PROPRIETORS STRATA PLAN # 50 - ACTUAL 2022

SUMMARY	ACTUAL 2022	BUDGET 2022	ACTUAL 2021	Act 2022 vs Bud 2022	%
Revenues	3,020,537	3,073,618	2,730,915	(53,081)	-2%
TOTAL REVENUES	**3,020,537**	**3,073,618**	**2,730,915**	(53,081)	-2%
				(0)	
Admin & General	1,175,694	1,160,226	1,061,411	15,468	1%
Maintenance	1,124,973	1,170,801	917,709	(45,829)	-4%
Pool & Beach	466,559	431,095	364,865	35,464	8%
Common Areas	89,624	82,400	74,252	7,224	9%
Utilities	337,788	266,000	283,692	71,788	27%
TOTAL EXPENSES	**3,194,638**	**3,110,522**	**2,701,929**	**84,116**	**3%**
				0	
Insurance Assessment	(1,140,358)	(1,140,358)	(956,333)	-	0%
Insurance Expenses	1,140,358	1,140,358	956,333	-	0%
Management Fee				-	
TOTAL INSURANCE	**-**	**-**	**-**	-	
				-	
Capex Reserve Assessment	(193,608)	(193,608)	(145,206)	-	0%
Major Reserve Assessment	(322,680)	(322,680)	(242,010)	-	0%
Reserve Fund	516,288	516,288	387,216	-	0%
TOTAL RESERVE FUND	**-**	**-**	**-**	-	
				-	
INCOME/ (LOSS)	**(174,100)**	**(36,904)**	**28,987**	**(137,196)**	

ADMIN & GENERAL

REVENUES	ACTUAL 2022	BUDGET 2022	ACTUAL 2021	Act 2022 vs Bud 2022	%
Strata Fees	2,471,484	2,471,484	2,286,117	-	0%
Strata Garage Fees	70,140	70,140	70,140	-	0%
Watersport Contribution	-	-	-	-	
Maintenance Revenue	368,600	438,000	285,642	(69,400)	-16%
Income from water	20,497	21,840	18,627	(1,343)	-6%
Income from power	66,350	55,488	51,902	10,862	20%
Income from cable	21,635	14,400	16,546	7,235	50%
Income from pest control	1,625	2,016	1,820	(391)	-19%
Other Income	-	-	-	-	
Interest Income	206	250	122	(44)	-18%
TOTAL REVENUES	**3,020,537**	**3,073,618**	**2,730,915**	**(53,081)**	**-2%**

PAYROLL EXPENSES					
Security Payroll	217,644	216,000	204,053	1,644	1%
Supplemental pay	25,593	24,000	18,740	1,593	7%
Employee meals	20,320	18,000	15,613	2,320	13%
Bonus provision	-	-	-	-	
Employee housing	-	-	-	-	
Payroll taxes	23,029	28,800	23,214	(5,771)	-20%
				-	
TOTAL PAYROLL & BENEFITS	**286,586**	**286,800**	**261,620**	**(214)**	**0%**

OTHER EXPENSES					
Bank Charges	1,964	1,860	2,040	104	6%
Work Permits	24,191	30,000	20,318	(5,809)	-19%
Security Services & supplies	54,466	42,000	25,953	12,466	30%
Surveillance systems		-	-	-	
Telephone	689	550	-	139	25%
D & O Liability Insurance	30,254	21,671	18,673	8,583	40%
Gym	49,633	49,440	49,466	193	0%
Management Fee	698,304	698,305	665,051	(1)	0%
Other expenses	24,007	24,000	18,540	7	0%
Strata Lot Management Fees		-	-	-	
Travelling expenses	5,600	5,600	(250)	-	0%

	ACTUAL 2022	BUDGET 2022	ACTUAL 2021	Act 2022 vs Bud 2022	%
TOTAL OTHER EXPENSES	**889,107**	**873,426**	**799,791**	15,682	**2%**

DEPARTMENTAL INCOME					
Dpt. Income (Profit)/Loss	**1,844,844**	**1,913,392**	**1,669,504**	(68,548)	**-4%**

MAINTENANCE

PAYROLL EXPENSES	ACTUAL 2022	BUDGET 2022	ACTUAL 2021	Act 2022 vs Bud 2022	%
Maintenance	221,820	211,200	182,144	10,620	5%
Grounds	196,184	165,300	148,912	30,884	19%
Sewage treatment plant	10,008	10,014	10,008	(6)	0%
Supplemental pay	30,751	36,000	33,367	(5,249)	-15%
Employee Meals	26,959	25,200	23,457	1,759	7%
Bonus provision	6,468	10,240	8,393	(3,772)	-37%
Employee housing	50,420	60,000	53,206	(9,580)	-16%
Payroll taxes	31,416	38,026	33,579	(6,610)	-17%
				-	
TOTAL PAYROLL & BENEFITS	**574,027**	**555,980**	**493,066**	**18,047**	**3%**

OTHER EXPENSES					
Automobile	7,609	8,400	9,012	(791)	-9%
A/C related	4,988	12,000	6,483	(7,013)	-58%
Maintenance supplies	187,549	212,500	131,871	(24,951)	-12%
Building maintenance	-	51	-	(51)	0%
Office supplies	-	850	85	(850)	-100%
Uniforms	5,678	8,400	6,272	(2,722)	-32%
Painting & decoration	19,098	8,400	8,584	10,698	127%
Electrical & bulbs	11,451	24,000	34,979	(12,549)	-52%
Locks & Keys	17,470	6,000	2,428	11,470	191%
Hurricane	0	5,500	5,416	(5,500)	0%
Elevator	69,434	36,000	7,665	33,434	93%
Garbage removal	32,480	26,280	17,462	6,200	24%
Telephone	1,264	1,440	790	(176)	-12%
Fire protection	7,279	9,500	5,553	(2,221)	-23%
Grounds & Landscaping	27,221	60,000	33,101	(32,779)	-55%
Other expenses	13,058	4,500	4,628	8,558	190%
Sewage treatment	146,369	191,000	150,313	(44,631)	-23%
TOTAL OTHER EXPENSES	**550,946**	**614,821**	**424,643**	**(63,875)**	**-10%**

DEPARTMENTAL INCOME					
Dpt. Income (Profit)/Loss	**1,124,973**	**1,170,801**	**917,709**	**(45,828)**	**-4%**

POOL & BEACH

PAYROLL EXPENSES	ACTUAL 2022	BUDGET 2022	ACTUAL 2021	Act 2022 vs Bud 2022	%
Pool & Beach	213,680	200,500	186,520	13,180	7%
Supplemental pay	17,986	15,875	14,926	2,111	13%
Employee Meals	17,295	13,560	11,964	3,735	28%
Bonus provision	-	-	-	-	
Employee housing	25,250	21,600	21,220	3,650	17%
Payroll taxes	21,159	22,055	18,527	(896)	-4%
Allocation Management Co.	(147,686)	(136,795)	(126,579)	(10,891)	8%
				-	
TOTAL PAYROLL & BENEFITS	**147,684**	**136,795**	**126,578**	**10,889**	**8%**

