

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

December 2020

monthly						variance		SUMMARY STATEMENT	year-to-date						variance	
Actual	%	Budget	%	Last Year	%	to bud	to LY		Actual	%	Budget	%	Last Year	%	to bud	to LY
164,139	100%	255,774	100%	238,070	100%	(91,635)	(73,931)	Revenues	2,588,050	100%	3,069,284	100%	3,025,526	100%	(481,234)	(437,476)
164,139	100%	255,774	100%	238,070	100%	(91,635)	(73,931)	TOTAL REVENUES	2,588,050	100%	3,069,284	100%	3,025,526	100%	(481,234)	(437,476)
86,828	53%	97,001	38%	109,468	46%	(10,173)	(22,640)	Administration & General	1,010,973	39%	1,164,011	38%	1,092,451	36%	(153,038)	(81,478)
88,020	54%	93,389	37%	99,667	42%	(5,369)	(11,647)	Maintenance	644,808	25%	1,120,662	37%	1,099,991	36%	(475,854)	(455,183)
19,880	12%	37,827	15%	41,769	18%	(17,946)	(21,889)	Pool & Beach	223,968	9%	453,920	15%	408,493	14%	(229,952)	(184,525)
5,634	3%	5,875	2%	5,205	2%	(241)	429	Common Areas	54,479	2%	70,500	2%	63,510	2%	(16,021)	(9,031)
21,760	13%	21,667	8%	21,673	9%	94	87	Utilities	139,546	5%	260,000	8%	262,889	9%	(120,454)	(123,343)
222,122	135%	255,758	100%	277,782	117%	(33,636)	(55,660)	TOTAL EXPENSES	2,073,774	80%	3,069,093	100%	2,927,334	97%	(995,319)	(853,560)
-	0%	-	0%	-	0%	-	-	Insurance Assessment	(870,465)	-34%	(741,029)	-24%	(749,079)	-25%	(129,436)	(121,386)
-	0%	-	0%	-	0%	-	-	Insurance Expenses	870,465	34%	741,029	24%	749,079	25%	129,436	121,386
-	0%	-	0%	-	0%	-	-	Management Fee	-	0%	-	0%	-	0%	-	-
-	0%	-	0%	-	0%	-	-	TOTAL INSURANCE	-	0%	-	0%	-	0%	-	-
-	0%	(16,134)	-6%	(16,134)	-7%	16,134	16,134	Capex Reserve Assessment	(32,268)	-1%	(193,607)	-6%	(193,608)	-6%	161,339	161,340
-	0%	(26,890)	-11%	(26,890)	-11%	26,890	26,890	Major Reserve Assessment	(53,780)	-2%	(322,682)	-11%	(322,680)	-11%	268,902	268,900
-	0%	43,024	17%	43,024	18%	(43,024)	(43,024)	Reserve Fund	86,048	3%	516,290	17%	516,288	17%	(430,242)	(430,240)
-	0%	0	0%	-	0%	(0)	-	TOTAL RESERVE FUND	-	0%	0	0%	-	0%	(0)	-
(57,984)	-35%	16	0%	(39,713)	-17%	(57,999)	(18,271)	PROFIT / (LOSS)	514,275	20%	191	0%	98,192	3%	514,084	416,084

