

**BREAKERS OF FORT LAUDERDALE**  
**Presentation Budget**  
**For the Year: January 1 - December 31, 2019**

	Annual	Monthly	Weekly
Maintenance Fees - Operating	5,108,292	425,691	667.75
Maintenance Fees - Reserve	726,706	60,559	94.99
Real Estate Taxes	290,000	24,167	37.91
Operating Surplus	249,715	20,810	32.64
Bad Debt Recovery	110,000	9,167	14.38
Front Desk Income	22,000	1,833	2.88
Cellular Tower Rental Income	43,200	3,600	5.65
Cleaning Fees	2,500	208	0.33
Commercial Units	68,408	5,701	8.94
Interest Income - Operating	20,000	1,667	2.61
Miscellaneous Income	-	-	-
Sale of Intervals	50,000	4,167	6.54
Activities	75,000	6,250	9.80
Resort Fees	63,000	5,250	8.24
Upgrades and Bonus Time	-	-	-
<b>TOTAL REVENUE</b>	<b>6,828,821</b>	<b>569,068</b>	<b>892.66</b>
<b>PAYROLL</b>			
Payroll	1,748,830	145,736	228.61
Payroll Taxes	153,498	12,791	20.07
Health Insurance/Benefits	438,261	36,522	57.29
Payroll Processing	8,500	708	1.11
401K Match and Administrative Costs	32,175	2,681	4.21
Workers Compensation	63,020	5,252	8.24
<b>Total Payroll</b>	<b>2,444,284</b>	<b>203,690</b>	<b>319.51</b>
<b>OPERATIONS</b>			
Activities	32,500	2,708	4.25
Amenities	15,000	1,250	1.96
Cable TV	75,054	6,255	9.81
Cellular/Paging	3,360	280	0.44
Cleaning Supplies	60,000	5,000	7.84
Contract Services	145,000	12,083	18.95
Electricity	170,000	14,167	22.22
Elevator Maintenance & Repairs	23,000	1,917	3.01
Fire Alarm	17,000	1,417	2.22
Food & Beverage	60,000	5,000	7.84
Gas	13,000	1,083	1.70
Guest Relations	2,000	167	0.26
HVAC	20,000	1,667	2.61
Kitchen Replacements	25,000	2,083	3.27
Landscaping	16,000	1,333	2.09
Laundry Chemicals	20,000	1,667	2.61
Linen	42,000	3,500	5.49
Pest Control	12,000	1,000	1.57
Pool Supplies & Repairs	9,000	750	1.18
Refuse	50,000	4,167	6.54
Repairs & Maintenance-Other	35,000	2,917	4.58
Room Supplies	55,000	4,583	7.19
Security Service	55,000	4,583	7.19
Small Equipment	11,000	917	1.44
Supplies-Maintenance	70,000	5,833	9.15
Telephone	28,000	2,333	3.66
Uniforms	30,000	2,500	3.92
Water/Sewer	95,000	7,917	12.42
<b>Total Operations</b>	<b>1,188,914</b>	<b>99,076</b>	<b>155.41</b>

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**ADMINISTRATIVE**

Audit Expense	7,000	583	0.92
Bad Debt Expense	1,255,874	104,656	164.17
BOD Expense	6,500	542	0.85
Credit Card Fees	60,090	5,007	7.85
Employee Relations	3,000	250	0.39
Income Taxes	30,000	2,500	3.92
Legal-General	7,500	625	0.98
Legal-Foreclosures	90,000	7,500	11.76
Licenses & Certifications	5,000	417	0.65
Management Fees	295,848	24,654	38.67
Newsletters & Mailings	16,000	1,333	2.09
Office Supplies	28,500	2,375	3.73
Postage	12,000	1,000	1.57
Printing	10,000	833	1.31
Contracts	32,468	2,706	4.24
<b>Total Administrative</b>	<b>1,859,779</b>	<b>154,982</b>	<b>239.19</b>

**FIXED COSTS**

Insurance	303,838	25,320	39.72
Division Fees	15,300	1,275	2.00
<b>Total Fixed Costs</b>	<b>319,138</b>	<b>26,595</b>	<b>41.72</b>

TOTAL OPERATING COSTS	<b>5,812,115</b>	<b>484,343</b>	<b>755.83</b>
LESS: OTHER INCOME	703,823	53,402	83.77
<b>MAINTENANCE FEES-OPERATING RESERVES</b>	<b>5,108,292</b>	<b>430,941</b>	<b>672.06</b>
<b>REAL ESTATE TAXES</b>	<b>290,000</b>	<b>24,167</b>	<b>37.91</b>
<b>TOTAL ANNUAL FEES</b>	<b>6,124,998</b>	<b>515,666</b>	<b>* 800.65</b>

Total Number of Units 150  
Total Number of Weeks 7,650

\*Average Amount - actual amount billed as assessed

Records will be maintained at the resort and at the office of the management company  
Related Party: Kenneth R. Fromer, President of the Board of Directors holds controlling interest in  
Thomas Milric Associates, Inc. Thomas Milric has a contract with VRI and is paid a nominal fee for processing  
foreclosures against delinquent owners, and arranging for the foreclosed units to be resold by a third party  
marketing company for the benefit of the Resort Homeowners Association. These activities have been reviewed  
and approved by the Board and legal counsel.

*Pursuant to Florida Statute 721.13(3)(d)2, the custodian of records on behalf of the Association is as follows:*

Vacation Resorts International  
25510 Commercentre Drive, Suite 100  
Lake Forest, CA 92630