STRATA CORPORATION LMS1757
"London Place Residential and Commercial"
APPROVED BUDGET - 2013/2014

		CONTRAC	2012/2013 RESIDENTIAL BUDGET	2012/2013 RESIDENTIAL ACTUAL	2013/2014 RESIDENTIAL APPROVED	2012/2013 COMMERCIAL BUDGET	2012/2013 COMMERCIAL ACTUAL	2013/2014 COMMERCIAL APPROVED	2013/2014 COMBINED BUDGET
	Strata Fee Increase				**0.0%**			**-3.3%**	
	INCOME								
6100	STRATA FEES		595,805	595,805	595,805	32,977	32,977	31,886	627,691
6255	LATE PAYMENT/BYLAW FINES		0	600	1,000				1,000
6267	MOVE IN/OUT FEES		1,000	1,500	1,600				1,600
6268	MISCELLANEOUS INCOME		1,700	11,406	1,000				1,000
6273	ACCESS CARDS/TRANSMITTERS		1,050	2,297	1,500				1,500
6275	INTEREST INCOME		0	541	500				500
6276	AMENITY ROOM INCOME		150	875	500				500
	PRIOR YEAR SURPLUS		31,904	31,904	30,084	1,254	1,254	0	30,084
	TOTAL INCOME		**631,609**	**644,928**	**631,989**	**34,231**	**34,231**	**31,886**	**663,875**
	OPERATING EXPENSES								
*	RECREATION CENTRE		5,000	4,084	9,000	0	0	0	9,000
**	CONTRACTOR/PAYROLL		56,315	51,212	50,648	4,201	4,182	4,137	54,785
7500	INSURANCE	X	40,000	40,780	46,592	3,000	3,331	3,805	50,397
***	MAINTENANCE		265,742	230,313	266,181	14,248	15,331	9,967	276,148
7810	MANAGEMENT FEES	X	39,060	36,728	33,995	2,940	3,290	3,150	37,145
7820	ADMINISTRATION		0	6,655	6,471	0	556	529	7,000
7825	AUDIT FEES		0	0	5,547	0	0	453	6,000
7830	LEGAL FEES		0	0	1,849	0	0	151	2,000
7890	SUNDRY EXPENSE		4,500	6,573	462	300	848	38	500
****	UTILITIES		158,400	145,726	153,742	6,150	6,370	6,758	160,500
	TOTAL OPERATING EXPENSES		**569,017**	**522,071**	**574,489**	**30,839**	**33,908**	**28,986**	**603,475**
7860	CONTINGENCY FUND TRANSFER		62,592	62,689	57,500	3,392	3,349	2,900	60,400
	TOTAL EXPENSES AND TRANSFERS		**631,609**	**584,760**	**631,989**	**34,231**	**37,257**	**31,886**	**663,875**
	SURPLUS(DEFICIT)		**0**	**60,168**	**0**	**0**	**(3,026)**	**(0)**	**(0)**

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			2012/2013 RESIDENTIAL BUDGET	2012/2013 RESIDENTIAL ACTUAL	2013/2014 RESIDENTIAL APPROVED	2012/2013 COMMERCIAL BUDGET	2012/2013 COMMERCIAL ACTUAL	2013/2014 COMMERCIAL APPROVED	2013/2014 COMBINED BUDGET
*	**RECREATION CENTRE**								
7340	Rec. Centre R & M		5,000	4,084	9,000				9,000
	TOTAL RECREATION CENTRE		**5,000**	**4,084**	**9,000**				**9,000**
**	**CONTRACTOR/PAYROLL**								
7420	RESIDENT MANAGER	X	52,545	48,529	47,842	3,955	3,963	3,907	51,749
7421	RESIDENT MANAGER SUITE RENT		3,270	2,683	2,807	246	219	229	3,036
DEL	SECURITY PATROL		500	-	-				
	TOTAL CONTRACTOR/PAYROLL		**56,315**	**51,212**	**50,648**	**4,201**	**4,182**	**4,137**	**54,785**
***	**MAINTENANCE**								
7711	GENERAL BUILDING R & M		50,962	24,815	27,735	3,346	2,027	2,265	30,000
7712	FUTURE CAPITAL EXPENDITURES		33,510	52,899	51,860	3,412	4,320	-	50,000
7716	DOORS & KEYS		3,000	2,556	2,773	450	187	227	3,000
7718	WINDOW CLEANING		20,300	3,484	20,000	-	285	-	20,000
7719	LANDSCAPING		6,510	398	3,698	350	32	302	4,000
7721	PEST CONTROL		2,325	3,392	2,773	200	276	227	3,000
7723	ROOF REPAIRS		5,500	347	5,000				5,000
7729	EMERGENCY GENERATOR	X	-	10,828	3,698	-	884	302	4,000
7730	PARKADE R&M		6,510	4,778	4,622	490	390	378	5,000
7740	CARPET CLEANING & REPAIRS	X	3,000	2,246	2,100				2,100
7745	ELECTRICAL R&M		4,000	1,558	2,773	250	127	227	3,000
7750	PLUMBING R & M	X	32,550	39,029	31,433	2,450	3,188	2,567	34,000
7751	HVAC R&M	X	13,225	8,842	20,000				20,000
7755	ELEVATOR	X	38,500	26,697	38,500				38,500
7761	LAUNDRY MACHINE PURCHASE		-	3,331	4,000				4,000
7770	FIRE & SAFETY EQUIPMENT R & M		9,300	8,992	9,245	700	734	755	10,000
7774	SECURITY SYSTEM COSTS		4,650	166	1,849	350	14	151	2,000
7776	SUPPLIES		2,500	4,723	4,622	150	386	378	5,000
7781	ENTERPHONE - MONITORING	X	1,500	849	2,688				2,688
7785	COMMON AREA CLEANING	X	18,600	17,355	12,943	1,400	1,417	1,057	14,000
7788	WASTE REMOVAL	X	9,300	13,028	13,867	700	1,064	1,133	15,000
	TOTAL MAINTENANCE		**265,742**	**230,313**	**266,181**	**14,248**	**15,331**	**9,967**	**274,288**
****	**UTILITIES**								
7915	HYDRO EXPENSE		40,000	40,894	43,451	3,100	3,340	3,549	47,000
7917	GAS EXPENSE		80,000	67,732	71,000				71,000
7920	SEWER & WATER		37,200	34,654	36,518	3,000	2,830	2,982	39,500
7925	INTERCOM & PHONE LINE		1,200	2,446	2,773	50	200	227	3,000
	TOTAL UTILITIES		**158,400**	**145,726**	**153,742**	**6,150**	**6,370**	**6,758**	**160,500**