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
144,168	88%	205,944	81%	203,921	86%	(61,776)	(59,753)	Strata Fees	2,286,117	88%	2,471,324	81%	2,447,052	81%	(185,207)	(160,935)
5,845	4%	5,867	2%	5,809	2%	(22)	36	Strata Garage Fees	70,140	3%	70,406	2%	69,708	2%	(266)	432
9,445	6%	35,417	14%	28,101	12%	(25,972)	(18,656)	Maintenance Revenue	201,459	8%	425,000	14%	426,574	14%	(223,541)	(225,115)
1,102	1%	1,875	1%	1,740	1%	(773)	(638)	Income from Water	9,412	0%	22,500	1%	18,165	1%	(13,088)	(8,753)
3,521	2%	5,000	2%	4,491	2%	(1,479)	(970)	Income from Power	26,764	1%	60,000	2%	55,457	2%	(33,236)	(28,693)
(301)	0%	1,351	1%	(6,937)	-3%	(1,652)	6,636	Income from Cable	(7,226)	0%	16,214	1%	5,782	0%	(23,440)	(13,008)
168	0%	195	0%	195	0%	(27)	(27)	Income from Pest Control	1,193	0%	2,340	0%	486	0%	(1,147)	706
-	0%	-	0%	-	0%	-	-	Other Income	-	0%	-	0%	-	0%	-	-
191	0%	125	0%	749	0%	66	(558)	Interest Income	191	0%	1,500	0%	2,302	0%	(1,309)	(2,111)
164,139	100%	255,774	100%	238,070	100%	(91,635)	(73,931)	TOTAL REVENUES	2,588,050	100%	3,069,284	100%	3,025,526	100%	(481,234)	(437,476)

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				variance		ADMIN & GENERAL					variance	
Actual	%	Budget	%	Last Year	%		Actual	%	Budget	%	Last Year	%
14,710	9%	13,800	5%	17,188	7%		169,941	7%	165,600	5%	167,516	6%
1,203	1%	1,587	1%	2,525	1%		19,384	1%	19,044	1%	21,411	1%
1,038	1%	1,001	0%	1,067	0%		14,908	1%	12,006	0%	10,743	0%
1,709	1%	1,656	1%	1,709	1%		19,158	1%	19,872	1%	18,282	1%
18,659	11%	18,044	7%	22,489	9%		223,391	9%	216,522	7%	217,952	7%
475	0%	155	0%	230	0%		2,180	0%	1,860	0%	1,935	0%
8,453	5%	2,333	1%	396	0%		40,711	2%	28,000	1%	26,905	1%
-	0%	9,833	4%	8,857	4%		25,231	1%	118,000	4%	114,817	4%
-	0%	46	0%	15	0%		85	0%	550	0%	256	0%
795	0%	795	0%	795	0%		9,563	0%	9,543	0%	9,543	0%
4,120	3%	4,408	2%	4,120	2%		38,131	1%	52,900	2%	51,627	2%
53,807	33%	53,807	21%	52,240	22%		645,686	25%	645,686	21%	626,880	21%
2,987	2%	7,113	3%	19,925	8%		23,332	1%	85,350	3%	37,738	1%
(2,469)	-2%	467	0%	400	0%		2,665	0%	5,600	0%	4,800	0%
68,168	42%	78,957	31%	86,979	37%		787,582	30%	947,489	31%	874,500	29%
86,828	53%	97,001	38%	109,468	46%		1,010,973	39%	1,164,011	38%	1,092,451	36%

