	0%	*(81,139)*	*(749,079)*
749,079	315%	-	0%	-	0%	*749,079*	*749,079*	Insurance Expenses	749,079	25%	667,940	22%	-	0%	*81,139*	*749,079*
-	0%	-	0%	-	0%	*-*	*-*	Management Fee	-	0%	-	0%	-	0%	*-*	*-*
-	**0%**	**-**	**0%**	**-**	**0%**	***-***	***-***	**TOTAL INSURANCE**	**-**	**0%**	**-**	**0%**	**-**	**0%**	***-***	***-***
(16,134)	-7%	(16,134)	-6%	(16,134)	-6%	*(0)*	*-*	Capex Reserve Assessment	(193,608)	-6%	(193,607)	-6%	(193,608)	-7%	*(1)*	*-*
(26,890)	-11%	(26,890)	-11%	(26,890)	-10%	*0*	*-*	Major Reserve Assessment	(322,680)	-11%	(322,682)	-11%	(322,680)	-11%	*2*	*-*
43,024	18%	43,024	17%	43,024	16%	*(0)*	*-*	Reserve Fund	516,288	17%	516,290	17%	516,288	18%	*(2)*	*-*
-	**0%**	**0**	**0%**	**-**	**0%**	***(0)***	***-***	**TOTAL RESERVE FUND**	**-**	**0%**	**0**	**0%**	**-**	**0%**	***(0)***	***-***
(39,713)	**-17%**	**245**	**0%**	**22,194**	**8%**	***(39,957)***	***(61,906)***	**PROFIT / (LOSS)**	**98,192**	**3%**	**222**	**0%**	**(0)**	**0%**	***97,970***	***98,192***

----- ***Details*** -----

monthly						*variance*			*year-to-date*						*variance*	
Actual	**%**	**Budget**	**%**	**Last Year**	**%**	***to bud***	***to LY***	**ADMIN & GENERAL**	**Actual**	**%**	**Budget**	**%**	**Last Year**	**%**	***to bud***	***to LY***
203,921	86%	203,905	81%	192,076	71%	*16*	*11,845*	Strata Fees	2,447,052	81%	2,446,860	81%	2,304,900	82%	*192*	*142,152*
5,809	2%	5,518	2%	5,464	2%	*292*	*345*	Strata Garage Fees	69,708	2%	66,210	2%	62,368	2%	*3,498*	*7,340*
28,101	12%	32,583	13%	23,829	9%	*(4,482)*	*4,272*	Maintenance Revenue	426,574	14%	391,000	13%	329,013	12%	*35,574*	*97,561*
1,740	1%	1,958	1%	1,502	1%	*(218)*	*238*	Income from Water	18,165	1%	23,500	1%	19,638	1%	*(5,335)*	*(1,473)*
4,491	2%	5,000	2%	4,650	2%	*(509)*	*(159)*	Income from Power	55,457	2%	60,000	2%	50,531	2%	*(4,543)*	*4,926*
(6,937)	-3%	1,351	1%	44,027	16%	*(8,288)*	*(50,964)*	Income from Cable	5,782	0%	16,214	1%	52,732	2%	*(10,432)*	*(46,950)*
195	0%	195	0%	195	0%	*-*	*-*	Income from Pest Control	486	0%	2,340	0%	1,791	0%	*(1,854)*	*(1,305)*
-	0%	-	0%	-	0%	*-*	*-*	Other Income	-	0%	-	0%	-	0%	*-*	*-*
749	0%	247	0%	294	0%	*502*	*455*	Interest Income	2,302	0%	247	0%	1,447	0%	*2,055*	*854*
238,070	**100%**	**250,757**	**100%**	**272,038**	**100%**	***(12,688)***	***(33,968)***	**TOTAL REVENUES**	**3,025,526**	**100%**	**3,006,371**	**100%**	**2,822,420**	**100%**	***19,155***	***203,105***

