

Acct #	Acct Name	2018 Budget	2019 Budget	Variance 2019 Budget Vs 2018 Budget
INCOME				
5000-00-00	Owner Assessment	1,911,540.84	1,891,921.57	(19,619.27)
5000-00-01	Owner Assessment IOA	2,214,313.43	2,191,583.05	(22,730.38)
5020-00-00	Interest/Dividend Income	3,900.00	2,300.00	(1,600.00)
5020-00-01	Interest/Dividend Income IOA	7,300.00	8,000.00	700.00
5030-00-00	Rental Income - TPI/VCR	30,186.51	39,274.80	9,088.29
5030-00-01	Rental Income IOA	511,500.00	585,000.00	73,500.00
5040-00-00	Maint Fees New Sales AOA	82,900.00	37,245.00	(45,655.00)
5040-00-01	Maint Fees New Sales IOA	96,000.00	43,140.00	(52,860.00)
5056-00-00	Cash Discount	(23,800.00)	(23,649.02)	150.98
5056-00-01	Cash Discount IOA	(26,700.00)	(30,901.32)	(4,201.32)
5060-00-00	Miscellaneous Income	250.00	100.00	(150.00)
5060-00-01	Miscellaneous Income IOA	8,500.00	11,024.91	2,524.91
5070-00-00	Late Fees	700.00	400.00	(300.00)
5075-00-01	Late Fees IOA	14,700.00	9,000.00	(5,700.00)
5100-00-01	Logo IOA	1,400.00	1,400.00	-
5120-00-00	Departure Cleaning Fee		134,668.00	134,668.00
5120-00-01	Departure Cleaning Fee IOA		214,356.00	214,356.00
5140-00-01	General Excise Tax Collected IOA	44,000.00	45,800.00	1,800.00
	Total Income	4,876,690.78	5,160,662.99	283,972.21
OPERATING EXPENSES				
Payroll				
6010-00-00	Resort Management	55,951.25	57,490.60	1,539.35
6010-00-01	Resort Management IOA	147,098.83	150,259.40	3,160.57
6012-00-01	Guest Services IOA	135,742.46	132,787.20	(2,955.26)
6015-00-01	Housekeeping IOA	481,384.43	480,925.12	(459.31)
6020-00-00	Maintenance	77,362.72	78,301.44	938.72
6020-00-01	Maintenance IOA	179,071.02	182,703.36	3,632.34
6030-00-00	Night Attendants	48,589.63	49,915.84	1,326.21
6040-00-00	Utility	165,519.68	147,624.88	(17,894.80)
6081-00-00	PR Employer Income Tax	31,268.10	27,999.95	(3,268.14)
6081-00-01	PR Employer Income Tax IOA	84,896.71	79,520.71	(5,376.00)
6082-00-00	Employer SDI	1,550.00	1,500.00	(50.00)
6082-00-01	Employer SDI IOA	6,800.00	6,800.00	-
6090-00-00	Health Insurance	28,000.00	21,120.00	(6,880.00)
6090-00-01	Health Insurance IOA	224,500.00	223,088.00	(1,412.00)
6091-00-00	Employer 401K	5,100.00	5,100.00	-
6091-00-01	Employer 401K IOA	14,400.00	14,400.00	-
6100-00-00	Workers Compensation	7,678.05	7,366.65	(311.40)
6100-00-01	Workers Compensation IOA	20,846.86	20,921.52	74.66
	Total Payroll	1,715,758.74	1,687,824.67	(27,935.07)
Admin & Property Expense				
6210-00-00	Accounting Services	30,504.00	30,504.00	-
6210-00-01	Accounting Services IOA	30,504.00	30,504.00	-
6220-00-00	A/C & Refrigeration	3,100.00	2,900.00	(200.00)
6230-00-00	Audit Fee	5,950.00	5,950.00	-
6230-00-01	Audit Fee IOA	7,450.00	7,450.00	-
6240-00-01	Auto Expense	1,700.00	1,700.00	-
6250-00-00	Bad Debt (Assessment)	290,372.73	297,082.92	6,710.19
6250-00-01	Bad Debt (Assessment) IOA	334,561.95	437,947.91	103,385.96
6260-00-00	Bank & Credit Card Charges AOA	26,000.00	19,000.00	(7,000.00)
6260-00-01	Bank & Credit Card Charges IOA	61,000.00	55,500.00	(5,500.00)
6270-00-00	Building Maintenance	19,500.00	19,000.00	(500.00)
6270-00-01	Building Maintenance IOA	19,500.00	19,000.00	(500.00)
6272-00-01	Cleaning Supplies IOA	10,000.00	8,100.00	(1,900.00)
6276-00-00	Director Expense	9,000.00	8,000.00	(1,000.00)
6276-00-01	Director Expense IOA	9,000.00	8,000.00	(1,000.00)
6282-00-01	Curtains - Cleaning IOA	2,540.00	100.00	(2,440.00)
6280-00-00	Cable Television	35,700.00	38,065.00	2,365.00
6285-00-00	Cable Internet Service	21,400.00	22,470.00	1,070.00
6290-00-00	Payroll Processing	1,950.00	7,527.00	5,577.00
6290-00-01	Payroll Processing IOA	2,600.00	8,177.00	5,577.00
6300-00-00	Elevator Maintenance	28,000.00	31,000.00	3,000.00
6310-00-00	Employee Relations	6,300.00	6,300.00	-
