

STRATA PLAN BCS 1559 - THE TAYLOR APPROVED 2010 / 2011 OPERATING BUDGET

Fiscal Year: February 1st to January 31st

Chart Codes	Description	Nov/09 Preliminary	Projected Year-end	Current 2009 / 2010 Budget	Townhouse Strata Lots 1 - 19	Podium Strata Lots 20 - 52	Tower Strata Lots 53 - 251	Shared	APPROVED 2010 / 2011 Budget
	REVENUES								
405000	Owner's Contributions	594,709	713,498	713,498	14,646	14,041	208,682	515,704	753,073
415000	Bylaw Penalties	4,400	-	2,000	-	-	-	2,000	2,000
422500	Interest Income	208	-	8,000	-	-	-	8,000	8,000
428500	Move In / Out Fee	5,950	-	4,500	-	-	-	4,500	4,500
429500	Keys / Remotes	20	-	-	-	-	-	-	-
439600	Parking Income	400	-	-	-	-	-	-	-
440600	Door Openers - Transmitters	700	-	500	-	-	-	500	500
441600	Miscellaneous	30	-	-	-	-	-	-	-
444000	Owner Charge Backs	-	-	-	-	-	-	-	-
	TOTAL REVENUES	606,417	713,498	728,498	14,646	14,041	208,682	530,704	768,073
	ADMINISTRATIVE EXPENSES								
511000	Property Management	43,050	52,152	52,152	-	-	-	52,152	52,152
511600	Bank Charges	250	325	300	-	-	-	300	300
513000	Postage / Copies / Office Expenses	5,757	7,500	7,500	-	-	-	7,500	7,500
513200	Legal Fees	55	350	2,500	-	-	-	2,500	2,500
513600	RESA Audit	583	583	545	-	-	-	600	600
514200	Insurance Premium	51,202	60,556	64,000	-	-	-	78,000	78,000
514400	Insurance Deductibles / Claims	-	10,000	-	-	-	-	25,000	25,000
517600	Wages Caretaker	66,172	81,724	48,500	-	-	-	52,000	52,000
517700	Wages Assistant Caretaker	8,328	15,404	40,664	-	-	-	40,664	40,664
518600	Security System	-	-	-	-	-	-	-	-
518800	Security Guard	74,277	89,000	90,000	3,066	1,356	70,578	-	75,000
519000	Alarm Monitoring	-	-	1,000	-	-	-	1,000	1,000
520600	Relief Caretaker	-	-	1,050	-	-	-	2,500	2,500
521200	Miscellaneous	2,090	2,500	1,200	125	250	1,125	-	1,500
528400	Telephone / Pager	2,799	-	2,600	140	381	2,279	-	2,800
	TOTAL ADMINISTRATIVE EXPENSES	254,563	320,094	312,011	3,331	1,987	73,982	262,216	341,516
	UTILITIES								
531100	Electricity	29,969	38,910	42,000	-	3,306	29,754	4,940	38,000
532700	Gas	47,464	57,600	66,000	-	-	-	66,000	66,000
535100	Water & Sewer Tax	22,548	32,364	25,600	-	-	-	32,500	32,500
535500	Garbage Collection	20,561	-	25,500	-	-	-	25,500	25,500
537500	Enterphone	262	-	2,000	-	80	720	1,200	2,000
	TOTAL UTILITIES	120,804	128,874	161,100	-	3,386	30,474	130,140	164,000

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	BUILDING MAINTENANCE								
540800	Janitorial	5,730	-	21,000	-	-	18,113	4,388	22,500
541400	Supplies	5,164	7,143	9,500	-	437	3,885	5,178	9,500
542000	Pest Control	1,781	2,047	1,500	-	-	-	2,500	2,500
542600	Security	10,463	12,000	12,000	-	-	-	12,000	12,000
543500	Elevator & License	12,260	14,097	16,000	2,880	2,880	10,240	-	16,000
547400	Mechanical	22,506	30,320	32,000	-	-	-	30,000	30,000
549800	Fire Protection	4,278	11,151	8,850	-	-	-	8,850	8,850
554500	Cosmetic Upgrades	1,954	1,954	2,737	-	-	-	2,737	2,737
556700	General Repairs & Maintenance	45,665	50,230	43,073	5,445	1,980	37,125	4,950	49,500
	TOTAL BUILDING MAINTENANCE	109,801	128,942	146,660	8,325	5,297	69,363	70,603	153,587
	EXTERIOR MAINTENANCE & REPAIRS								
562700	Window Cleaning	6,804	6,804	13,500	725	1,450	12,470	-	14,500
563300	Garage Door	3,095	5,000	5,000	-	-	-	5,500	5,500
565700	Exterior Maintenance & Repairs	-	-	-	933	645	3,422	(1)	5,660
	TOTAL EXTERIOR MAINTENANCE & REPAIRS	9,899	11,804	18,500	1,658	2,095	15,892	5,499	25,660
	GROUPS & GARDENS								
571000	Landscaping	3,967	6,576	15,000	-	-	-	5,000	5,000
571400	Landscaping Improvements	1,998	1,998	3,000	-	-	-	3,000	3,000
572200	Rooftop Garden Maintenance	1,386	2,200	4,500	-	-	-	3,000	3,000
	TOTAL GROUNDS & GARDENS	7,351	10,774	22,500	-	-	-	11,000	11,000
	RECREATION CENTRE								
580900	Recreation Centre Maintenance	2,920	3,300	1,500	-	-	-	3,000	3,000
	TOTAL RECREATION CENTRE	2,920	3,300	1,500	-	-	-	3,000	3,000
	TOTAL OPERATING EXPENSES	505,338	603,788	662,271	13,314	12,765	189,711	482,458	698,763
	TRANSFER TO RESERVES								
700100	Contingency Reserve Fund	55,189	66,227	66,227	1,332	1,276	18,971	48,246	69,825
	TOTAL TRANSFER TO RESERVES	55,189	66,227	66,227	1,332	1,276	18,971	48,246	69,310
	TOTAL EXPENSES & RESERVES	560,527	670,015	728,498	14,646	14,041	208,682	530,704	768,073
	SURPLUS / (DEFICIT)	45,890	43,483	-	-	-	-	-	-