Proprietors of Strata Plan # 50
Financial Statement

December 2019

Actual	%	Budget	%	Last Year	%	variance to bud	variance to LY	ADMIN & GENERAL	Actual	%	Budget	%	Last Year	%	variance to bud	variance to LY
17,188	7%	13,000	5%	12,064	4%	*4,188*	*5,124*	Security Payroll	167,516	6%	156,000	5%	146,114	5%	*11,516*	*21,402*
2,525	1%	931	0%	559	0%	*1,595*	*1,967*	Supplemental Pay	21,411	1%	11,167	0%	12,241	0%	*10,244*	*9,170*
1,067	0%	943	0%	757	0%	*124*	*309*	Employee Meals	10,743	0%	11,310	0%	10,734	0%	*(567)*	*8*
1,709	1%	1,495	1%	1,013	0%	*214*	*695*	Payroll Taxes	18,282	1%	17,940	1%	15,372	1%	*342*	*2,910*
22,489	**9%**	**16,368**	**7%**	**14,393**	**5%**	***6,121***	***8,096***	**TOTAL PAYROLL & RELATED**	**217,952**	**7%**	**196,417**	**7%**	**184,461**	**7%**	***21,535***	***33,490***
230	0%	155	0%	150	0%	*75*	*80*	Bank Charges	1,935	0%	1,860	0%	1,810	0%	*75*	*125*
396	0%	1,692	1%	(2,224)	-1%	*(1,296)*	*2,620*	Work Permits	26,905	1%	20,300	1%	34,975	1%	*6,604*	*(8,071)*
8,857	4%	9,750	4%	9,252	3%	*(893)*	*(395)*	Outside Security Services & supplies	114,817	4%	117,000	4%	111,965	4%	*(2,183)*	*2,852*
15	0%	46	0%	22	0%	*(30)*	*(7)*	Telephone	256	0%	550	0%	420	0%	*(294)*	*(164)*
795	0%	795	0%	815	0%	*(0)*	*(20)*	D&O Liability Insurance	9,543	0%	9,543	0%	8,741	0%	*(0)*	*801*
4,120	2%	4,370	2%	4,120	2%	*(250)*	*-*	Gym	51,627	2%	52,440	2%	51,809	2%	*(813)*	*(182)*
52,240	22%	52,240	21%	50,718	19%	*-*	*1,522*	Management Fee	626,880	21%	626,880	21%	608,618	22%	*-*	*18,262*
19,925	8%	5,336	2%	2,755	1%	*14,590*	*17,170*	Other Expenses	37,738	1%	64,028	2%	27,344	1%	*(26,290)*	*10,394*
400	0%	467	0%	(800)	0%	*(67)*	*1,200*	Travelling Expenses	4,800	0%	5,600	0%	4,200	0%	*(800)*	*600*
86,979	**37%**	**74,850**	**30%**	**64,809**	**24%**	***12,129***	***22,171***	**TOTAL OTHER EXPENSES**	**874,500**	**29%**	**898,201**	**30%**	**849,883**	**30%**	***(23,701)***	***24,617***
109,468	**46%**	**91,218**	**36%**	**79,202**	**29%**	***18,250***	***30,266***	**TOTAL ADMIN & GEN EXPENSES**	**1,092,451**	**36%**	**1,094,618**	**36%**	**1,034,344**	**37%**	***(2,167)***	***58,107***

