BCS 1559
APPROVED BUDGET
FEB 1/08 - JAN 31/09

		Oct-07 Actuals	Projected Year End	Twnhouse S/L 1 - 19	Podium S/L 20 - 52	Tower S/L 53 - 251	Shared	2008-2009 Budget
	REVENUE							
4050	Owner's Contributions	463,914	618,552	14,535	13,916	206,445	464,612	699,508
4150	Bylaw Penalties	3,000	4,000				2,000	2,000
4200	Interest Income	2,463	3,284				2,000	2,000
4450	Keys/Remotes	5,625	7,500				3,500	3,500
4150	Late Payment Penalty	0	0				0	0
4400	Move In/Out Fee	9,175	12,200				7,500	7,500
4850	Other Income	1,116	1,488				0	0
4800	Parking Income	405	540				600	600
	TOTAL REVENUE	**485,698**	**647,564**	**14,535**	**13,916**	**206,445**	**480,212**	**715,108**
	ADMINISTRATION EXPENSES							
5110	Property Management	37,662	50,216	0	0	0	50,880	50,880
5120	Bank Charges	230	300	0	0	0	300	300
5130	Postage/Copies/Office Exp	8,406	10,500	0	0	0	6,500	6,500
5135	Legal Fees	101	1,450	0	0	0	2,500	2,500
5142	Resa Audit	530	530	0	0	0	530	530
5151	Insurance Deductibles / Claims	0	0	0	0	0	10,400	10,400
5175	Telephone / Pager	1,157	1,543	90	245	1,465	0	1,800
1700	Insurance Premium	37,238	51,500	0	0	0	58,500	58,500
5200	Wages Caretaker	30,581	40,775	0	0	0	44,588	44,588
5202	Security Guard	71,995	95,993	5,000	2,500	92,500	0	100,000
5202-10	Alarm Monitoring	525	950	0	0	0	1,500	1,500
5210	Benefits Employee	0	0	0	0	0	0	0
5210	EI/CPP Employer Share	0	0	0	0	0	0	0
5210	Workers' Compensation	0	0	0	0	0	0	0
5220	Wages Assistant Caretaker	1,600	2,250	0	0	0	38,000	38,000
5225	Miscellaneous	489	1,200	100	200	900	0	1,200
	TOT ADMINISTRATIVE EXP	**190,514**	**257,207**	**5,190**	**2,945**	**94,865**	**213,698**	**316,698**
	UTILITIES							
5310	Electricity	26,582	35,443	0	3,478	31,304	5,218	40,000
5320	Gas	38,967	51,956	0	0	0	62,000	62,000
5330	Water & Sewer Tax	17,780	23,706	0	0	0	24,000	24,000
5340	Garbage Collection	19,903	26,537	0	0	0	25,500	25,500
5352	Enterphone	2,016	2,414	0	200	1,800	3,000	5,000
	TOTAL UTILITIES	**105,248**	**140,056**	**0**	**3,678**	**33,104**	**119,718**	**156,500**
	BUILDING MAINTENANCE EXP							
5410	Janitorial	30,395	40,527	0	0	9,660	2,340	12,000
5420	Supplies	3,061	4,081	0	200	1,800	2,400	4,400
5430	Pest Control	1,110	1,479	0	0	0	1,500	1,500
5440	Security	4,649	18,000	0	0	0	18,000	18,000
5450	Elevator & License	10,916	14,555	3,240	3,240	11,520	0	18,000
5480	Emergency Generator	0	0	0	0	0	0	0
5480	Mechanical	26,224	32,500	0	0	0	30,000	30,000
5500	Fire Protection	8,011	8,500	0	0	0	8,500	8,500
5546	Cosmetic Upgrades	0	0	0	0	0	10,000	10,000
5580	General Repair & Maintenance	28,942	38,600	4,334	1,733	29,033	3,900	39,000
	TOTAL BUILDING MAINT	**113,308**	**158,242**	**7,574**	**5,173**	**52,013**	**76,640**	**141,400**
	EXTERIOR MAINT & REPAIRS							
5633	Window Cleaning	6,869	12,500	450	855	7,695	0	9,000
5640	Garage Door	3,340	4,454	0	0	0	3,500	3,500
	TOTAL EXT MAINT & REPAIRS	**10,209**	**16,954**	**450**	**855**	**7,695**	**3,500**	**12,500**

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	GROUNDS & GARDENS							
5710	Landscaping	12,090	16,120	0	0	0	15,000	15,000
5712	Landscaping Improvements	0	0	0	0	0	3,000	3,000
5713	Rooftop Garden Maintenance	0	3,500	0	0	0	4,500	4,500
	TOTAL GROUNDS & GARDENS	**12,090**	**19,620**	**0**	**0**	**0**	**22,500**	**22,500**
	RECREATION CENTRE							
5810	Recreation Centre Maintenance	280	540				500	500
	TOTAL RECREATION CENTRE	**280**	**540**	**0**	**0**	**0**	**500**	**500**
	TOTAL EXPENSES	**431,649**	**592,619**	**13,214**	**12,651**	**187,677**	**436,556**	**650,098**
	CONTINGENCY RESERVE FUNDS							
8100	Contingency Reserve Fund - 10%	**42,174**	**58,232**	**1,321**	**1,265**	**18,768**	**43,656**	**65,010**
	TOTAL RESERVE FUNDS							
	TOTAL EXP / RESERVES	**473,823**	**650,851**	**14,535**	**13,916**	**206,445**	**480,212**	**715,108**
	SURPLUS / (DEFICIT)	**11,875**	**-3,287**	**0**	**0**	**0**	**0**	**0**