

MAIN SPACE --- STRATA PLAN LMS 2039

APPROVED BUDGET

From August 1, 2010 to July 31, 2011

	AUG 09 - JUL 10			AUG/10-JUL/11
	ACTUAL	BUDGET	VARIANCE	BUDGET
INCOME				
Strata Fees	\$ 239,263.92	\$ 239,585.35	\$ 321.43	\$ 251,564.62
Other Rental Income	\$ 6,325.00	\$ 4,860.00	\$ (1,465.00)	\$ 8,040.00
Laundry	\$ 6,909.18	\$ 7,000.00	\$ 90.82	\$ 7,000.00
Gas levy	\$ 12,822.12	\$ 12,500.00	\$ (322.12)	\$ 12,500.00
Move Charges	\$ 2,500.00	\$ -	\$ (2,500.00)	\$ -
Interest	\$ 188.84	\$ -	\$ (188.84)	\$ -
Fines / admin fees / openers	\$ 2,925.00	\$ -	\$ (2,925.00)	\$ -
From Operating Investment	\$ -	\$ 9,777.98	\$ 9,777.98	\$ 53,060.67
TOTAL INCOME	\$ 270,934.06	\$ 273,723.33	\$ 2,789.27	\$ 332,165.29
EXPENSES				
UTILITIES				
Electricity	\$ 17,106.13	\$ 17,500.00	\$ 393.87	\$ 18,725.00
Gas	\$ 26,682.09	\$ 35,000.00	\$ 8,317.91	\$ 35,000.00
Gas - Suite appliances	\$ 10,606.39	\$ 12,500.00	\$ 1,893.61	\$ 12,500.00
Water & Sewer	\$ 14,946.11	\$ 13,800.00	\$ (1,146.11)	\$ 16,500.00
Telephone	\$ 592.39	\$ 580.00	\$ (12.39)	\$ 600.00
TOTAL UTILITIES	\$ 69,933.11	\$ 79,380.00	\$ 9,446.89	\$ 83,325.00
CONTRACTS				
Elevator & Licence	\$ 5,670.05	\$ 6,500.00	\$ 829.95	\$ 6,500.00
Fire Inspection	\$ 962.50	\$ 800.00	\$ (162.50)	\$ 1,100.00
Garbage	\$ 7,465.88	\$ 7,400.00	\$ (65.88)	\$ 8,000.00
Recycling	\$ 3,155.35	\$ 2,500.00	\$ (655.35)	\$ 3,400.00
Pest Control	\$ -	\$ 200.00	\$ 200.00	\$ 200.00
Fire Alarm / Elevator Monitoring	\$ 1,844.76	\$ 2,200.00	\$ 355.24	\$ 2,200.00
Landscaping	\$ 4,500.00	\$ 6,500.00	\$ 2,000.00	\$ 6,500.00
Water Management Sys. Treatment	\$ 9,660.53	\$ 11,500.00	\$ 1,839.47	\$ 12,000.00
Mechanical	\$ 1,472.45	\$ 1,500.00	\$ 27.55	\$ 1,600.00
TOTAL CONTRACTS	\$ 34,731.52	\$ 39,100.00	\$ 4,368.48	\$ 41,500.00
REPAIR & MAINTENANCE				
Cleaning supplies	\$ 586.61	\$ 800.00	\$ 213.39	\$ 800.00
Carpet / Cleaning	\$ 93.45	\$ 300.00	\$ 206.55	\$ 300.00
Plumbing	\$ 1,270.82	\$ 2,000.00	\$ 729.18	\$ 2,000.00
Fire Supplies	\$ 147.00	\$ 1,000.00	\$ 853.00	\$ 1,000.00
Painting	\$ 897.75	\$ 500.00	\$ (397.75)	\$ 2,000.00
Heating / Mechanical	\$ 4,618.24	\$ 6,000.00	\$ 1,381.76	\$ 6,000.00
Locks & Keys & Openers	\$ 5,485.06	\$ 1,500.00	\$ (3,985.06)	\$ 3,500.00
Doors	\$ 440.64	\$ 600.00	\$ 159.36	\$ 600.00

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	AUG 09 - JUL 10			AUG/10-JUL/11
	ACTUAL	BUDGET	VARIANCE	BUDGET
Electrical repair	\$ -	\$ 250.00	\$ 250.00	\$ 250.00
Elevator - Repair	\$ 1,349.63	\$ 1,300.00	\$ (49.63)	\$ 1,500.00
Lights	\$ 727.24	\$ 300.00	\$ (427.24)	\$ 300.00
Parking Lot / Garage	\$ -	\$ 1,500.00	\$ 1,500.00	\$ 3,000.00
Building Repairs	\$ 12,356.06	\$ 15,843.33	\$ 3,487.27	\$ 45,038.54
Window Cleaning	\$ 3,255.00	\$ 2,500.00	\$ (755.00)	\$ 3,000.00
Glass	\$ 72.64	\$ 2,500.00	\$ 2,427.36	\$ 3,000.00
Sundry	\$ -	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
TOTAL REPAIR & MAINTENANCE	\$ 31,300.14	\$ 37,893.33	\$ 6,593.19	\$ 73,288.54
PROFESSIONAL FEES				
Management Fee	\$ 25,088.65	\$ 24,950.00	\$ (138.65)	\$ 26,614.00
Consulting Fees	\$ -	\$ -	\$ -	\$ -
TOTAL PROFESSIONAL FEES	\$ 25,088.65	\$ 24,950.00	\$ (138.65)	\$ 26,614.00
GENERAL				
Bank Charges	\$ 663.72	\$ 900.00	\$ 236.28	\$ 900.00
Photocopy & Postage	\$ 2,170.47	\$ 2,500.00	\$ 329.53	\$ 2,500.00
Administration	\$ 35.79	\$ 250.00	\$ 214.21	\$ 250.00
Insurance	\$ 21,578.00	\$ 25,750.00	\$ 4,172.00	\$ 24,000.00
TOTAL GENERAL	\$ 24,447.98	\$ 29,400.00	\$ 4,952.02	\$ 27,650.00
CARETAKER				
Caretaker	\$ 19,400.50	\$ 40,500.00	\$ 21,099.50	\$ 40,500.00
TOTAL CARETAKER	\$ 19,400.50	\$ 40,500.00	\$ 21,099.50	\$ 40,500.00
TOTAL EXPENSE BEFORE CON. & CE	\$ 204,901.90	\$ 251,223.33	\$ 46,321.43	\$ 292,877.54
CONTINGENCY				
Contingency	\$ 20,000.00	\$ 20,000.00	\$ -	\$ 29,287.75
CAPITAL EXPENSES				
Water Management Equipment	\$ 2,464.00	\$ 2,500.00	\$ 36.00	\$ -
5th Floor Walkway Membrane	\$ -	\$ -	\$ -	\$ 10,000.00
TOTAL CAPITAL EXPENSES	\$ 2,464.00	\$ 2,500.00	\$ 36.00	\$ 10,000.00
TOTAL EXPENSES	\$ 227,365.90	\$ 273,723.33	\$ 46,357.43	\$ 332,165.29

OPERATING CASH @ 7/31/09	\$	9,777.98	
OPERATING CASH @ 7/31/10	\$	53,060.67	
CONTINGENCY CASH @ 7/31/09	\$	98,789.28	
CONTINGENCY CASH @ 7/31/10	\$	119,184.49	(1) \$27,039.11 expense for cleaning & Caulking
SPECIAL RESOLUTION, Building Cleaning	\$	15,296.89	(2) Paid by August 31, 2010