

PROPRIETORS STRATA PLAN # 50 - Q1 January to March 2023

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	1	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
Work Permits
Security Services & supplies
Surveillance systems
Telephone
D & O Liability Insurance
Gym
Management Fee
Other expenses
Strata Lot Management Fees
Travelling expenses
TOTAL OTHER EXPENSES

465	465
6,707	7,500
10,261	16,600
-	
	180
8,076	8,202
12,978	12,978
183,306	183,305
2,755	6,000
-	-
1,400	1,400
225,948	236,630

-	0%
(793)	-11%
(6,339)	-38%
(180)	-100%
(126)	-2%
-	0%
1	0%
(3,245)	-54%
-	0%
(10,682)	-5%

DEPARTMENTAL INCOME
Dpt. Income (Profit)/Loss

513,014	519,161
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(6,147)	-1%
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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 2023 - Q1	BUDGET 2023 - Q1
50,622	54,384
45,942	48,204
2,505	2,504
9,037	7,284
8,014	7,440
2,135	1,607
9,401	16,500
9,247	8,990
136,903	146,912

B 2023 vs Q1 2023	%
(3,762)	-7%
(2,262)	-5%
2	0%
1,753	24%
574	8%
528	33%
(7,099)	-43%
257	3%
(10,009)	-7%

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

4,982	2,100
869	2,250
53,144	51,000
-	-
-	225
27	2,100
239	4,500
2,793	3,000
-	4,500
3,000	-
12,450	12,000
9,630	9,150
571	360
1,713	150
12,054	9,000
1,824	1,500
21,084	21,000
124,381	122,835

2,882	137%
(1,381)	-61%
2,144	4%
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(225)	-100%
(2,073)	-99%
(4,261)	-95%
(207)	-7%
(4,500)	-100%
450	4%
480	5%
211	59%
1,563	1042%
3,054	34%
324	22%
84	0%
1,546	1%

DEPARTMENTAL INCOME
Dpt. Income (Profit)/Loss

261,283	269,747
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(8,464)	-3%
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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 2023 - Q1	BUDGET 2023 - Q1
59,738	55,125
9,149	5,513
7,207	4,785
4,388	3,600
8,908	5,513
(44,695)	(37,268)
44,695	37,268

B 2023 vs Q1 2023	%
4,613	8%
3,636	66%
2,422	51%
788	22%
3,396	62%
(7,428)	20%
7,428	20%

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

7,692	8,250
-	600
5,310	1,200
-	450
-	3,150
117,429	105,000
-	300
(64,331)	(59,475)
13,500	15,600
-	1,800
1,608	4,500
81,208	81,375

(558)	-7%
(600)	-100%
4,110	343%
(450)	-100%
(3,150)	-100%
12,429	12%
(300)	-100%
(4,856)	8%
(2,100)	-13%
(1,800)	-100%
(2,892)	-64%
(167)	0%

DEPARTMENTAL INCOME
Dpt. Income (Profit)/Loss

125,903	118,643
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7,261	6%
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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 2023 - Q1	BUDGET 2023 - Q1
13,458	13,860
3,308	2,079
6,231	4,500
-	-
2,166	1,940
11,706	8,519
25,164	22,379
25,164	22,379

B 2023 vs Q1 2023	%
(402)	-3%
1,229	59%
1,731	38%
226	12%
3,187	37%
2,785	12%
-	
2,785	12%

OTHER EXPENSES
Cleaning supplies
Purchase allocation
Miscellaneous
TOTAL OTHER EXPENSES

1,125	1,200
	450
1,125	1,650

(75)	-6%
-	
(450)	-100%
(525)	-32%

DEPARTMENTAL INCOME
Dpt. Income (Profit)/Loss

26,289	24,029
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2,260	9%
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ENERGY

OTHER EXPENSES
Electricity
Water
Gas
TOTAL OTHER EXPENSES

ACTUAL 2023 - Q1	BUDGET 2023 - Q1
63,697	63,900
16,027	13,800
20,011	17,500
99,734	95,200

B 2023 vs Q1 2023	%
(203)	0%
2,227	16%
2,511	14%
4,534	5%