OTHER EXPENSES					
Pool & beach supplies	31,677	72,500	26,296	(40,823)	-56%
Pool & beach umbrella. & furn	464	2,400	-	(1,936)	-81%
Watersport supplies	2,162	22,500	3,273	(20,338)	-90%
Telephone	1,541	1,800	2,368	(259)	-14%
Uniforms	11,806	12,600	-	(794)	-6%
Laundry	418,600	335,000	317,688	83,600	25%
Miscellaneous	-	1,200	6,086	(1,200)	0%
Allocation Management Co.	(233,274)	(224,000)	(179,139)	(9,274)	4%
Swimming pool chemicals	61,008	57,000	55,780	4,008	7%
Swimming pool repairs	10,826	7,200	530	3,626	50%
Watersport repairs	14,063	6,100	5,405	7,963	131%
TOTAL OTHER EXPENSES	**318,875**	**294,300**	**238,287**	**24,575**	**8%**

DEPARTMENTAL INCOME					
Dpt. Income (Profit)/Loss	**466,559**	**431,095**	**364,865**	**35,464**	**8%**

COMMON AREA

PAYROLL EXPENSES	ACTUAL 2022	BUDGET 2022	ACTUAL 2021	Act 2022 vs Bud 2022	%
Common area					
Total Payroll Expenses					
Supplemental pay					
Employee Meals					
Bonus provision					
Employee housing					
Payroll taxes					
Total Benefits					
Payroll & Benefits	84,803	74,300	69,485	10,503	14%
				-	#DIV/0!
TOTAL PAYROLL & BENEFITS	**84,803**	**74,300**	**69,485**	**10,503**	**14%**

OTHER EXPENSES					
Cleaning supplies	4,500	4,500	4,500	-	
Purchase allocation				-	
Miscellaneous	321	3,600	267	(3,279)	-91%
TOTAL OTHER EXPENSES	**4,821**	**8,100**	**4,767**	(3,279)	-40%

DEPARTMENTAL INCOME					
Dpt. Income (Profit)/Loss	**89,624**	**82,400**	**74,252**	**7,224**	**9%**

ENERGY

OTHER EXPENSES	ACTUAL 2022	BUDGET 2022	ACTUAL 2021	Act 2022 vs Bud 2022	%
Electricity	233,809	192,000	188,395	41,809	22%
Water	55,328	49,000	43,291	6,328	13%
Gas	48,651	25,000	52,006	23,651	95%
TOTAL OTHER EXPENSES	**337,788**	**266,000**	**283,692**	**71,788**	**27%**

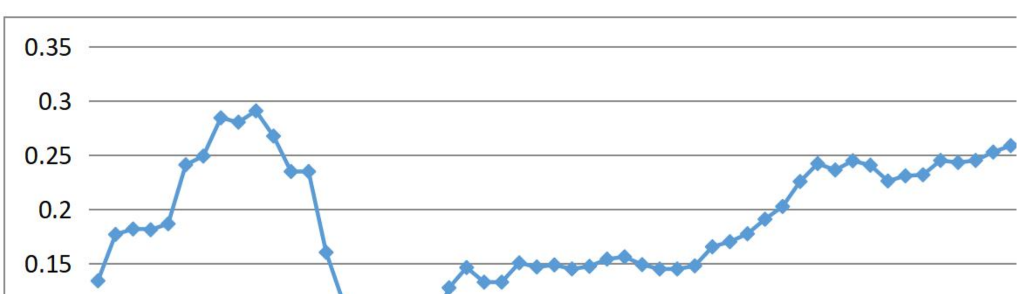
FUEL FACTOR FORTIS - TURKS & CAICOS ISLANDS

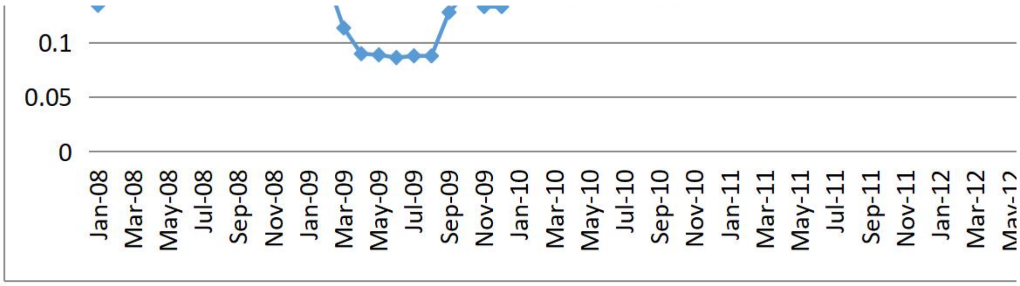
Date	JAN	FEB	MAR	APR	MAY
2008	0.134600	0.177300	0.182300	0.181600	0.187100
2009	0.235200	0.160800	0.113800	0.090120	0.089100
2010	0.151146	0.147325	0.149236	0.145532	0.147906
2011	0.170610	0.177890	0.191300	0.203000	0.226000
2012	0.245400	0.243500	0.245400	0.253100	0.259000
2013	0.252600	0.251200	0.249100	0.262000	0.248500
2014	0.231000	0.240100	0.240200	0.237200	0.241600
2015	0.209100	0.198000	0.156600	0.139600	0.129800
2016	0.099900	0.093900	0.089700	0.078800	0.066100
2017	0.094400	0.106800	0.100400	0.107900	0.116800
2018	0.114800	0.127500	0.139800	0.141200	0.143300
2019	0.177000	0.165200	0.151500	0.133000	0.136600
2020	0.138100	0.131600	0.137200	0.133300	0.116700
2021	0.071000	0.073800	0.087500	0.098500	0.102600
2022	0.176500	0.172700	0.154100	0.160100	0.196200
2023	0.256100	0.262300	0.214000		

year over year variances

2018 vs 2008	-14.7%	-28.1%	-23.3%	-22.2%	-23.4%
2018 vs 2009	-51.2%	-20.7%	22.8%	56.7%	60.8%
2018 vs 2010	-24.0%	-13.5%	-6.3%	-3.0%	-3.1%
2018 vs 2011	-32.7%	-28.3%	-26.9%	-30.4%	-36.6%
2018 vs 2012	-53.2%	-47.6%	-43.0%	-44.2%	-44.7%
2018 vs 2013	-54.6%	-49.2%	-43.9%	-46.1%	-42.3%
2018 vs 2014	-50.3%	-46.9%	-41.8%	-40.5%	-40.7%
2018 vs 2015	-45.1%	-35.6%	-10.7%	1.1%	10.4%
2018 vs 2017	21.6%	19.4%	39.2%	30.9%	22.7%
2019 vs 2018	54.2%	29.6%	8.4%	-5.8%	-4.7%
2020 vs 2019	-22.0%	-20.3%	-9.4%	0.2%	-14.6%
2021 vs 2020	-48.6%	-43.9%	-36.2%	-26.1%	-12.1%
2022 vs 2021	148.6%	134.0%	76.1%	62.5%	91.2%
2023 vs 2022	45.1%	51.9%	38.9%		