				variance		MAINTENANCE					variance	
Actual	%	Budget	%	Last Year	%		Actual	%	Budget	%	Last Year	%
11,899	7%	17,917	7%	18,088	8%		131,734	5%	215,000	7%	200,345	7%
11,070	7%	11,250	4%	14,658	6%		97,670	4%	135,000	4%	150,261	5%
834	1%	835	0%	834	0%		10,008	0%	10,014	0%	10,008	0%
1,491	1%	3,450	1%	4,488	2%		24,376	1%	41,402	1%	38,921	1%
1,368	1%	1,920	1%	1,792	1%		16,667	1%	23,041	1%	21,146	1%
-	0%	633	0%	3,168	1%		1,694	0%	7,600	0%	9,944	0%
4,434	3%	4,800	2%	4,699	2%		56,229	2%	57,600	2%	56,976	2%
2,040	1%	3,000	1%	2,845	1%		23,020	1%	36,001	1%	34,030	1%
33,135	20%	43,805	17%	50,572	21%		361,399	14%	525,658	17%	521,632	17%
551	0%	700	0%	207	0%		3,053	0%	8,400	0%	9,416	0%
19,085	12%	1,250	0%	-	0%		21,735	1%	15,000	0%	12,163	0%
14,666	9%	19,479	8%	22,306	9%		69,872	3%	233,750	8%	212,722	7%
-	0%	145	0%	198	0%		229	0%	1,740	0%	2,891	0%
-	0%	875	0%	-	0%		4,434	0%	10,500	0%	8,074	0%
1,510	1%	667	0%	550	0%		3,190	0%	8,004	0%	5,189	0%
386	0%	1,488	1%	104	0%		5,206	0%	17,860	1%	16,308	1%
-	0%	450	0%	3,176	1%		151	0%	5,400	0%	5,672	0%
-	0%	-	0%	-	0%		226	0%	-	0%	-	0%
-	0%	1,000	0%	3,200	1%		3,700	0%	12,000	0%	39,600	1%
60	0%	2,190	1%	2,140	1%		13,625	1%	26,280	1%	26,040	1%
(385)	0%	110	0%	59	0%		384	0%	1,320	0%	1,290	0%
3,755	2%	1,346	1%	270	0%		4,788	0%	16,150	1%	17,318	1%
1,328	1%	4,900	2%	4,463	2%		25,404	1%	58,800	2%	54,478	2%
644	0%	150	0%	-	0%		7,420	0%	1,800	0%	2,585	0%
13,284	8%	14,833	6%	12,422	5%		119,993	5%	178,000	6%	164,613	5%
54,885	33%	49,584	19%	49,094	21%		283,408	11%	595,004	19%	578,359	19%
88,020	54%	93,389	37%	99,667	42%		644,808	25%	1,120,662	37%	1,099,991	36%

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						variance		POOL & BEACH							variance	
Actual	%	Budget	%	Last Year	%	to bud	to LY		Actual	%	Budget	%	Last Year	%	to bud	to LY
9,231	6%	17,167	7%	18,803	8%	(7,936)	(9,573)	Payroll Expenses	104,799	4%	206,000	7%	188,108	6%	(101,201)	(83,309)
900	1%	1,288	1%	1,203	1%	(387)	(302)	Supplemental Pay	10,846	0%	15,450	1%	13,786	0%	(4,604)	(2,940)
335	0%	1,116	0%	1,101	0%	(781)	(765)	Employee Meals	8,513	0%	13,390	0%	11,197	0%	(4,877)	(2,684)
1,754	1%	4,400	2%	3,115	1%	(2,646)	(1,361)	Employee Housing	25,541	1%	52,800	2%	28,790	1%	(27,259)	(3,249)
1,629	1%	1,717	1%	1,715	1%	(88)	(86)	Payroll Taxes	11,520	0%	20,600	1%	18,252	1%	(9,080)	(6,732)
(6,480)	-4%	(12,843)	-5%	(12,969)	-5%	6,364	6,489	Allocation Management Co.	(80,125)	-3%	(154,120)	-5%	(130,108)	-4%	73,995	49,983
7,370	4%	12,843	5%	12,968	5%	(5,474)	(5,598)	TOTAL PAYROLL & RELATED	81,094	3%	154,120	5%	130,025	4%	(73,026)	(48,931)
188	0%	7,083	3%	10,276	4%	(6,896)	(10,088)	P&B Supplies	11,599	0%	85,000	3%	70,334	2%	(73,401)	(58,735)
267	0%	200	0%	213	0%	67	54	Furniture & Umbrellas	2,783	0%	2,400	0%	2,398	0%	383	385
718	0%	1,333	1%	-	0%	(616)	718	Watersport Supplies	3,333	0%	16,000	1%	19,244	1%	(12,667)	(15,911)
(12)	0%	50	0%	17	0%	(62)	(29)	Telephone	403	0%	600	0%	222	0%	(197)	181
-	0%	1,000	0%	-	0%	(1,000)	-	Uniforms	4,658	0%	12,000	0%	13,711	0%	(7,342)	(9,053)
16,506	10%	30,833	12%	33,231	14%	(14,328)	(16,726)	Laundry	164,886	6%	370,000	12%	339,426	11%	(205,114)	(174,540)
-	0%	-	0%	-	0%	-	-	Miscellaneous	-	0%	-	0%	-	0%	-	-
(8,833)	-5%	(20,250)	-8%	(21,869)	-9%	11,417	13,035	Allocation Management Co.	(98,562)	-4%	(243,000)	-8%	(222,667)	-7%	144,438	124,105
3,678	2%	3,650	2%	3,600	2%	28	78	Pool Chemicals	45,775	2%	43,800	1%	43,500	1%	1,975	2,275
-	0%	792	0%	983	0%	(792)	(983)	Pool Repairs	7,998	0%	9,500	0%	7,132	0%	(1,503)	866
-	0%	292	0%	2,349	1%	(292)	(2,349)	Watersport Repairs	-	0%	3,500	0%	5,168	0%	(3,500)	(5,168)
12,511	8%	24,983	10%	28,801	12%	(12,473)	(16,290)	TOTAL OTHER EXPENSES	142,874	6%	299,800	10%	278,468	9%	(156,926)	(135,594)
19,880	12%	37,827	15%	41,769	18%	(17,946)	(21,889)	TOTAL POOL & BEACH EXPENSES	223,968	9%	453,920	15%	408,493	14%	(229,952)	(184,525)

