

STRATA PLAN BCS 1559 - THE TAYLOR
APPROVED 2009 / 2010 OPERATING BUDGET

Fiscal Year: February 1st, 2009 to January 31st, 2010

Chart Codes	Description	Nov/08 Preliminary	Projected Year-end	Current 2008 / 2009 Budget	Townhouse Strata Lots 1 - 19	Podium Strata Lots 20 - 52	Tower Strata Lots 53 - 251	Shared	Approved 2009 / 2010 Budget (2% Increase)
REVENUE									
405000	Owner's Contributions	582,926	699,511	699,508	14,325	14,221	214,299	470,802	713,498
415000	Bylaw Penalties	3,975	4,710	2,000	-	-	-	2,000	2,000
422500	Interest Income	8,348	10,018	2,000	-	-	-	8,000	8,000
428500	Move In / Out Fee	4,350	5,040	7,500	-	-	-	4,500	4,500
429500	Keys / Remotes	-	-	3,500	-	-	-	-	-
439600	Parking Income	-	-	600	-	-	-	-	-
440600	Door Openers - Transmitters	1,035	1,230	-	-	-	-	500	500
441600	Miscellaneous	1,169	1,402	-	-	-	-	-	-
444000	Owner Charge Back	(490)	-	-	-	-	-	-	-
	TOTAL REVENUE	601,313	721,911	715,108	14,325	14,221	214,299	485,802	728,498
ADMINISTRATIVE EXPENSES									
511000	Property Management	42,000	50,880	50,880	-	-	-	52,152	52,152
511600	Bank Charges	250	300	300	-	-	-	300	300
513000	Postage / Copies / Office Expenses	5,621	7,350	6,500	-	-	-	7,500	7,500
513200	Legal Fees	134	134	2,500	-	-	-	2,500	2,500
513600	RESA Audit	535	535	530	-	-	-	545	545
514200	Insurance Premium	46,496	55,279	58,500	-	-	-	64,000	64,000
514400	Insurance Deductibles / Claims	-	-	10,400	-	-	-	-	-
517600	Wages Caretaker	32,944	40,775	44,588	-	-	-	48,500	48,500
517700	Wages Assistant Caretaker	23,985	2,250	38,000	-	-	-	40,664	40,664
518600	Security System (1,367)	-	-	-	-	-	-	-	-
518800	Security Guard	68,260	91,980	100,000	4,500	2,250	83,250	-	90,000
519000	Alarm Monitoring	-	950	1,500	-	-	-	1,000	1,000
520600	Relief Caretaker	1,050	1,050	-	-	-	-	1,050	1,050
521200	Miscellaneous	155	1,200	1,200	100	200	900	-	1,200
528400	Telephone / Pager	2,121	2,545	1,800	130	354	2,116	-	2,800
	TOTAL ADMINISTRATIVE EXPENSES	222,184	255,228	316,698	4,730	2,804	86,266	218,211	312,011
UTILITIES									
531100	Electricity	34,822	41,786	40,000	-	3,654	32,886	5,460	42,000
532700	Gas	52,006	64,407	62,000	-	-	-	66,000	66,000
535100	Water & Sewer Tax	24,637	24,637	24,000	-	-	-	25,600	25,600
535500	Garbage Collection	16,383	23,250	25,500	-	-	-	25,500	25,500
537500	Enterphone	262	3,250	5,000	-	80	720	1,200	2,000
	TOTAL UTILITIES	128,110	157,330	156,500	-	3,734	33,606	123,760	161,100
BUILDING MAINTENANCE									
540800	Janitorial	23,071	27,685	12,000	-	-	16,905	4,095	21,000
541400	Supplies	7,762	9,314	4,400	-	437	3,885	5,178	9,500
542000	Pest Control	945	1,265	1,500	-	-	-	1,500	1,500
542600	Security	1,335	18,000	18,000	-	-	-	12,000	12,000
543500	Elevator & License	10,258	12,310	18,000	2,880	2,880	10,240	-	16,000
547400	Mechanical	25,781	30,937	30,000	-	-	-	32,000	32,000
549800	Fire Protection	8,400	8,500	8,500	-	-	-	8,850	8,850
554500	Cosmetic Upgrades	10,000	10,000	10,000	-	-	-	2,737	2,737
556700	General Repairs & Maintenance	37,789	45,347	39,000	4,738	1,723	32,305	4,307	43,073
	TOTAL BUILDING MAINTENANCE	125,341	163,358	141,400	7,618	5,040	63,335	70,667	146,660
EXTERIOR MAINTENANCE & REPAIRS									
562700	Window Cleaning	6,804	13,608	9,000	675	1,350	11,610	-	13,500
563300	Garage Door	6,856	8,227	3,500	-	-	-	5,000	5,000
	TOTAL EXTERIOR MAINTENANCE & REPAIRS	13,660	21,835	12,500	675	1,350	11,610	5,000	18,500
GROUNDS & GARDENS									
571000	Landscaping	12,402	14,882	15,000	-	-	-	15,000	15,000
571400	Landscaping Improvements	2,772	2,772	3,000	-	-	-	3,000	3,000
572200	Rooftop Garden Maintenance	4,454	4,454	4,500	-	-	-	4,500	4,500
	TOTAL GROUNDS & GARDENS	19,628	22,108	22,500	-	-	-	22,500	22,500
RECREATION CENTRE									
580900	Recreation Centre Maintenance	1,224	1,469	500	-	-	-	1,500	1,500
	TOTAL RECREATION CENTRE	1,224	1,469	500	-	-	-	1,500	1,500
	TOTAL EXPENSES	510,147	621,328	650,098	13,023	12,928	194,817	441,638	662,271
TRANSFER TO RESERVES									
700100	Contingency Reserve Fund - 10%	54,175	65,010	65,010	1,302	1,293	19,482	44,164	66,227
	TOTAL TRANSFER TO RESERVES	54,175	65,010	65,010	1,302	1,293	19,482	44,164	66,227
	TOTAL EXPENSES & RESERVES	564,322	686,338	715,108	14,325	14,221	214,299	485,802	728,498
	SURPLUS / (DEFICIT)	36,991	35,573	0	(0)	0	0	0	(0)