

**Pacific Shores Owner Enterprises LTD
Operating Budget
Budget Year: 1/1/2019 - 12/31/2019**

	5 months 2018 Actual	2018 Year End Forecast	Budget 2018	2018 Variances Forecast to Budget	2019 Annual Budget
Income					
Maintenance Fees	1,172,161	2,812,052	2,820,945	8,893	3,069,559
Special Asses Revenue	6,184	6,184	-	(6,184)	-
Other Income	208,512	356,959	375,467	18,508	406,048
Total Income	1,386,858	3,175,195	3,196,412	21,217	3,475,607
Operating Expenses					
Front Desk	72,681	214,428	214,828	400	269,824
Housekeeping	238,583	611,330	595,906	(15,424)	749,871
Maintenance	69,123	187,650	196,856	9,206	242,502
Utilities	65,950	172,800	164,650	(8,150)	173,220
Transportation	2,298	7,515	6,995	(520)	5,485
Accounting	29,229	71,280	71,280	0	72,000
Reservation & Physical Services	22,978	55,136	55,136	0	56,500
Bad Debt Expense	223,325	536,258	535,979	(279)	675,303
Legal Fees	393	10,000	10,000	-	10,000
Management Fees	39,608	95,040	95,040	0	97,000
Strata Corp Fees includes SA	169,942	543,000	635,250	92,250	478,000
Property Taxes	38,063	92,581	91,350	(1,231)	95,400
General & Administrative	241,836	548,681	503,140	(45,541)	549,632
Reserve - Provision for Refurbishment	8,333	20,000	20,000	-	870
Total Operating Expenses	1,222,341	3,165,699	3,196,411	30,712	3,475,608
Net Surplus (Deficit)	164,517	9,496	0	(9,495)	(0)

2018 Maintenance Fees

	Phase 1 & 2 Units 410 to 523	Phase 3 & 4 Units 310 to 324	Phase 5 Units 610 to 623	Phase 6 Units 614 to 627	Phase 7 Units 714 to 737	Phase 7 Unit 717	Phase 8 Units 710 to 733
Maint Fees	1,144	1,123	1,091	1,096	1,036	690	1,039