Actual	%	Budget	%	Last Year	%	variance to bud	variance to LY	MAINTENANCE	Actual	%	Budget	%	Last Year	%	variance to bud	variance to LY
18,088	8%	19,906	8%	16,337	6%	*(1,818)*	*1,751*	Engineering Payroll	200,345	7%	238,868	8%	208,616	7%	*(38,523)*	*(8,271)*
14,658	6%	10,114	4%	11,725	4%	*4,545*	*2,933*	Landscaping Payroll	150,261	5%	121,364	4%	115,936	4%	*28,897*	*34,324*
834	0%	835	0%	834	0%	*(1)*	*(0)*	Sewage Treatment Plant Payroll	10,008	0%	10,025	0%	10,010	0%	*(17)*	*(2)*
4,488	2%	3,086	1%	5,589	2%	*1,403*	*(1,101)*	Supplemental Pay	38,921	1%	37,026	1%	35,631	1%	*1,895*	*3,290*
1,792	1%	2,222	1%	1,782	1%	*(430)*	*10*	Employee Meals	21,146	1%	26,659	1%	23,288	1%	*(5,513)*	*(2,141)*
3,168	1%	625	0%	578	0%	*2,543*	*2,590*	Bonus Provision	9,944	0%	7,500	0%	9,193	0%	*2,444*	*751*
4,699	2%	4,250	2%	8,342	3%	*449*	*(3,643)*	Employee Housing	56,976	2%	51,000	2%	57,288	2%	*5,976*	*(311)*
2,845	1%	3,548	1%	2,468	1%	*(703)*	*377*	Payroll Taxes	34,030	1%	42,580	1%	32,082	1%	*(8,550)*	*1,948*
50,572	**21%**	**44,585**	**18%**	**47,655**	**18%**	***5,987***	***2,917***	**TOTAL PAYROLL & RELATED**	**521,632**	**17%**	**535,022**	**18%**	**492,044**	**17%**	***(13,390)***	***29,588***
207	0%	675	0%	219	0%	*(468)*	*(12)*	Vehicles & Transportation	9,416	0%	8,100	0%	7,392	0%	*1,316*	*2,024*
-	0%	1,250	0%	5,517	2%	*(1,250)*	*(5,517)*	A/C Related	12,163	0%	15,000	0%	15,115	1%	*(2,837)*	*(2,952)*
22,306	9%	21,179	8%	10,056	4%	*1,127*	*12,250*	Maintenance Supplies	212,722	7%	254,150	8%	198,990	7%	*(41,428)*	*13,732*
198	0%	145	0%	318	0%	*53*	*(121)*	Office Supplies	2,891	0%	1,740	0%	2,108	0%	*1,151*	*783*
-	0%	817	0%	14	0%	*(817)*	*(14)*	Uniforms	8,074	0%	9,800	0%	8,148	0%	*(1,726)*	*(74)*
550	0%	667	0%	537	0%	*(117)*	*13*	Painting & Decorations	5,189	0%	8,004	0%	7,859	0%	*(2,815)*	*(2,670)*
104	0%	1,500	1%	6,051	2%	*(1,396)*	*(5,948)*	Electrical & Bulbs	16,308	1%	18,000	1%	11,299	0%	*(1,692)*	*5,009*
3,176	1%	450	0%	(228)	0%	*2,726*	*3,404*	Locks & Keys	5,672	0%	5,400	0%	3,620	0%	*272*	*2,053*
-	0%	-	0%	-	0%	*-*	*-*	Hurricane	-	0%	-	0%	-	0%	*-*	*-*
3,200	1%	3,800	2%	3,200	1%	*(600)*	*-*	Elevators	39,600	1%	45,600	2%	40,116	1%	*(6,000)*	*(516)*
2,140	1%	2,190	1%	2,140	1%	*(50)*	*-*	Garbage Removal	26,040	1%	26,280	1%	26,272	1%	*(240)*	*(232)*
59	0%	140	0%	60	0%	*(81)*	*(0)*	Telephone	1,290	0%	1,680	0%	1,119	0%	*(390)*	*172*
270	0%	1,679	1%	-	0%	*(1,409)*	*270*	Fire Protection / Life Safety	17,318	1%	20,150	1%	14,517	1%	*(2,833)*	*2,800*
4,463	2%	4,850	2%	10,910	4%	*(387)*	*(6,447)*	Grounds & Landscaping	54,478	2%	58,200	2%	65,977	2%	*(3,722)*	*(11,498)*
-	0%	150	0%	-	0%	*(150)*	*-*	Other Expenses	2,585	0%	1,800	0%	4,880	0%	*785*	*(2,295)*
12,422	5%	13,333	5%	13,581	5%	*(911)*	*(1,159)*	Sewage Treatment Plant	164,613	5%	160,000	5%	159,481	6%	*4,613*	*5,132*
49,094	**21%**	**52,825**	**21%**	**52,377**	**19%**	***(3,731)***	***(3,282)***	**TOTAL OTHER EXPENSES**	**578,359**	**19%**	**633,904**	**21%**	**566,893**	**20%**	***(55,545)***	***11,467***
99,667	**42%**	**97,411**	**39%**	**100,031**	**37%**	***2,256***	***(365)***	**TOTAL MAINTENANCE EXPENSES**	**1,099,991**	**36%**	**1,168,926**	**39%**	**1,058,937**	**38%**	***(68,935)***	***41,054***

