

PEEL STANDARD CONDOMINIUM CORPORATION NO. 834
BUDGET FOR THE FISCAL PERIOD
SEPTEMBER 1, 2015 to AUGUST 31, 2016

	2014 - 2015 Annual Budget	2015 - 2016 Annual Budget
<u>REVENUE</u>		
Common Element Fees	2,253,411	2,345,510
Fob Income	1,500	1,900
Garage Door Opener Income	1,500	2,300
Guest Suite Income	5,000	5,000
Interest Income	6,000	6,000
Key Income	-	400
Party Room Income	8,000	9,500
Other Income	-	-
Recovered Income	-	-
Storage Locker Income	2,000	4,000
TOTAL REVENUE/INCOME	2,277,411	2,374,610
<u>FUND ACTIVITY</u>		
Less Mortgage Payment	33,818	33,818
Less Reserve Contribution	365,321	384,061
TOTAL FUND ACTIVITY	399,139	417,879
<u>CONTRACTS</u>		
Alarm Monitoring - Garage Panic Monitoring	-	271
Cleaning	113,446	113,532
Concierge	183,684	184,476
Superintendents	52,470	52,464
Recreation Director	78,948	78,948
Elevator	28,476	29,044
Elevator Monitoring	-	271
Carbon Monoxide Monitoring	-	2,034
Fire Protection	8,050	9,438
Fire Monitoring	-	895
HVAC	42,587	44,081
HVAC - Fan Coils	15,513	15,513
Building Auto. Contract	5,372	6,430
Building Auto. Sys. Lease	26,616	26,616
Landscaping/Snow Removal	32,205	32,205
Mechanical Contract - Chiller	12,004	12,113
Generator	-	3,085
Pest Control	1,695	1,488
Odour Control	4,289	3,828
Roof Anchors		509

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TOTAL CONTRACTS	605,355	617,241
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GROUNDS MAINTENANCE

Grounds Maintenance	4,000	6,000
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TOTAL GROUNDS MAINTENANCE	4,000	6,000
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GENERAL MAINTENANCE

Carpet & Flooring	1,800	2,448
Common Recreational Area R & M	2,000	4,002
Doors & Locks R & M	4,000	4,500
Electrical R & M	3,000	4,000
Electrical Thermal Scan	-	1,300
Equipment Repairs	4,500	4,500
Exterior R & M	2,000	1,500
Fire Prevention	2,000	2,001
Fire Equipment R & M	3,500	4,002
Fobs	4,182	2,502
Garage R & M	2,000	2,502
Garage Cleaning	10,562	14,000
Garage Door R & M	5,000	6,000
General Supplies	3,600	3,000
Cleaning Supplies	4,000	6,510
In-Suite Repairs	-	5,000
Electrical Supplies	4,800	3,492
Plumbing R & M	9,000	10,000
Stack Cleaning	-	10,000
R & M	2,500	4,000
Roof Anchors	750	-
Signage	1,500	500
Window Cleaning	10,057	10,100
Window Repairs	2,000	1,998
Contingency	28,300	30,000

TOTAL GENERAL MAINTENANCE	111,051	137,857
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MECHANICAL

Elevator R & M	2,000	500
Elevator Inspection	1,000	4,000
Elevator Licence	480	480
Generator	3,450	-
Generator R & M	1,000	1,000
HVAC R & M	3,500	3,000

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Mixing Valve Maintenance	-	678
PRV Maintenance	-	2,486

TOTAL MECHANICAL	11,430	12,144
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AMENITIES & RECREATION

Guest Suite	600	1,200
Party Room	1,000	1,000
Rec Centre	2,500	2,000
CEC Expenses	2,113	2,000

TOTAL AMENITY & RECREATION	6,213	6,200
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RESOURCES

Gas	255,870	264,856
Hydro	481,626	491,259
Water	127,983	134,660
Telephone	10,600	10,600
Storm Water Charge	-	2,150

TOTAL RESOURCES	876,080	903,525
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ADMINISTRATIVE EXPENSES

Admin Expenses	8,600	10,000
Appraisal Fees	2,500	2,496
Bank Charges	1,560	1,560
Insurance	59,263	63,408
Insurance Deductible	10,000	9,996
Insurance Directors & Officers Liability	-	-
Meeting Expenses	3,300	3,300
Meeting AGM	3,500	3,300
Miscellaneous	2,000	-
Postage & Shipping	2,000	2,000
Social Events	2,310	3,800

TOTAL CONTRACTS EXPENSES	95,033	99,860
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PROFESSIONAL SERVICES

Consulting - Engineering	2,000	2,000
Audit Fees	4,900	4,900
Legal Fees	3,000	3,000
Special Project - EIFS	-	-
Management Fees	156,329	161,124

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TOTAL PROFESSIONAL SERVICES	166,229	171,024
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FINANCIAL EXPENSES

Municipal Taxes	2,880	2,880
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TOTAL FINANCIAL EXPENSES	2,880	2,880
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TOTAL OPERATING EXPENSES	2,277,410	2,374,610
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