

STRATA CORPORATION BCS4213
"RICHARDS"
APPROVED 2014/2015 OPERATING BUDGET

		2013/2014 BUDGET	2013/2014 ACTUAL	2014/2015 APPROVED BUDGET	CONTRACT
	<u>INCOME</u>				
6100	STRATA FEES	735,420	735,423	735,420	0% increase
6255	LATE PAYMENT/BYLAWS FINES	2,400	6,592	4,000	
6267	MOVING IN/OUT FEES	2,400	2,782	2,400	
6268	MISCELLANEOUS INCOME	1,200	2,971	1,200	
6273	ACCESS FOBS	1,200	3,663	2,000	
NEW	PRIOR YEAR SURPLUS	-	-	36,000	
6275	INTEREST INCOME	-	87	-	
	TOTAL INCOME	\$ 742,620	\$ 751,518	\$ 781,020	
	<u>OPERATING EXPENSES</u>				
	CONTRACTOR/PAYROLL	62,000	55,888	59,000	
7500	INSURANCE	88,000	89,666	97,000	BFL
	MAINTENANCE	292,300	276,214	287,700	
7810	MANAGEMENT FEES	59,220	59,220	59,220	Rancho
7820	ADMINISTRATION	6,000	4,431	6,000	
7825	AUDIT	5,000	5,450	6,000	
7844	AGM/EGM EXPENSE	2,400	3,093	3,600	
7855	DEPRECIATION REPORT (over 3 years)	3,700	3,453	3,500	
7890	SUNDRY EXPENSE	500	423	500	
NEW	BUILDING ENVELOPE MTCE	-	-	36,000	
	UTILITIES	141,500	129,052	140,500	
	TOTAL OPERATING EXPENSES	\$ 660,620	\$ 626,890	\$ 699,020	
7860	CONTINGENCY FUND TRANSFER	82,000	82,000	82,000	
	TOTAL EXPENSES AND TRANSFERS	\$ 742,620	\$ 708,890	\$ 781,020	
	SURPLUS (DEFICIT)	-	\$ 42,628	\$ -	

Note: This budget assumes that \$36,000 of the 2013/14 Operating Surplus will be carried forward to pay for Building Envelope Maintenance and the balance (\$6,628) will be added to the contingency account.

		2013/2014 BUDGET	2013/2014 ACTUAL	2014/2015 APPROVED BUDGET	CONTRACT
	<u>CONTRACTOR/PAYROLL</u>				
7427	BUILDING SUPERVISOR	47,000	45,404	47,000	Allbright
7429	BIKE PATROL	15,000	10,484	12,000	CMI
	TOTAL CONTRACTOR/PAYROLL	\$ 62,000	\$ 55,888	\$ 59,000	
	<u>GENERAL MAINTENANCE</u>				
7711	GENERAL BUILDING R&M	30,000	37,011	32,000	
7717	GARAGE DOORS	5,500	4,815	5,000	
7718	WINDOW CLEANING	13,000	16,380	14,000	Pacific Heights
7719	LANDSCAPING	22,000	21,295	22,000	Paraspace
7721	PEST CONTROL	2,400	1,698	1,800	PCO
7729	EMERGENCY GENERATOR	4,000	3,429	4,000	
7736	DRYER VENT CLEANING	5,000	4,854	5,000	
7740	CARPET CLEANING	2,000	998	2,000	
7751	HVAC R & M	20,000	19,036	22,000	Lathams
7755	ELEVATOR	42,000	38,420	41,000	Thyssen
7770	FIRE & SAFETY EQUIPMENT R & M	12,000	11,315	12,000	GE
7774	SECURITY SYSTEM COSTS	2,400	3,602	2,400	
7776	SUPPLIES	5,000	1,197	3,000	
7777	LIGHTS & BALLASTS	3,500	2,240	3,000	
7780	ENTERPHONE LEASE	27,000	26,786	27,000	
7785	COMMON AREA CLEANING	63,500	60,675	63,500	5 Star
7715	POWERWASHING	-	-	-	
7788	WASTE REMOVAL	33,000	22,463	28,000	Smithrite
	TOTAL GENERAL MAINTENANCE	\$ 292,300	\$ 276,214	\$ 287,700	
	<u>UTILITIES</u>				
7915	HYDRO EXPENSE	48,000	42,880	47,000	BC Hydro
7917	GAS EXPENSE	55,000	44,748	50,000	Terresan
7920	SEWER & WATER	32,500	35,299	38,000	City of Van
7925	INTERCOM & PHONE LINE	6,000	6,125	5,500	Telus
	TOTAL UTILITIES	\$ 141,500	\$ 129,052	\$ 140,500	