

Pacific Shores Owner Enterprises LTD
 Operating Budget
 Budget Year: 1/1/2018 - 12/31/2018

	2017	Budget	2017	2018
5 months 2017	Year End	2017	Variations	Annual
Actual	Forecast		Forecast to Budget	Budget
Income				
Maintenance Fees	2,812,283	2,839,857	27,575	2,820,945
Special Asses Revenue	34,856	89,790	54,934	-
Other Income	383,610	308,120	(75,490)	375,467
Total Income	3,230,749	3,237,767	7,019	3,196,412
Operating Expenses				
Front Desk	212,440	246,620	34,180	214,828
Housekeeping	588,302	611,640	23,338	595,906
Maintenance	177,398	196,720	19,322	196,856
Utilities	157,030	152,830	(4,200)	164,650
Transportation	5,744	7,121	1,377	6,995
Accounting	70,365	70,365	-	71,280
Reservation & Physical Services	54,428	54,428	-	55,136
Bad Debt Expense	423,977	425,979	2,002	535,979
Legal Fees	10,000	10,000	-	10,000
Management Fees	93,820	93,820	-	95,040
Strata Corp Fees includes SA	604,939	575,428	(29,511)	635,250
Property Taxes	85,121	87,000	1,879	91,350
General & Administrative	497,399	522,026	24,627	503,142
Reserve - Provision for Refurbishment	128,856	183,790	54,934	20,000
Total Operating Expenses	3,109,819	3,237,767	127,948	3,196,412
Net Surplus (Deficit)	120,930	0	(120,929)	(0)

2018 Maintenance Fees

	Phase 1 & 2	Phase 3 & 4	Phase 5	Phase 6	Phase 7	Phase 8
Maint Fees	Units 410 to 523	Units 310 to 324	Units 610 to 623	Units 614 to 627	Units 714 to 737	Units 710 to 733
	1,048	1,029	1,000	1,004	950	952
*Owners who own even or odd year will be invoiced 1/2 of annual maintenance fee						