Proprietors of Strata Plan # 50
Financial Statement

December 2019

Actual	%	Budget	%	Last Year	%	variance to bud	variance to LY	POOL & BEACH	Actual	%	Budget	%	Last Year	%	variance to bud	variance to LY
18,803	8%	13,156	5%	16,864	6%	*5,648*	*1,939*	Payroll Expenses	188,108	6%	157,871	5%	162,483	6%	*30,237*	*25,625*
1,203	1%	844	0%	2,572	1%	*359*	*(1,369)*	Supplemental Pay	13,786	0%	10,131	0%	12,103	0%	*3,655*	*1,683*
1,101	0%	1,026	0%	1,117	0%	*74*	*(16)*	Employee Meals	11,197	0%	12,314	0%	12,385	0%	*(1,117)*	*(1,188)*
3,115	1%	4,400	2%	4,730	2%	*(1,285)*	*(1,615)*	Employee Housing	28,790	1%	52,800	2%	52,126	2%	*(24,010)*	*(23,336)*
1,715	1%	1,513	1%	906	0%	*202*	*809*	Payroll Taxes	18,252	1%	18,155	1%	15,444	1%	*97*	*2,808*
(12,969)	-5%	(10,470)	-4%	(13,095)	-5%	*(2,499)*	*126*	Allocation Management Co.	(130,108)	-4%	(125,635)	-4%	(127,270)	-5%	*(4,473)*	*(2,838)*
12,968	**5%**	**10,470**	**4%**	**13,095**	**5%**	***2,498***	***(127)***	**TOTAL PAYROLL & RELATED**	**130,025**	**4%**	**125,636**	**4%**	**127,271**	**5%**	***4,389***	***2,754***
10,276	4%	7,750	3%	9,186	3%	*2,526*	*1,090*	P&B Supplies	70,334	2%	93,000	3%	83,453	3%	*(22,666)*	*(13,118)*
213	0%	250	0%	111	0%	*(37)*	*102*	Furniture & Umbrellas	2,398	0%	3,000	0%	493	0%	*(602)*	*1,905*
-	0%	1,000	0%	76	0%	*(1,000)*	*(76)*	Watersport Supplies	19,244	1%	12,000	0%	10,272	0%	*7,244*	*8,972*
17	0%	50	0%	9	0%	*(33)*	*8*	Telephone	222	0%	600	0%	649	0%	*(378)*	*(426)*
-	0%	375	0%	-	0%	*(375)*	*-*	Uniforms	13,711	0%	4,500	0%	2,670	0%	*9,211*	*11,041*
33,231	14%	28,778	11%	35,861	13%	*4,453*	*(2,630)*	Laundry	339,426	11%	345,337	11%	364,086	13%	*(5,911)*	*(24,660)*
-	0%	-	0%	-	0%	*-*	*-*	Miscellaneous	-	0%	-	0%	-	0%	*-*	*-*
(21,869)	-9%	(19,102)	-8%	(22,622)	-8%	*(2,767)*	*753*	Allocation Management Co.	(222,667)	-7%	(229,218)	-8%	(234,653)	-8%	*6,551*	*11,986*
3,600	2%	3,642	1%	3,600	1%	*(42)*	*-*	Pool Chemicals	43,500	1%	43,700	1%	44,350	2%	*(200)*	*(850)*
983	0%	767	0%	180	0%	*216*	*803*	Pool Repairs	7,132	0%	9,200	0%	1,680	0%	*(2,068)*	*5,452*
2,349	1%	238	0%	764	0%	*2,112*	*1,585*	Watersport Repairs	5,168	0%	2,850	0%	3,163	0%	*2,318*	*2,005*
28,801	**12%**	**23,747**	**9%**	**27,166**	**10%**	***5,053***	***1,635***	**TOTAL OTHER EXPENSES**	**278,468**	**9%**	**284,969**	**9%**	**276,161**	**10%**	***(6,501)***	***2,307***
41,769	**18%**	**34,217**	**14%**	**40,261**	**15%**	***7,552***	***1,508***	**TOTAL POOL & BEACH EXPENSES**	**408,493**	**14%**	**410,605**	**14%**	**403,432**	**14%**	***(2,112)***	***5,061***