Historical fuel factor





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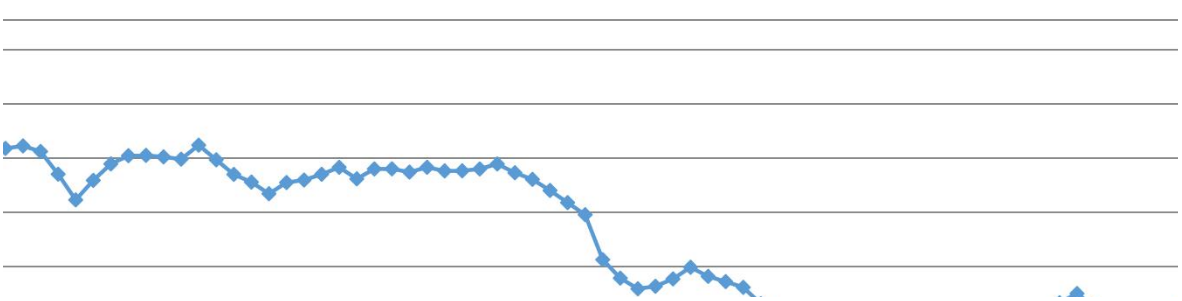
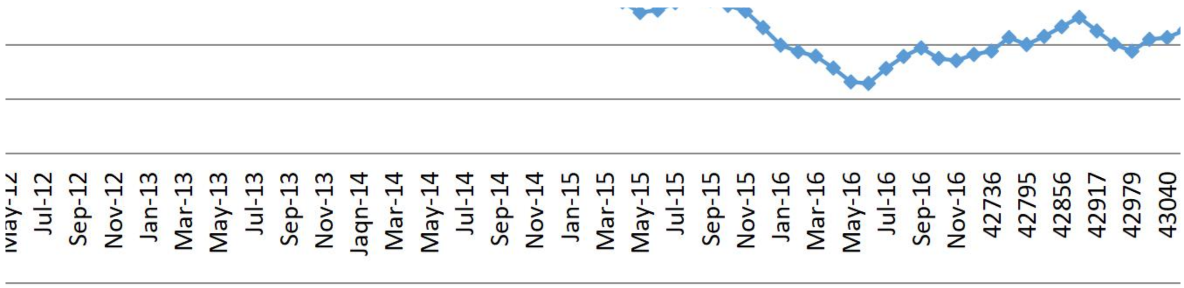
Mar-12

JUN	JUL	AUG	SEP	OCT	NOV
0.241400	0.249400	0.284600	0.280630	0.291000	0.267800
0.086600	0.088157	0.088157	0.128199	0.146823	0.133392
0.154580	0.156680	0.149500	0.145500	0.145500	0.148353
0.242500	0.236600	0.245100	0.241000	0.226500	0.231200
0.261300	0.256200	0.235300	0.211600	0.229600	0.244700
0.235100	0.228000	0.217300	0.227600	0.229900	0.235200
0.238300	0.238400	0.240100	0.244700	0.236600	0.230500
0.132100	0.138900	0.149600	0.141200	0.136400	0.131100
0.064700	0.078400	0.089500	0.097300	0.087600	0.085700
0.125400	0.112900	0.100600	0.094300	0.105200	0.106800
0.151100	0.163300	0.165500	0.161300	0.158100	0.160400
0.146700	0.150600	0.149300	0.147600	0.138300	0.128700
0.103500	0.088300	0.040900	0.045100	0.060600	0.071300
0.120800	0.120000	0.127800	0.136100	0.137100	0.137800
0.240500	0.295000	0.259400	0.300800	0.304800	0.258700

-37.4%	-34.5%	-41.8%	-42.5%	-45.7%	-40.1%
74.5%	85.2%	87.7%	25.8%	7.7%	20.2%
-2.3%	4.2%	10.7%	10.9%	8.7%	8.1%
-37.7%	-31.0%	-32.5%	-33.1%	-30.2%	-30.6%
-42.2%	-36.3%	-29.7%	-23.8%	-31.1%	-34.5%
-35.7%	-28.4%	-23.8%	-29.1%	-31.2%	-31.8%
-36.6%	-31.5%	-31.1%	-34.1%	-33.2%	-30.4%
14.4%	17.6%	10.6%	14.2%	15.9%	22.3%
20.5%	44.6%	64.5%	71.0%	50.3%	50.2%
-2.9%	-7.8%	-9.8%	-8.5%	-12.5%	-19.8%
-29.4%	-41.4%	-72.6%	-69.4%	-56.2%	-44.6%
16.7%	35.9%	212.5%	201.8%	126.2%	93.3%
99.1%	145.8%	103.0%	121.0%	122.3%	87.7%

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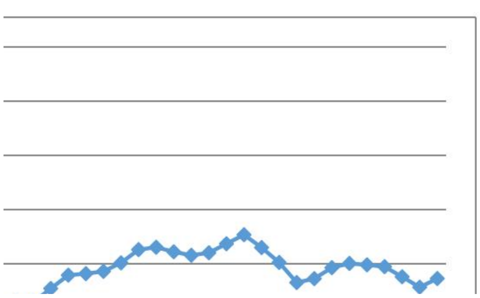
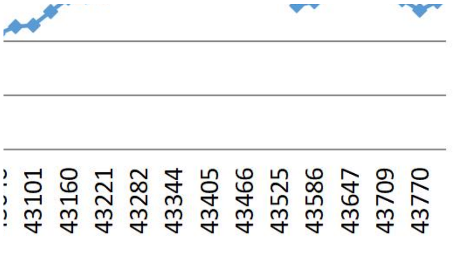
DEC	AVG
0.235200	0.226078
0.133392	0.124478
0.165920	0.150598
0.232200	0.218658
0.252300	0.244783
0.241600	0.239842
0.220300	0.236583
0.116000	0.148200
0.091300	0.085242
0.113600	0.107092
0.168700	0.149583
0.136700	0.146767
0.070800	0.094783
0.155500	0.114042
0.258800	0.231467
	0.244133

-28.3%	-33.8%
26.5%	20.2%
1.7%	-0.7%
-27.3%	-31.6%
-33.1%	-38.9%
-30.2%	-37.6%
-23.4%	-36.8%
45.4%	0.9%
48.5%	39.7%
-19.0%	-1.9%
-48.2%	-35.4%
119.6%	20.3%
66.4%	103.0%
	5.5%

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Jan-08	Feb-08	Mar-08	Apr-08	May-08	Jun-08	Jul-08	Aug-08	Sep-08
0.13460	0.17730	0.18230	0.18160	0.18710	0.24140	0.24940	0.28460	0.28063

Oct-08	Nov-08	Dec-08	Jan-09	Feb-09	Mar-09	Apr-09	May-09	Jun-09
0.29100	0.26780	0.23520	0.23520	0.16080	0.11380	0.09012	0.08910	0.08660

Jul-09	Aug-09	Sep-09	Oct-09	Nov-09	Dec-09	Jan-10	Feb-10	Mar-10
0.08816	0.08816	0.12820	0.14682	0.13339	0.13339	0.15115	0.14733	0.14924

Apr-10	May-10	Jun-10	Jul-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10
0.14553	0.14791	0.15458	0.15668	0.14950	0.14550	0.14550	0.14835	0.16592

Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	Jul-11	Aug-11	Sep-11
0.17061	0.17789	0.19130	0.20300	0.22600	0.24250	0.23660	0.24510	0.24100

Oct-11	Nov-11	Dec-11	Jan-12	Feb-12	Mar-12	Apr-12	May-12	Jun-12
0.22650	0.23120	0.23220	0.24540	0.24350	0.24540	0.25310	0.25900	0.26130

Jul-12	Aug-12	Sep-12	Oct-12	Nov-12	Dec-12	Jan-13	Feb-13	Mar-13
0.25620	0.23530	0.21160	0.22960	0.24470	0.25230	0.25260	0.25120	0.24910

Apr-13	May-13	Jun-13	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13
0.26200	0.24850	0.23510	0.22800	0.21730	0.22760	0.22990	0.23520	0.24160

Jaqn-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Jul-14	Aug-14	Sep-14
0.23100	0.24010	0.24020	0.23720	0.24160	0.23830	0.23840	0.24010	0.24470

Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15
0.23660	0.23050	0.22030	0.209100	0.198000	0.156600	0.139600	0.129800	0.132100

Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16
0.138900	0.149600	0.141200	0.136400	0.131100	0.116000	0.099900	0.093900	0.089700

Apr-16	May-16	Jun-16	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16
0.078800	0.066100	0.064700	0.078400	0.089500	0.097300	0.087600	0.085700	0.091300

Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	Jul-17	Aug-17	Sep-17
0.094400	0.106800	0.100400	0.107900	0.116800	0.125400	0.112900	0.100600	0.094300

Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18
0.105200	0.106800	0.113600	0.114800	0.127500	0.139800	0.141200	0.143300	0.151100

Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19
0.163300	0.165500	0.161300	0.158100	0.160400	0.168700	0.177000	0.165200	0.151500

Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19
0.133000	0.136600	0.146700	0.150600	0.149300	0.147600	0.138300	0.128700	0.136700

PROPRIETORS STRATA PLAN # 50
Balance sheet as of December 31, 2022

Account	Description	ACCPAC Ending Balance 12/31/2022	ACCPAC Ending Balance 12/31/2021
=========	==================================	=============	=============
	CASH	**680,613**	**330,511**
101030-01	OPERATING ACCOUNT	5,439	5,529
101036-01	DEPOSIT ACCOUNT (1 YEAR)	16,780	16,794
101037-01	DEPOSIT ACCOUNT (30 DAYS)	658,394	308,188
	OTHER RECEIVABLES	**(26,723)**	**426,950**
111050-01	RECEIVABLE SOMERSET (WWTP)	4,383	945
111052-01	PERGOLA PROJECT - CLEARING ACCOUNT	67,249	
111057-01	OTHER RECEIVABLES - OWNERS (AC PROJECT)		
111070-01	INTERCOMPANY MANAGEMENT CO	(98,354)	426,005
	INVENTORIES	**242,065**	**199,248**
123058-01	ENGINEERING INVENTORY	191,009	144,564
124010-01	HURRICANE INVENTORY	51,056	54,684
	PREPAIDS	**7,035**	**3,417**
130001-01	PREPAID INSURANCE	7,035	3,417
130009-01	PREPAID OTHERS	-	-
	DEPOSITS	**30,420**	**20,000**
131001-01	DEPOSITS VENDORS	30,420	20,000
	TOTAL ASSETS	**933,409**	**980,126**
	ACCRUED EXPENSES	**15,632**	**14,342**
252001-01	ACCRUED SALARIES/WAGES	8,882	7,592
259010-01	ACCRUED OTHERS	6,750	6,750
	OWNERS EQUITY	**917,777**	**965,784**
180053-01	RESERVE FUND WWTP	41,388	44,999
276004-01	RESERVE FUNDS (CAPITAL + MAJOR)	814,337	474,995
286001-01	RETAINED EARNINGS PRIOR YEARS	236,153	416,803
	CURRENT EARNINGS	(174,100)	28,987
	TOTAL LIABILITIES & OWNERS EQUITY	**933,409**	**980,126**
	CONTROL	0	(0)

	ACCPAC Variance Balance 12/31/2022
	=============
	350,102
	(90)
	(14)
Funding	350,206
	(453,673)
	3,438
Pending payments on Project	67,249
	-
	(524,359)
	42,816
	46,445
	(3,629)
	3,618
	3,618
	-
	10,420
Cable Deposit	10,420
	(46,717)
	1,290
	1,290
	-
	(48,006)
	(3,611)
	339,342
	(180,651)
	(203,087)
	(46,717)
	0

PROPRIETORS STRATA PLAN # 50

CAPITAL EXPENDITURES - 2022

PROJECT #	CAPITAL RESERVE FUND	Budget 2022	Actual Dec- 2022	Variance to Budget	Comments
22C-001	Landscaping Equipment/Plants/Fertilizers	$ 15,000	$ 9,659	$ 5,341	
22C-002	Landscaping and Pathway and up Lights-Lighting	$ 3,000	$ 3,063	$ (63)	
22C-003	WWTP Pump / Irrigation Pump	$ 10,000	$ 8,261	$ 1,739	
22C-004	Parking Lot Curbs/Repair-Repainting	$ 2,500	$ 3,354	$ (854)	
22C-005	Sidewalk Surface Treatment	$ 2,000	$ 2,611	$ (611)	
22C-006	Fire Alarm Panels	$ 2,800	$ 2,200	$ 600	
22C-007	Exterior Building Cleaning	$ 18,000	$ 27,700	$ (9,700)	Work is for 2021 and 2022
22C-008	Gym Equipment	$ 5,000		$ 5,000	
22C-009	Pool Furniture	$ 39,100	$ 11,791	$ 27,309	Some items moved to 2023
22C-009B	Beach Furniture	$ 74,835	$ 78,395	$ (3,560)	
22C-010	Watersports Equipment	$ 8,000	$ 25,880	$ (17,880)	Extra Hobie Cats & parts purchased
22C-011	Pool Heaters	$ 8,000	$ 5,788	$ 2,213	
22C-012	Jacuzzi / Pool Pump 1	$ 7,000	$ 13,871	$ (6,871)	
22C-013	Upgrade controls for Lift station	$ 10,000	$ 7,821	$ 2,179	
22C-014	Garage doors 10	$ 10,000	$ 9,800	$ 200	
22C-015	Miscellaneous	$ 15,000	$ 19,545	$ (4,545)	Over due to the Paul Duesing $ 13,800.deposit
				$ -	
				$ -	
	TOTAL 2022 CAPITAL RESERVE FUND	**$ 230,235**	**$ 229,738**	**$ 497**	

PROPRIETORS STRATA PLAN # 50

MAJOR EXPENDITURES - 2022

PROJECT	MAJOR RESERVE FUND	Budget 2022	Actual Dec - 2022	Variance	Comments
22M-001	Water Intrusions	$ 10,000	$ 15,793	$ (5,793)	
22M-002	Pergola Covers/Including Repainting	$ 8,000	$ 18,383	$ (10,383)	
22M-003	Fire Pumps	$ 80,000		$ 80,000	Moved to 2023
22M-004	Garage Roof Replacement	$ 35,000	$ 8,524	$ 26,476	Moved to 2023
22M-005	Water Supply Replacement	$ 25,000	$ 20,875	$ 4,125	
22M-006	WWTP Piping Replacement - Black Iron	$ 42,000	$ 40,742	$ 1,258	
22M-007	Rescue Boat	$ 15,000		$ 15,000	Moved to 2023
Hurricane			$ 52,530	$ (52,530)	Hurricane Fiona
	TOTAL 2022 MAJOR RESERVE FUND	**$ 215,000**	**$ 156,846.3**	**$ 58,154**	

PROPRIETORS STRATA PLAN # 50

RESERVE FUNDS 2022

RESERVE FUNDS	CAPITAL	MAJOR	TOTAL
OPENING BALANCE 2022:	$ 29,849	$ 445,146	$ 474,994
TSF OPERATING RESULT 2019/2020		$ 209,638	$ 209,638
FUNDINGS AS OF DEC 2022	$ 193,608	$ 322,680	$ 516,288
EXPENDITURES JAN to DEC 2022	$ (229,738)	$ (156,846)	$ (386,584)
ENDING BALANCE DEC 2022	$ (6,281)	$ 820,618	$ 814,337

