

PACIFICA - LMS 597 - 2013 / 2014 OPERATING BUDGET					
PASSED OPERATING BUDGET					
				5.25% increase	
	APPROVED	ACTUAL		PROPOSED	
	BUDGET	12 MONTHS	VARIANCE	BUDGET	
REVENUE	2012..2013	SEPT. 30, 2013		2013..2014	
Strata Fees	991,195	991,195	0	1,043,262	5.25% increase in fees
Amenity Income	10,100	10,450	350	10,500	
Parking	14,800	11,653	-3,147	13,000	
Move In/Out Fees	3,000	3,500	500	3,000	
Storage Lockers	6,400	6,000	-400	6,000	
Fines	3,100	2,620	-480	2,000	
Interest Income	600	726	126	600	
Miscellaneous Income	1,100	2,194	1,094	1,250	
Novus Income	70	80	10	70	
Bottle Recycling	300	190	-110	200	
Caretaker Suite Rental	7,560	7,560	0	7,560	
TOTAL REVENUE	1,038,225	1,036,168	-2,057	1,087,442	
Bank Charges	1,400	1,320	-80	1,400	
Insurance	130,000	130,039	39	140,000	7.7% increase in insurance
Legal Fees / Trust Audit	1,000	913	-87	1,000	
Administration	5,000	6,205	1,205	5,000	
Duplicating	3,500	2,130	-1,370	3,000	
Management Fees	54,365	52,666	-1,699	52,666	no change in management fee
Enterphone	2,000	1,924	-76	1,500	
Rec Centre Operating	9,000	13,679	4,679	12,500	
Security Maintenance	13,000	12,606	-394	13,000	
Move Monitoring	2,400	2,844	444	2,400	
Fire & Security Monitoring	24,700	27,766	3,066	25,000	2013 included \$ 4100 for new fire ext.
Electricity	90,000	81,694	-8,306	85,000	2013 plus BC Hydro increases
Gas	80,000	68,365	-11,635	70,000	2013 plus minimal increase
Water & Sewer	61,000	65,458	4,458	66,000	2013
Waste Removal	32,000	34,080	2,080	35,400	2013 plus extra til compactor arrives
Carpet Cleaning	0	1,753	1,753	0	
Elevator Maintenance	46,000	47,826	1,826	48,000	2013
Repairs and Maintenance	95,900	120,467	24,567	105,000	
Mechanical Maintenance	20,000	22,309	2,309	20,000	
Landscaping Maintenance	40,900	39,857	-1,043	41,000	
Tree Maintenance	4,200	4,670	470	4,000	
Landscaping Improvements	1,000	530	-470	1,000	
Supplies & Equipment	11,400	9,042	-2,358	10,500	
Window Cleaning	9,400	9,399	-1	9,800	2013 plus 3%
Dryer Vent Cleaning	4,000	6,213	2,213	6,000	\$8000 every 2 years + misc cleaning
Mortgage (SI 141)	10,570	10,644	74	10,570	
Strata Suite Strata Fees	2,690	2,646	-44	2,906	
Strata Suite Expenses	500	0	-500	500	
Strata Suite Property Taxes	200	0	-200	0	
Telephone & Pager	1,600	1,728	128	1,800	
Caretaking/Janitorial	145,500	147,998	2,498	157,500	\$9000/yr extra for janitor + 3% for staff
Contingency Reserve Fund	135,000	135,000	0	155,000	
TOTAL OPERATING EXPENSES	1,038,225	1,061,771	23,546	1,087,442	
SURPLUS / (LOSS)	0	-25,603	-25,603	0	