6310-00-01	Employee Relations IOA	9,400.00	9,400.00	-
6312-00-01	Misc Rentals	2,900.00	2,900.00	-

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6320-00-00	Equipment Maintenance	7,900.00	6,900.00	(1,000.00)
6321-00-01	Foreclosure Expense	70,000.00	35,000.00	(35,000.00)
6340-00-01	Guest/Owner Relations IOA	15,000.00	14,500.00	(500.00)
6341-00-01	Guest/Owner Supplies IOA	46,000.00	45,000.00	(1,000.00)
6350-00-00	General Excise Tax	8,097.00	6,800.00	(1,297.00)
6350-00-01	General Excise Tax IOA	123,000.00	125,000.00	2,000.00
6353-00-00	GET on Management Fees	1,641.13	1,641.13	-
6353-00-01	GET on Management Fees IOA	7,238.58	7,238.58	-
6360-00-00	Grounds & Landscaping	7,450.00	7,450.00	-
6370-00-00	Insurance - General	33,562.88	34,695.44	1,132.57
6370-00-01	Insurance - General IOA	14,219.94	18,082.84	3,862.90
6375-00-01	Kitchen Utensils IOA	8,100.00	6,800.00	(1,300.00)
6378-00-01	Laundry Supplies IOA	13,000.00	12,800.00	(200.00)
6380-00-00	Landscaping Maintenance	76,860.00	80,703.00	3,843.00
6382-00-00	Legal	250.00	250.00	-
6382-00-01	Legal	350.00	350.00	-
6390-00-00	License, Fees & Legal	1,800.00	1,800.00	-
6390-00-01	License, Fees & Legal	1,500.00	1,000.00	(500.00)
6392-00-01	Linens & Towels IOA	22,000.00	22,000.00	-
6395-00-01	Logo Expense IOA	1,000.00	500.00	(500.00)
6400-00-00	Lobby Items	5,200.00	5,200.00	-
6410-00-00	Management Fees	8,880.00	8,880.00	-
6410-00-01	Management Fees IOA	88,200.00	88,200.00	-
6420-00-00	Meeting & Education	3,600.00	1,400.00	(2,200.00)
6420-00-01	Meeting & Education IOA	3,500.00	1,400.00	(2,100.00)
6430-00-00	Miscellaneous	300.00	300.00	-
6430-00-01	Miscellaneous IOA	250.00	250.00	-
6440-00-00	Office Supplies	1,600.00	1,700.00	100.00
6440-00-01	Office Supplies IOA	9,000.00	9,000.00	-
6450-00-00	Pest Control	2,420.00	1,950.00	(470.00)
6450-00-01	Pest Control IOA	5,665.00	4,675.00	(990.00)
6460-00-00	Pool Equip & Supplies	7,350.00	7,500.00	150.00
6470-00-00	Postage & Printing	9,750.00	7,000.00	(2,750.00)
6470-00-01	Postage & Printing IOA	16,250.00	14,500.00	(1,750.00)
6485-00-01	Reservations IOA	55,008.00	55,008.00	-
6490-00-00	Real Property Tax	448,103.28	457,205.00	9,101.72
6500-00-00	Refuse Collection	19,750.00	21,105.00	1,355.00
6510-00-00	Small Furniture & Equipment	600.00	600.00	-
6510-00-01	Small Furniture & Equipment IOA	1,000.00	1,000.00	-
6520-00-00	Supplies/Cleaning	5,600.00	5,400.00	(200.00)
6530-00-00	Telephone	7,800.00	7,800.00	-
6540-00-00	Trade Association Dues	773.00	850.00	77.00
6540-00-01	Trade Association Dues IOA	1,805.00	1,805.00	-
6550-00-00	Travel	400.00	400.00	-
6550-00-01	Travel IOA	500.00	450.00	(50.00)
6560-00-00	Uniforms	600.00	600.00	-
6560-00-01	Uniforms IOA	1,600.00	1,600.00	-
8160-00-00	Corporate Federal & State Tax	5,000.00	4,500.00	(500.00)
8160-00-01	Corporate Federal & State Tax	60,500.00	27,000.00	(33,500.00)
	Total Admin & Property Expense	2,198,906.48	2,242,366.82	43,460.34
	Utilities			
7010-00-00	Electricity	119,381.41	116,311.00	(3,070.41)
7010-00-01	Electricity	235,102.65	236,147.00	1,044.35
7020-00-00	Gas	78,500.00	80,855.00	2,355.00
7030-00-00	Sewer	25,235.00	25,026.00	(209.00)
7030-00-01	Sewer	25,235.00	25,026.00	(209.00)
7040-00-00	Water	30,719.00	30,794.00	76.00
7040-00-01	Water	37,546.00	37,637.00	91.00
7050-00-00	Electricity Reimbursement	(84,668.00)	-	84,668.00
7050-00-01	Electricity Reimbursement	(164,356.00)	-	164,356.00
	Total Utilities	302,695.06	551,796.00	249,101.94
8510-00-00	Capital Reserves	272,426.49	272,426.49	-
8510-00-01	Capital Reserves IOA	386,904.00	406,249.00	19,345.00
	Total Operating Expenses	4,876,690.78	5,160,662.98	283,972.21
	Net Surplus (Deficit)	0.00	0.00	(0.00)