PROPRIETORS STRATA PLAN # 50 - BUDGET 2023

SUMMARY	BUDGET 2023	ACTUAL 2022	ACTUAL 2021	B 2023 vs Act 2022	%
Revenues	3,306,912	3,020,537	2,730,915	286,375	9.5%
TOTAL REVENUES	**3,306,912**	**3,020,537**	**2,730,915**	286,375	9.5%
				9%	
Admin & General	1,266,282	1,175,693	1,061,412	90,589	7.7%
Maintenance	1,117,272	1,124,972	917,709	(7,700)	-0.7%
Pool & Beach	467,019	466,559	364,864	460	0.1%
Common Areas	96,630	89,624	74,252	7,006	7.8%
Utilities	358,200	337,788	283,692	20,412	6.0%
TOTAL EXPENSES	**3,305,403**	**3,194,636**	**2,701,930**	**110,766**	**3.5%**
				3%	
Insurance Assessment	(1,140,358)	(983,249)	(983,249)	(157,109)	16.0%
Insurance Expenses	1,140,358	983,249	983,249	157,109	16.0%
Management Fee				-	
TOTAL INSURANCE	**-**	**-**	**-**	-	
				-	
Capex Reserve Assessment	(197,480)	(145,206)	(145,206)	(52,274)	36.0%
Major Reserve Assessment	(329,134)	(242,010)	(242,010)	(87,124)	36.0%
Reserve Fund	526,614	387,216	387,216	139,398	36.0%
TOTAL RESERVE FUND	**-**	**-**	**-**	-	
				-	
INCOME/ (LOSS)	**1,510**	**(174,099)**	**28,986**	**175,609**	**-100.9%**

ADMIN & GENERAL

REVENUES	BUDGET 2023	ACTUAL 2022	ACTUAL 2021	B 2023 vs Act 2022	%
Strata Fees	2,718,632	2,471,484	2,286,117	247,148	10.0%
Strata Garage Fees	77,154	70,140	70,140	7,014	10.0%
Watersport Contribution	-	-	-	-	
Maintenance Revenue	405,000	368,600	285,642	36,400	9.9%
Income from water	20,000	20,497	18,627	(497)	-2.4%
Income from power	62,800	66,350	51,902	(3,550)	-5.4%
Income from cable	21,060	21,635	16,546	(575)	-2.7%
Income from pest control	2,016	1,625	1,820	391	24.1%
Other Income	-	-	-	-	
Interest Income	250	206	122	44	21.4%
TOTAL REVENUES	**3,306,912**	**3,020,537**	**2,730,915**	**286,375**	**9.5%**
		9%	**955%**		

PAYROLL EXPENSES	BUDGET 2023	ACTUAL 2022	ACTUAL 2021	B 2023 vs Act 2022	%
Security Payroll	226,942	217,644	204,053	9,297	4.3%
Supplemental pay	27,233	25,593	18,740	1,640	6.4%
Employee meals	21,978	20,320	15,613	1,658	8.2%
Bonus provision	-	-	-	-	
Employee housing	-	-	-	-	
Payroll taxes	25,417	23,029	23,214	2,388	10.4%
				-	
TOTAL PAYROLL & BENEFITS	**301,570**	**286,586**	**261,620**	**14,984**	**5.2%**
		-5%	**(1)**		

OTHER EXPENSES					
Bank Charges	1,860	1,964	2,040	(104)	-5.3%
Work Permits	30,000	24,191	20,318	5,809	24.0%
Security Services & supplies	84,600	54,466	25,953	30,134	55.3%
Surveillance systems	-	-	-	-	
Telephone	720	689	-	31	4.6%
D & O Liability Insurance	32,800	30,254	18,673	2,546	8.4%
Gym	51,912	49,633	49,466	2,279	4.6%
Management Fee	733,220	698,304	665,051	34,916	5.0%
Other expenses	24,000	24,007	18,540	(7)	
Strata Lot Management Fees	-	-	-	-	
Travelling expenses	5,600	5,600	(250)	-	0.0%
TOTAL OTHER EXPENSES	**964,712**	**889,107**	**799,793**	75,605	**8.5%**
		-8%	**(1)**		

DEPARTMENTAL INCOME					
Dpt. Income (Profit)/Loss	**2,040,630**	**1,844,844**	**195,786**	195,786	**10.6%**
		-10%	**-89%**		

MAINTENANCE

PAYROLL EXPENSES	BUDGET 2023	ACTUAL 2022	ACTUAL 2021	B 2023 vs Act 2022	%
Maintenance	224,220	221,820	182,144	2,400	1.1%
Grounds	207,710	196,184	148,912	11,526	5.9%
Sewage treatment plant	10,014	10,008	10,008	6	0.1%
Supplemental pay	30,667	30,751	33,367	(84)	-0.3%
Employee Meals	29,770	26,959	23,457	2,811	10.4%
Bonus provision	10,392	6,468	8,393	3,924	60.7%
Employee housing	66,000	50,420	53,206	15,580	30.9%
Payroll taxes	37,809	31,416	33,579	6,392	20.3%
				-	
TOTAL PAYROLL & BENEFITS	**616,582**	**574,027**	**493,066**	**42,555**	**7.4%**
		-7%	**(1)**		

OTHER EXPENSES					
Automobile	8,400	7,609	9,012	791	10.4%
A/C related	9,000	4,988	6,483	4,013	80.5%
Maintenance supplies	205,000	187,549	131,871	17,451	9.3%
Building maintenance	-	-	-	-	
Office supplies	900	-	85	900	#DIV/0!
Uniforms	8,400	5,678	6,272	2,722	47.9%
Painting & decoration	16,500	19,098	8,584	(2,598)	-13.6%
Electrical & bulbs	12,000	11,451	34,979	549	4.8%
Locks & Keys	18,000	17,470	2,428	530	3.0%
Hurricane	4,000	0	5,416	4,000	2222122.2%
Elevator	48,000	69,434	7,665	(21,434)	-30.9%
Garbage removal	36,600	32,480	17,462	4,121	12.7%
Telephone	1,440	1,264	790	176	13.9%
Fire protection	6,450	7,279	5,553	(829)	-11.4%
Grounds & Landscaping	36,000	27,221	33,101	8,779	32.3%
Other expenses	6,000	13,058	4,628	(7,058)	-54.0%
Sewage treatment	84,000	146,369	150,313	(62,369)	-42.6%
TOTAL OTHER EXPENSES	**500,690**	**550,946**	**424,643**	**(50,256)**	**-9.1%**
		10%	**(1)**		

DEPARTMENTAL INCOME					
Dpt. Income (Profit)/Loss	**1,117,272**	**1,124,972**	**917,709**	**(7,700)**	**-0.7%**
		1%	**(1)**		

POOL & BEACH

PAYROLL EXPENSES	BUDGET 2023	ACTUAL 2022	ACTUAL 2021	B 2023 vs Act 2022	%
Pool & Beach	236,161	213,680	186,520	22,481	10.5%
Supplemental pay	23,616	17,986	14,926	5,630	31.3%
Employee Meals	17,944	17,295	11,964	649	3.8%
Bonus provision	-	-	-	-	
Employee housing	14,400	25,250	21,220	(10,850)	-43.0%
Payroll taxes	23,616	21,159	18,527	2,457	11.6%
Allocation Management Co.	(157,869)	(147,686)	(126,579)	(10,183)	6.9%
				-	
TOTAL PAYROLL & BENEFITS	**157,869**	**147,684**	**126,577**	**10,184**	**6.9%**

