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%