

TORONTO STANDARD CONDO CORPORATION No. 2130
OPERATING BUDGET
Projected Revenues and Expenditures
January 1, 2020 to December 31, 2020

	Budget <u>2019</u>	Budget <u>2020</u>	Increase/ <u>(Decrease)</u>	
Revenue				
Common Element Assessment	6,576,085	6,760,430	184,345	2.80%
Special Assessment	-	-	-	
Interest and other	54,500	93,100	38,600	70.83%
	<u>6,630,585</u>	<u>6,853,530</u>	<u>222,945</u>	
Less allocation to:				
Reserve Fund	1,492,970	1,638,628	145,658	9.8%
Contingency Fund		-	-	
	<u>\$ 5,137,615</u>	<u>\$ 5,214,902</u>	<u>\$ 77,287</u>	
Expenditures				
Utilities	1,915,000	1,830,000	(85,000)	-4.4%
Service Contracts	1,806,197	1,873,231	67,034	3.7%
Shared Facilities	875,004	899,779	24,775	2.8%
Administration	339,455	372,391	32,936	9.7%
Repairs & Maintenance	456,631	497,173	40,542	8.9%
Recreation	12,328	12,328	-	0.0%
Special Projects	13,000	-	(13,000)	-100.0%
	<u>\$ 5,417,615</u>	<u>\$ 5,484,902</u>	<u>\$ 67,287</u>	
Total Expenditures				
	<u>\$ 5,417,615</u>	<u>\$ 5,484,902</u>	<u>\$ 67,287</u>	
Excess of Revenues over Expenditures	\$ (280,000)	\$ (270,000)	\$ 10,000	
Application of Prior Year Surplus	\$ 280,000	\$ 270,000		

TORONTO STANDARD CONDOMINIUM CORPORATION No. 2130
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January 1, 2020 to December 31, 2020

	Budget <u>2019</u>	Budget <u>2020</u>
<u>Utilities :</u>		
Steam	\$ 650,000	\$ 610,000
Hydro	385,000	350,000
Water /Chilled Water	880,000	870,000
Total :	\$ 1,915,000	\$ 1,830,000

<u>Service Contracts :</u>		
Heating / Air Conditioning	\$ 89,881	\$ 142,880
Odor Control	3,956	4,075
Elevator Maintenance	90,733	93,292
Fire Inspection	8,167	8,403
Thermal Scan	3,500	3,500
Grounds Maintenance	12,583	12,583
Access Control	11,824	11,824
Concierge Service	591,957	603,796
Pest Control	1,644	1,676
Superintendent Service	172,524	175,974
Window Washing	101,937	91,848
Carpet Cleaning & Winter Mats	18,932	17,907
Housekeeping	342,886	349,744
Pool & Whirlpool Maintenance	16,753	16,809
Management Fees	338,920	338,920
Total :	\$ 1,806,197	\$ 1,873,231

<u>Shared Facility Costs:</u>	\$ 875,004	\$ 899,779
Shared Facilities		

<u>Administration :</u>		
Telephone	\$ 15,500	\$ 9,536
Occupational Health & Safety	2,000	1,500
Office Expense	19,500	15,500
Photocopier Lease	7,640	8,507
General Administration	5,000	10,000
Meetings	6,500	8,500
Fees - CAO	11,824	7,848
Insurance	230,491	280,000
Audit Fees	6,000	6,000
Consulting & Appraisal	15,000	15,000
Legal Fees	20,000	10,000
Total :	\$ 339,455	\$ 372,391

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Repairs & Maintenance :

HVAC Repairs	\$	75,000	\$	90,000
Plumbing		64,000		59,000
Electrical		7,000		7,000
Garage Door Maintenance		2,766		4,266
Garage Cost		17,500		7,500
Plants & Decorations		3,515		3,661
General Access Control		11,750		10,000
Security-Extra Coverage Events		14,000		40,000
Maintenance Supplies		8,000		7,146
Waste Disposal		5,000		5,698
Garbage Levy - City of Toronto		47,000		55,000
Elevator		11,200		12,200
Fire Equipment Maintenance		19,900		24,702
Doors, Locks, Keys		25,000		15,000
Paint, Plaster, Wallpaper		5,000		8,000
Marble Polishing		8,500		8,500
Pest Control Extra		3,000		3,000
Cleaning & Sanitary Supplies		7,000		10,000
Insurance Deductible		100,000		100,000
Window & Glass Repairs		10,000		15,000
Signs		1,500		1,500
General Repairs & Hardware		10,000		10,000
Total :	\$	456,631	\$	497,173

Recreation:

Pool/Whirlpool/Exercise Room

\$	12,328	\$	12,328
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Special Projects:

\$	13,000	\$	-
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