OTHER EXPENSES					
Pool & beach supplies	33,000	31,677	26,296	1,323	4.2%
Pool & beach umbrella. & furn	2,400	464	-	1,936	417.2%
Watersport supplies	5,100	2,162	3,273	2,938	135.9%
Telephone	1,800	1,541	2,368	259	16.8%
Uniforms	12,600	11,806	-	794	6.7%
Laundry	390,000	418,600	317,688	(28,600)	-6.8%
Miscellaneous	1,200	-	6,086	1,200	#DIV/0!
Allocation Management Co.	(223,050)	(233,274)	(179,139)	10,224	-4.4%
Swimming pool chemicals	62,400	61,008	55,780	1,392	2.3%
Swimming pool repairs	7,200	10,826	530	(3,626)	-33.5%
Watersport repairs	16,500	14,063	5,405	2,437	17.3%
TOTAL OTHER EXPENSES	**309,150**	**318,874**	**238,287**	**(9,724)**	**-3.0%**

DEPARTMENTAL INCOME					
Dpt. Income (Profit)/Loss	**467,019**	**466,559**	**460**	**460**	**0.1%**

COMMON AREA

PAYROLL EXPENSES	BUDGET 2023	ACTUAL 2022	ACTUAL 2021	B 2023 vs Act 2022	%
Common area					
Total Payroll Expenses					
Supplemental pay					
Employee Meals					
Bonus provision					
Employee housing					
Payroll taxes					
Total Benefits					
Payroll & Benefits	90,030	84,803	69,485	5,227	6.2%
				-	
TOTAL PAYROLL & BENEFITS	**90,030**	**84,803**	**69,485**	**5,227**	**6.2%**

OTHER EXPENSES					
Cleaning supplies	4,800	4,500	4,500	300	
Purchase allocation				-	
Miscellaneous	1,800	321	267	1,479	460.7%
TOTAL OTHER EXPENSES	**6,600**	**4,821**	**4,767**	1,779	36.9%

DEPARTMENTAL INCOME					
Dpt. Income (Profit)/Loss	**96,630**	**89,624**	**74,252**	**7,006**	**7.8%**

ENERGY

OTHER EXPENSES	BUDGET 2023	ACTUAL 2022	ACTUAL 2021	B 2023 vs Act 2022	%
Electricity	255,600	233,809	188,395	21,791	9.3%
Water	52,000	55,328	43,291	(3,328)	-6.0%
Gas	50,600	48,651	52,006	1,949	4.0%
TOTAL OTHER EXPENSES	**358,200**	**337,788**	**283,692**	**20,412**	**6.0%**

DEPARTMENTAL INCOME					
Dpt. Income (Profit)/Loss	**358,200**	**337,788**	**283,692**	20,412	6.0%

PROPRIETORS STRATA PLAN # 50

CAPITAL EXPENDITURES - 2023 BUDGET

PROJECT #	CAPITAL RESERVE FUND	Budget 2023
23C-01	Landscaping Equipment/Plants/Fertilizers	$ 10,000
23C-02	Landscaping and Pathway and up Lights-Lighting	$ 16,000
23C-03	Parking Lot Curbs/Repair-Repainting & Sidewalk Treatment	$ 4,500
23C-04	Exterior Building Cleaning	$ 6,500
23C-05	Gym Equipment - Peleton, Treadmill Motors & Motherboards	$ 4,500
23C-06	Pool Furniture	$ 45,000
23C-07	Beach Furniture	$ 17,000
23C-08	Watersports Equipment	$ 6,000
23C-09	Pool heater	$ 4,300
23C-10	Irrigation pump	$ 5,000
23C-11	Jacuzzi Pump & Pool Pump	$ 11,000
23C-12	Engineering Tools	$ 2,500
23C-13	Pool Lights	$ 4,000
23C-14	Pool Diamond Brite Repairs	$ 15,000
23C-15	Security Gate Upgrade	$ 5,000
23C-16	Miscellaneous	$ 15,000
	TOTAL 2023 CAPITAL RESERVE FUND	**$ 171,300**

BEACH FURNITURE CAPITAL 2023

ITEM	AMOUNT	COST EACH	TOTAL COST
Clamshells - New in house fabrication	11	$700	$7,700
Chaise - Sling replacements	30	$150	$4,500
Chaise/Chairs - Minor Refurbs	20	$75	$1,500
Miscellaneous:			$3,300
Total			**$17,000**

POOL FURNITURE CAPITAL 2023

ITEM	AMOUNT EACH	COST EACH	TOTAL COST
Chaise Lounge New - Teak	20	$875	$17,500
Side Tables - New - Teak	10	$325	$3,250
Chaise Lounge Refurbishement (P&B Staff) - Teak	88	$30	$2,640
Side Tables Refurbishement (P&B Staff) - Teak	38	$20	$760
Chaise Lounge - Cushions - New w/foam	10	$600	$6,000
Chaise Lounge - Cushions - repairs	20	$70	$1,400
Pool Umbrellas - 9'	10	$500	$5,000
Pool Umbrella Bases	30	$200	$6,000
Miscellaneous:	1	$2,450	$2,450
Total			**$45,000**

PROPRIETORS STRATA PLAN # 50

MAJOR EXPENDITURES - 2023 BUDGET

PROJECT	MAJOR RESERVE FUND	Budget 2023
23M-01	Water Intrusions	$ 12,000
23M-02	Fastening Pergolas	$ 30,000
23M-03	Fire pump	$ 135,000
23M-04	Garage Roofs	$ 32,000
23M-05	Rescue Boat - Whaly 370 Center Console	$ 21,000
23M-06		
23M-07		
23M-08		
	TOTAL 2023 MAJOR RESERVE FUND	**$ 230,000**

PROPRIETORS STRATA PLAN # 50

RESERVE FUNDS 2023

RESERVE FUNDS	CAPITAL	MAJOR	TOTAL
OPENING BALANCE 2023:	$ (6,281)	$ 820,618	$ 814,337
FUNDINGS JAN - DEC 2023	$ 197,480	$ 329,134	$ 526,614
FORECAST EXPENDITURES 2023	$ (171,300)	$ (230,000)	$ (401,300)
ENDING BALANCE 2023	$ 19,899	$ 919,752	$ 939,651

PROPRIETORS STRATA PLAN # 50 - Q1 January to March 2022

SUMMARY	ACTUAL 2023 - Q1	BUDGET 2023 - Q1	B 2023 vs Q1 2023	%
Revenues	825,711	831,916	(6,204)	-1%
TOTAL REVENUES	**825,711**	**831,916**	(6,204)	-1%
Admin & General	312,697	312,755	(58)	0%
Maintenance	261,283	269,747	(8,464)	-3%
Pool & Beach	125,903	118,643	7,261	6%
Common Areas	26,289	24,029	2,260	9%
Utilities	99,734	95,200	4,534	5%
TOTAL EXPENSES	**825,907**	**820,374**	**5,534**	**1%**
Insurance Assessment	(1,138,588)	(1,140,358)	1,770	0%
Insurance Expenses	1,138,588	1,140,358	(1,770)	0%
Management Fee				
TOTAL INSURANCE	**-**	**-**		
Capex Reserve Assessment	(48,402)	(48,402)	-	0%
Major Reserve Assessment	(80,670)	(80,670)	-	0%
Reserve Fund	129,072	129,072	-	0%
TOTAL RESERVE FUND	**-**	**-**		
INCOME/ (LOSS)	**(196)**	**11,542**	**(11,738)**	**-102%**