						variance		COMMON AREAS							variance	
Actual	%	Budget	%	Last Year	%	to bud	to LY		Actual	%	Budget	%	Last Year	%	to bud	to LY
3,593	2%	5,167	2%	3,907	2%	(1,574)	(314)	Payroll Expenses	34,670	1%	62,000	2%	45,155	1%	(27,330)	(10,485)
490	0%	-	0%	191	0%	490	299	Supplemental Pay	5,648	0%	-	0%	5,036	0%	5,648	612
373	0%	-	0%	289	0%	373	85	Employee Meals	5,125	0%	-	0%	3,448	0%	5,125	1,677
803	0%	-	0%	444	0%	803	360	Payroll Taxes	4,936	0%	-	0%	5,371	0%	4,936	(434)
5,259	3%	5,167	2%	4,830	2%	93	429	TOTAL PAYROLL & RELATED	50,379	2%	62,000	2%	59,010	2%	(11,621)	(8,631)
375	0%	375	0%	375	0%	-	-	Cleaning Supplies	4,100	0%	4,500	0%	4,500	0%	(400)	(400)
-	0%	333	0%	-	0%	(333)	-	Miscellaneous	-	0%	4,000	0%	-	0%	(4,000)	-
375	0%	708	0%	375	0%	(333)	-	TOTAL OTHER EXPENSES	4,100	0%	8,500	0%	4,500	0%	(4,400)	(400)
5,634	3%	5,875	2%	5,205	2%	(241)	429	TOTAL COMMON AREAS EXP.	54,479	2%	70,500	2%	63,510	2%	(16,021)	(9,031)

					variance		UTILITIES						variance			
Actual	%	Budget	%	Last Year	%	to bud		to LY	Actual	%	Budget	%	Last Year	%	to bud	to LY
10,550	6%	12,500	5%	10,529	4%	(1,950)		22	79,614	3%	150,000	5%	140,979	5%	(70,386)	(61,365)
1,021	1%	6,667	3%	4,075	2%	(5,646)		(3,054)	22,545	1%	80,000	3%	94,239	3%	(57,455)	(71,694)
10,190	6%	2,500	1%	7,070	3%	7,690		3,119	37,387	1%	30,000	1%	27,670	1%	7,387	9,717
21,760	13%	21,667	8%	21,673	9%	94	87	TOTAL UTILITY EXPENSES	139,546	5%	260,000	8%	262,889	9%	(120,454)	(123,343)