Actual	%	Budget	%	Last Year	%	variance to bud	variance to LY	COMMON AREAS	Actual	%	Budget	%	Last Year	%	variance to bud	variance to LY
3,907	2%	4,875	2%	3,544	1%	*(968)*	*364*	Payroll Expenses	45,155	1%	58,500	2%	43,048	2%	*(13,345)*	*2,107*
191	0%	-	0%	156	0%	*191*	*35*	Supplemental Pay	5,036	0%	-	0%	4,177	0%	*5,036*	*859*
289	0%	-	0%	305	0%	*289*	*(16)*	Employee Meals	3,448	0%	-	0%	4,107	0%	*3,448*	*(659)*
444	0%	-	0%	696	0%	*444*	*(252)*	Payroll Taxes	5,371	0%	-	0%	4,936	0%	*5,371*	*434*
4,830	**2%**	**4,875**	**2%**	**4,700**	**2%**	***(45)***	***131***	**TOTAL PAYROLL & RELATED**	**59,010**	**2%**	**58,500**	**2%**	**56,268**	**2%**	***510***	***2,742***
375	0%	375	0%	375	0%	*-*	*-*	Cleaning Supplies	4,500	0%	4,500	0%	10,924	0%	*-*	*(6,424)*
-	0%	-	0%	-	0%	*-*	*-*	Miscellaneous	-	0%	-	0%	399	0%	*-*	*(399)*
375	**0%**	**375**	**0%**	**375**	**0%**	***-***	***-***	**TOTAL OTHER EXPENSES**	**4,500**	**0%**	**4,500**	**0%**	**11,323**	**0%**	***-***	***(6,823)***
5,205	**2%**	**5,250**	**2%**	**5,075**	**2%**	***(45)***	***131***	**TOTAL COMMON AREAS EXP.**	**63,510**	**2%**	**63,000**	**2%**	**67,591**	**2%**	***510***	***(4,081)***

Actual	%	Budget	%	Last Year	%	variance to bud	variance to LY	UTILITIES	Actual	%	Budget	%	Last Year	%	variance to bud	variance to LY
10,529	4%	13,750	5%	16,297	6%	*(3,221)*	*(5,768)*	Electricity	140,979	5%	165,000	5%	158,118	6%	*(24,021)*	*(17,138)*
4,075	2%	5,333	2%	4,595	2%	*(1,259)*	*(521)*	Water	94,239	3%	64,000	2%	63,839	2%	*30,239*	*30,400*
7,070	3%	3,333	1%	4,383	2%	*3,737*	*2,687*	Gas / Propane	27,670	1%	40,000	1%	36,159	1%	*(12,330)*	*(8,489)*
21,673	**9%**	**22,417**	**9%**	**25,275**	**9%**	***(743)***	***(3,602)***	**TOTAL UTILITY EXPENSES**	**262,889**	**9%**	**269,000**	**9%**	**258,116**	**9%**	***(6,111)***	***4,772***