ADMIN & GENERAL

REVENUES	ACTUAL 2023 - Q1	BUDGET 2023 - Q1	B 2023 vs Q1 2023	%
Strata Fees	679,658	679,658	(1)	0%
Strata Garage Fees	19,289	19,289	0	0%
Watersport Contribution	-	-		
Maintenance Revenue	96,980	105,000	(8,020)	-8%
Income from water	5,165	5,400	(235)	-4%
Income from power	16,775	16,800	(25)	0%
Income from cable	5,400	5,265	135	3%
Income from pest control	536	504	32	6%
Other Income	1,908	-		
Interest Income				
TOTAL REVENUES	**825,711**	**831,916**	**(6,204)**	**-1%**

PAYROLL EXPENSES				
Security Payroll	63,936	57,330	6,606	12%
Supplemental pay	7,653	6,880	773	11%
Employee meals	7,494	5,495	2,000	36%
Bonus provision	-	-		
Employee housing				
Payroll taxes	7,667	6,421	1,246	19%
TOTAL PAYROLL & BENEFITS	**86,750**	**76,125**	**10,624**	**14%**

OTHER EXPENSES				
Bank Charges	465	465	-	0%
Work Permits	6,707	7,500	(793)	-11%
Security Services & supplies	10,261	16,600	(6,339)	-38%
Surveillance systems	-			
Telephone		180	(180)	-100%
D & O Liability Insurance	8,076	8,202	(126)	-2%
Gym	12,978	12,978	-	0%
Management Fee	183,306	183,305	1	0%
Other expenses	2,755	6,000	(3,245)	-54%
Strata Lot Management Fees	-	-		
Travelling expenses	1,400	1,400	-	0%
TOTAL OTHER EXPENSES	**225,948**	**236,630**	**(10,682)**	**-5%**

DEPARTMENTAL INCOME				
Dpt. Income (Profit)/Loss	**513,014**	**519,161**	**(6,147)**	**-1%**

MAINTENANCE

PAYROLL EXPENSES	ACTUAL 2023 - Q1	BUDGET 2023 - Q1	B 2023 vs Q1 2023	%
Maintenance	50,622	54,384	(3,762)	-7%
Grounds	45,942	48,204	(2,262)	-5%
Sewage treatment plant	2,505	2,504	2	0%
Supplemental pay	9,037	7,284	1,753	24%
Employee Meals	8,014	7,440	574	8%
Bonus provision	2,135	1,607	528	33%
Employee housing	9,401	16,500	(7,099)	-43%
Payroll taxes	9,247	8,990	257	3%
TOTAL PAYROLL & BENEFITS	**136,903**	**146,912**	**(10,009)**	**-7%**

OTHER EXPENSES				
Automobile	4,982	2,100	2,882	137%
A/C related	869	2,250	(1,381)	-61%
Maintenance supplies	53,144	51,000	2,144	4%
Building maintenance	-	-	-	#DIV/0!
Office supplies	-	225	(225)	-100%
Uniforms	27	2,100	(2,073)	-99%
Painting & decoration	239	4,500	(4,261)	-95%
Electrical & bulbs	2,793	3,000	(207)	-7%
Locks & Keys	-	4,500	(4,500)	-100%
Hurricane	3,000	-		
Elevator	12,450	12,000	450	4%
Garbage removal	9,630	9,150	480	5%
Telephone	571	360	211	59%
Fire protection	1,713	150	1,563	1042%
Grounds & Landscaping	12,054	9,000	3,054	34%
Other expenses	1,824	1,500	324	22%
Sewage treatment	21,084	21,000	84	0%
TOTAL OTHER EXPENSES	**124,381**	**122,835**	**1,546**	**1%**

DEPARTMENTAL INCOME				
Dpt. Income (Profit)/Loss	**261,283**	**269,747**	**(8,464)**	**-3%**

POOL & BEACH

PAYROLL EXPENSES	ACTUAL 2023 - Q1	BUDGET 2023 - Q1	B 2023 vs Q1 2023	%
Pool & Beach	59,738	55,125	4,613	8%
Supplemental pay	9,149	5,513	3,636	66%
Employee Meals	7,207	4,785	2,422	51%
Bonus provision				
Employee housing	4,388	3,600	788	22%
Payroll taxes	8,908	5,513	3,396	62%
Allocation Management Co.	(44,695)	(37,268)	(7,428)	20%
TOTAL PAYROLL & BENEFITS	**44,695**	**37,268**	**7,428**	**20%**

OTHER EXPENSES				
Pool & beach supplies	7,692	8,250	(558)	-7%
Pool & beach umbrella. & furn	-	600	(600)	-100%
Watersport supplies	5,310	1,200	4,110	343%
Telephone	-	450	(450)	-100%
Uniforms	-	3,150	(3,150)	-100%
Laundry	117,429	105,000	12,429	12%
Miscellaneous	-	300	(300)	-100%
Allocation Management Co.	(64,331)	(59,475)	(4,856)	8%
Swimming pool chemicals	13,500	15,600	(2,100)	-13%
Swimming pool repairs	-	1,800	(1,800)	-100%
Watersport repairs	1,608	4,500	(2,892)	-64%
TOTAL OTHER EXPENSES	**81,208**	**81,375**	**(167)**	**0%**

DEPARTMENTAL INCOME				
Dpt. Income (Profit)/Loss	**125,903**	**118,643**	**7,261**	**6%**

COMMON AREA

PAYROLL EXPENSES	ACTUAL 2023 - Q1	BUDGET 2023 - Q1	B 2023 vs Q1 2023	%
Common area	13,458	13,860	(402)	-3%
Total Payroll Expenses				
Supplemental pay	3,308	2,079	1,229	59%
Employee Meals	6,231	4,500	1,731	38%
Bonus provision	-	-		
Employee housing				
Payroll taxes	2,166	1,940	226	12%
Total Benefits	11,706	8,519	3,187	37%
Payroll & Benefits	25,164	22,379	2,785	12%
			-	
TOTAL PAYROLL & BENEFITS	**25,164**	**22,379**	**2,785**	**12%**

OTHER EXPENSES				
Cleaning supplies	1,125	1,200	(75)	-6%
Purchase allocation			-	
Miscellaneous		450	(450)	-100%
TOTAL OTHER EXPENSES	**1,125**	**1,650**	(525)	-32%

DEPARTMENTAL INCOME				
Dpt. Income (Profit)/Loss	**26,289**	**24,029**	**2,260**	**9%**

ENERGY

OTHER EXPENSES	ACTUAL 2023 - Q1	BUDGET 2023 - Q1	B 2023 vs Q1 2023	%
Electricity	63,697	63,900	(203)	0%
Water	16,027	13,800	2,227	16%
Gas	20,011	17,500	2,511	14%
TOTAL OTHER EXPENSES	**99,734**	**95,200**	**4,534**	**5%**

PROPRIETORS STRATA PLAN # 50

RESERVE FUNDS 2023

RESERVE FUNDS		CAPITAL		MAJOR		TOTAL
OPENING BALANCE 2023:	$	(6,281)	$	820,618	$	814,337
FUNDINGS AS OF JAN to MAR 2023	$	49,374	$	81,796	$	131,170
EXPENDITURES JAN to MAR 2023	$	(30,084)	$	(29,335)	$	(59,419)
ENDING BALANCE MAR 2023	$	13,009	$	873,079	$	886,088
FUNDINGS APR to DEC 2023	$	148,104	$	244,683	$	392,787
FORECAST EXPENDITURES APR to DEC 2023	$	(141,216)	$	(240,665)	$	(341,881)
BALANCE ESTIMATED DECEMBER 2023	$	19,897	$	877,097	$	896,994

