

STRATA CORPORATION LMS3903

APPROVED 2012/2013 BUDGET

		2011/2012	2011/2012	2012/2013	CONTRACT
		12 MONTH	12 MONTH	APPROVED	
		BUDGET	ACTUAL		
	INCOME			<i>Increase</i>	
				4.43%	
6100	STRATA FEES	2,500,517	2,500,517	2,611,325	
6250	PARKING REVENUE	22,000	24,522	22,000	
6255	LATE PAYMENT PENALTIES/BYLAWS FINES	1,700	2,160	1,800	
6256	BYLAWS FINES	1,000	5,670	1,500	
6267	MOVE IN FEES	15,000	11,073	11,500	
6268	MISCELLANEOUS INCOME	32,000	36,936	32,000	
6276	TRANSMITTERS	5,000	5,235	5,000	
6274	RECYCLING REVENUE	0	778	1,000	
	PRIOR YEAR SURPLUS	54,283	54,283	25,555	
	INTEREST INCOME	2,000	5,975	2,000	
	TOTAL INCOME	\$2,633,500	\$2,647,149	\$2,713,680	\$2,713,680
	OPERATING EXPENSES				
	MONTHLY SERVICE CONTRACTS	\$252,000	\$273,493	284,000	
	PAYROLL	614,500	609,961	613,000	
	GENERAL REPAIRS	136,500	302,540	154,500	
	GENERAL MAINTENANCE	284,000	226,637	322,000	
	RECREATION CENTRE	39,500	38,088	36,000	
	INSURANCE	150,000	148,659	164,000	
	UTILITIES	774,000	650,426	717,000	
	GENERAL & ADMINISTRATIVE	183,000	171,790	178,180	
	TOTAL OPERATING EXPENSES	\$2,433,500	\$2,421,594	\$2,468,680	
7260	CONTINGENCY FUND TRANSFER	200,000	200,000	245,000	
	TOTAL EXPENSES AND TRANSFER	\$2,633,500	\$2,621,594	\$2,713,680	
	SURPLUS(DEFICIT)	0	25,555	0	
Note:	With 4.43% increase in the Maintenance Fees, this budget assumes that \$25,555 of the 2011/12 surplus will be added to the operating budget as revenue for next year.				

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	MONTHLY SERVICE CONTRACTS				
7619	LANDSCAPING & GROUNDS CONTRACT	38,000	45,499	56,000	PARASPACE
7655	ELEVATOR	134,000	137,815	137,500	OTIS/FUJITEC
7680	FIRE PANEL MONITORING	4,000	3,948	4,000	INTERCON
7681	FIRE PANEL MAINTENANCE	30,000	36,751	37,500	CHUBB
7688	WASTE REMOVAL	27,000	31,318	30,000	SMITHRITE
7689	RECYCLING EXPENSE	19,000	18,162	19,000	CITY OF VAN
	TOTAL MONTHLY SERVICE CONTRACTS	252,000	273,493	284,000	
	PAYROLL				
7418	STRATA STAFF (4 Bldg Supers)	237,500	241,726	240,000	4 employ.
7425	CONCIERGE	215,000	209,751	211,000	CMI
7426	JANITORIAL	162,000	158,484	162,000	PRIORITY
	TOTAL PAYROLL	614,500	609,961	613,000	
	GENERAL REPAIRS				
7717	GARAGE DOOR	8,500	7,994	8,500	OVERHEAD
7718	BIKE PATROL/SECURITY SYSTEM COSTS	22,000	29,221	29,000	
7719	SECURITY SYSTEM COSTS	10,000	160,000	5,000	
7710	EXTERIOR R & M	0	0	20,000	
7725	INTERIOR R&M	89,000	100,094	85,000	
7740	CARPET CLEANING	7,000	5,231	7,000	SERVICE MAS.
	TOTAL GENERAL REPAIRS	136,500	302,540	154,500	
	GENERAL MAINTENANCE				
7712	PARKADE R & M	15,000	10,000	15,000	
7715	LOCKSMITH R&M	1,000	1,030	1,000	
7720	BUILDING IMPROVEMENT	18,500	10,405	18,500	
7721	PEST CONTROL	7,000	6,311	7,000	PCO ORKIN
7729	EMERGENCY GENERATOR	6,000	4,826	6,000	CUMMINS
7732	SIGNAGE	1,000	481	1,000	SANDBOX
7751	HVAC R&M & PLUMBING	125,000	130,889	141,500	WERNER
7752	POWERWASHING/POWERSWEEPING	1,500	0		
7758	WINDOW CLEANING	55,000	28,280	80,000	PCFC HEIGHTS
7753	DRYER VENT CLEANING	5,000	633	4,000	NATIONAL
7776	SUPPLIES	38,000	24,328	38,000	
7777	LIGHTS & BALLASTS	11,000	9,454	10,000	BRITE LITES
	TOTAL GENERAL MAINTENANCE	284,000	226,637	322,000	
	RECREATION CENTER				
7300	POOL CONTRACT	9,500	8,602	9,500	IMPERIAL
7320	CHEMICALS & SUPPLIES	4,000	6,364	6,000	IMPERIAL
7330	PERMITS & LICENSES	500	325	500	
7340	REC. CENTRE R&M	12,000	10,910	10,000	AGR
7355	EQUIP PURCHASES	13,500	11,887	10,000	
	TOTAL RECREATION CENTER	39,500	38,088	36,000	

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	INSURANCE				
7500	INSURANCE	150,000	148,659	164,000	BFL
	TOTAL INSURANCE	150,000	148,659	164,000	
	UTILITIES				
7915	HYDRO EXPENSE	195,000	192,364	195,000	BC HYDRO
7917	GAS EXPENSE	67,000	47,191	67,000	FORTIS
7918	STEAM HEAT	410,000	299,184	350,000	CENTRAL
7920	SEWER & WATER	102,000	111,687	105,000	CITY OF VAN
	TOTAL UTILITIES	774,000	650,426	717,000	
	GENERAL & ADMINISTRATIVE				
7810	MANAGEMENT FEES	110,000	105,600	105,000	RANCHO
7811	MANAGEMENT FEES-Onsite PM	28,800	27,733	27,920	
7820	ADMINISTRATION	3,000	521	3,000	
7821	PHOTOCOPYING	5,600	5,281	5,600	
7822	POSTAGE	2,500	2,942	3,000	
7825	AUDIT FEES	4,200	5,264	5,000	
7830	CONSULTING FEES/LEGAL	6,000	7,267	6,000	
7845	AGM & SGM EXPENSE	7,800	5,146	7,500	
7876	OFFICE SUPPLIES	1,500	722	1,500	
7890	SUNDRY	4,000	1,941	4,000	
7895	TELEPHONE LINES	9,200	8,916	9,200	TELUS
7898	PAGERS	400	457	460	PAGENET
	TOTAL GENERAL & ADMINISTRATIVE	183,000	171,790	178,180	