

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%
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
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(68,548)	-4%
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MAINTENANCE

PAYROLL EXPENSES
Maintenance
Grounds
Sewage treatment plant
Supplemental pay
Employee Meals
Bonus provision
Employee housing
Payroll taxes
TOTAL PAYROLL & BENEFITS

ACTUAL 2022	BUDGET 2022	ACTUAL 2021
221,820	211,200	182,144
196,184	165,300	148,912
10,008	10,014	10,008
30,751	36,000	33,367
26,959	25,200	23,457
6,468	10,240	8,393
50,420	60,000	53,206
31,416	38,026	33,579
574,027	555,980	493,066

Act 2022 vs Bud 2022	%
10,620	5%
30,884	19%
(6)	0%
(5,249)	-15%
1,759	7%
(3,772)	-37%
(9,580)	-16%
(6,610)	-17%
-	
18,047	3%

OTHER EXPENSES
Automobile
A/C related
Maintenance supplies
Building maintenance
Office supplies
Uniforms
Painting & decoration
Electrical & bulbs
Locks & Keys
Hurricane
Elevator
Garbage removal
Telephone
Fire protection
Grounds & Landscaping
Other expenses
Sewage treatment
TOTAL OTHER EXPENSES

7,609	8,400	9,012
4,988	12,000	6,483
187,549	212,500	131,871
-	51	-
-	850	85
5,678	8,400	6,272
19,098	8,400	8,584
11,451	24,000	34,979
17,470	6,000	2,428
0	5,500	5,416
69,434	36,000	7,665
32,480	26,280	17,462
1,264	1,440	790
7,279	9,500	5,553
27,221	60,000	33,101
13,058	4,500	4,628
146,369	191,000	150,313
550,946	614,821	424,643

(791)	-9%
(7,013)	-58%
(24,951)	-12%
(51)	0%
(850)	-100%
(2,722)	-32%
10,698	127%
(12,549)	-52%
11,470	191%
(5,500)	0%
33,434	93%
6,200	24%
(176)	-12%
(2,221)	-23%
(32,779)	-55%
8,558	190%
(44,631)	-23%
(63,875)	-10%

DEPARTMENTAL INCOME
Dpt. Income (Profit)/Loss

1,124,973	1,170,801	917,709
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(45,828)	-4%
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POOL & BEACH

PAYROLL EXPENSES
Pool & Beach
Supplemental pay
Employee Meals
Bonus provision
Employee housing
Payroll taxes
Allocation Management Co.
TOTAL PAYROLL & BENEFITS

ACTUAL 2022	BUDGET 2022	ACTUAL 2021
213,680	200,500	186,520
17,986	15,875	14,926
17,295	13,560	11,964
-	-	-
25,250	21,600	21,220
21,159	22,055	18,527
(147,686)	(136,795)	(126,579)
147,684	136,795	126,578

Act 2022 vs Bud 2022	%
13,180	7%
2,111	13%
3,735	28%
-	
3,650	17%
(896)	-4%
(10,891)	8%
-	
10,889	8%

OTHER EXPENSES
Pool & beach supplies
Pool & beach umbrella. & furn
Watersport supplies
Telephone
Uniforms
Laundry
Miscellaneous
Allocation Management Co.
Swimming pool chemicals
Swimming pool repairs
Watersport repairs
TOTAL OTHER EXPENSES

31,677	72,500	26,296
464	2,400	-
2,162	22,500	3,273
1,541	1,800	2,368
11,806	12,600	-
418,600	335,000	317,688
-	1,200	6,086
(233,274)	(224,000)	(179,139)
61,008	57,000	55,780
10,826	7,200	530
14,063	6,100	5,405
318,875	294,300	238,287

(40,823)	-56%
(1,936)	-81%
(20,338)	-90%
(259)	-14%
(794)	-6%
83,600	25%
(1,200)	0%
(9,274)	4%
4,008	7%
3,626	50%
7,963	131%
24,575	8%

DEPARTMENTAL INCOME
Dpt. Income (Profit)/Loss

466,559	431,095	364,865
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35,464	8%
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COMMON AREA

PAYROLL EXPENSES
Common area
Total Payroll Expenses
Supplemental pay
Employee Meals
Bonus provision
Employee housing
Payroll taxes
Total Benefits
Payroll & Benefits
TOTAL PAYROLL & BENEFITS

ACTUAL 2022	BUDGET 2022	ACTUAL 2021
84,803	74,300	69,485
84,803	74,300	69,485

Act 2022 vs Bud 2022	%
10,503	14%
-	#DIV/0!
10,503	14%

OTHER EXPENSES
Cleaning supplies
Purchase allocation
Miscellaneous
TOTAL OTHER EXPENSES

4,500	4,500	4,500
321	3,600	267
4,821	8,100	4,767

-	
-	
(3,279)	-91%
(3,279)	-40%

DEPARTMENTAL INCOME
Dpt. Income (Profit)/Loss

89,624	82,400	74,252
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7,224	9%
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ENERGY

OTHER EXPENSES
Electricity
Water
Gas
TOTAL OTHER EXPENSES

ACTUAL 2022	BUDGET 2022	ACTUAL 2021
233,809	192,000	188,395
55,328	49,000	43,291
48,651	25,000	52,006
337,788	266,000	283,692

Act 2022 vs Bud 2022	%
41,809	22%
6,328	13%
23,651	95%
71,788	27%