PROPRIETORS STRATA PLAN # 50
Balance sheet as of March 31, 2023

Account	Description	ACCPAC Ending Balance 3/31/2023	ACCPAC Ending Balance 2/28/2023		ACCPAC Variance Balance 3/31/2023
=========	==================================	=============	=============		
	CASH	**680,613**	**680,613**		**-**
101030-01	OPERATING ACCOUNT	5,439	5,439		-
101036-01	DEPOSIT ACCOUNT (1 YEAR)	16,780	16,780		-
101037-01	DEPOSIT ACCOUNT (30 DAYS)	658,394	658,394		-
					-
	OTHER RECEIVABLES	**39,550**	**3,589**		**35,961**
111050-01	RECEIVABLE SOMERSET (WWTP)	4,324	4,256		68
111050-01	OWNER RECEIVABLES	4,000		Due from Owner	4,000
111052-01	PERGOLA PROJECT - CLEARING ACCOUNT	69,549	69,349	Pending final project charges	200
111070-01	INTERCOMPANY MANAGEMENT CO	(38,323)	(70,016)		31,693
	INVENTORIES	**236,488**	**236,116**		**371**
123058-01	ENGINEERING INVENTORY	185,432	185,061		371
124010-01	HURRICANE INVENTORY	51,056	51,056		-
	PREPAIDS	**15,371**	**25,869**		**(10,498)**
130001-01	PREPAID INSURANCE	7,601	10,829		(3,228)
130009-01	PREPAID OTHERS	7,770	15,040		(7,270)
	DEPOSITS	**30,420**	**30,420**		**-**
131001-01	DEPOSITS VENDORS	30,420	30,420		-
					-
	TOTAL ASSETS	**1,002,442**	**976,607**		**25,835**
	ACCRUED EXPENSES	**13,109**	**10,016**		**3,093**
252001-01	ACCRUED SALARIES/WAGES	3,970	1,675		2,296
259010-01	ACCRUED OTHERS	9,139	8,341		797
	OWNERS EQUITY	**989,333**	**966,591**		**22,742**
180053-01	RESERVE FUND WWTP	41,388	41,388		-
276004-01	RESERVE FUNDS (CAPITAL + MAJOR)	886,088	886,933		(845)
286001-01	RETAINED EARNINGS PRIOR YEARS	62,053	62,053		0
	CURRENT EARNINGS	(196)	(23,783)		23,587
					-
	TOTAL LIABILITIES & OWNERS EQUITY	**1,002,442**	**976,607**		**25,835**
	CONTROL	(0)	0		(0)

PROPRIETORS STRATA PLAN # 50

CAPITAL EXPENDITURES - 2023 BUDGET

PROJECT #	CAPITAL RESERVE FUND	Budget 2023	Actual Mar 2023	Forecast remainder	Forecast Total year	Variance to Budget	Comments
23C-01	Landscaping Equipment/Plants/Fertilizers	$ 10,000		$ 10,000	$ 10,000	$ 10,000	
23C-02	Landscaping and Pathway and up Lights-Lighting	$ 16,000	$ 3,738	$ 12,262	$ 16,000	$ 12,262	
23C-03	Parking Lot Curbs/Repair-Repainting & Sidewalk Treatment	$ 4,500	$ 1,141	$ 3,359	$ 4,500	$ 3,359	
23C-04	Exterior Building Cleaning	$ 6,500		$ 6,500	$ 6,500	$ 6,500	
23C-05	Gym Equipment - Peleton, Treadmill Motors & Motherboards	$ 4,500		$ 4,500	$ 4,500	$ 4,500	
23C-06	Pool Furniture	$ 45,000	$ 3,905	$ 41,095	$ 45,000	$ 41,095	
23C-07	Beach Furniture	$ 17,000	$ 10,433	$ 6,567	$ 17,000	$ 6,567	
23C-08	Watersports Equipment	$ 6,000		$ 6,000	$ 6,000	$ 6,000	
23C-09	Pool heater	$ 4,300		$ 4,300	$ 4,300	$ 4,300	
23C-10	Irrigation pump	$ 5,000		$ 5,000	$ 5,000	$ 5,000	
23C-11	Jacuzzi Pump & Pool Pump	$ 11,000	$ 3,342	$ 7,658	$ 11,000	$ 7,658	
23C-12	Engineering Tools	$ 2,500		$ 2,500	$ 2,500	$ 2,500	
23C-13	Pool Lights	$ 4,000		$ 4,000	$ 4,000	$ 4,000	
23C-14	Pool Diamond Brite Repairs	$ 15,000		$ 15,000	$ 15,000	$ 15,000	
23C-15	Security Gate Upgrade	$ 5,000		$ 5,000	$ 5,000	$ 5,000	
23C-16	Miscellaneous	$ 15,000	$ 7,524	$ 7,476	$ 15,000	$ 7,476	Upgrade controls for Lift station
				$ -	$ -	$ -	
				$ -	$ -	$ -	
	TOTAL 2021 CAPITAL RESERVE FUND	**$ 171,300**	**$ 30,084**	**$ 141,216**	**$ 171,300**	**$ 141,216**	

PROPRIETORS STRATA PLAN # 50

MAJOR EXPENDITURES - 2023

PROJECT	MAJOR RESERVE FUND	Budget 2023	Actual - YTD Mar - 2023	Forecast remainder	Forecast Total year	Variance to YTD
23M-01	Water Intrusions	$ 12,000		$ 12,000	$ 12,000	$ 12,000
23M-02	Fastening Pergolas	$ 30,000		$ 30,000	$ 30,000	$ 30,000
23M-03	Fire pump	$ 135,000	$ 28,372	$ 106,629	$ 135,000	$ 106,629
23M-04	Garage Roofs	$ 32,000	$ 964	$ 31,037	$ 32,000	$ 31,037
23M-05	Rescue Boat - Whaly 370 Center Console	$ 21,000		$ 21,000	$ 21,000	$ 21,000
	New Strata Vehicle	**$ -**	**$ -**	**$ 40,000**	**$ 40,000**	**$ 40,000**
	TOTAL 2023 MAJOR RESERVE FUND	**$ 230,000**	**$ 29,335.0**	**$ 240,665**	**$ 270,000**	**$ 240,665**

Variance Budget
$ -
$ -
$ -
$ -
$ -
$ 40,000
$ 40,000

Proprietors of Strata Plan #50

Reserve fundings - 31 March 2023

Reserve Funds (equity)	886,088
Reserve Funds (term deposits funded)	(675,174)
Balance to be funded before adjustements (A)	***210,914***
Inventories advanced by Management Co.	(236,488)
Retained earnings held by Management Co.	62,053
Current earnings advanced by Management Co.	(196)
Total cash adjustments (B)	***(174,631)***
Term deposit to be funded (A+B)	***36,283***
rounded =)	**

THE PALMS - STRATA

Premium summary:	Values 2022	Values 2023		Premium 2022	Premium 2023		Rate 2022	Rate 2023
Property Insurance - Buildings	76,004,000	76,004,000	0%	911,794	906,799	-1%	1.20%	1.19%
Public Liability				189,750	198,633	5%		
Terrorism				12,000	6,000	-50%		
TOTAL	**76,004,000**	**76,004,000**	0%	**1,113,544**	**1,111,432**	0%		
Taxes				27,839	27,157			
GRAND TOTAL	**76,004,000**	**76,004,000**	0%	**1,141,383**	**1,138,589**	0%		
				increase	***(2,794)***			