TSCC 2418
ONE OLD MILL

OPERATING BUDGET
January 1, 2023 to December 31, 2023

	Year End Projected	Current Budget 2022	**New Budget 2023**
Service Contracts	$ 945,960	$ 981,014	$ 993,585
Repairs & Maintenance	195,282	204,334	**226,043**
Recreational & Joint Programs	24,900	20,958	**25,256**
Maintenance Staff	1,200	-	**2,000**
Utilities	339,316	332,748	**387,519**
Guest Suites/Party Room Expenses	3,879	3,650	**3,650**
Administration	164,400	195,320	**160,320**
Total Operating Expense :	$ 1,674,938	$ 1,738,024	**$ 1,798,373**
Less: Total Sundry income :	32,500	29,400	**35,500**
NET OPERATING EXPENSE:	$ 1,642,438	$ 1,708,624	**$ 1,762,873**
Contribution to Reserve Fund	830,880	830,880	**907,349**
Contribution to Contingency Fund	100,000	100,000	**50,000**
TOTAL FUNDS REQUIRED	$ 2,573,318	$ 2,639,504	**$ 2,720,222**
Less: Application of Prior Year's Surplus	$ -	$ -	**-**
Add: Recovery of Prior Year's Deficit			**$ -**
COMMON ELEMENT ASSESSMENT:	$ 2,639,505	$ 2,639,504	**$ 2,720,222**
PROJECTED SURPLUS 2022	**$ 66,187**		

TSCC 2418 - ONE OLD MILL

January 1, 2023 to December 31, 2023

	Year End Projected	Current Budget 2022	**New Budget 2023**
Service Contracts :			
Fan Coil Maintenance	$ 14,527	$ 15,452	**$ 17,000**
Water Treatment (filter replacement 2023)	460	460	**2,482**
CO Detectors Monitoring	2,215	2,215	**2,215**
Waste Disposal	15,822	20,150	**17,000**
Elevator Maintenance	25,222	25,224	**25,222**
Fire Alarm Monitoring/Inspections	7,013	6,929	**7,766**
Grounds Maintenance	40,999	41,000	**44,070**
Water Feature Maintenance	5,125	5,125	**-**
Thermal Scan Electrical	1,243	1,300	**1,335**
ESA Licenses & Inspections	1,500	1,500	**1,500**
Solar Panel Maintenance	2,260	4,520	**-**
Access Control	258,747	258,756	**261,567**
Pest Control	949	949	**949**
Superintendent Services	62,105	62,105	**63,347**
Diesel Generator	3,210	3,210	**3,273**
Fitness Equipment Maintenance	1,898	2,170	**-**
Mechanical Maintenance	40,352	40,352	**41,563**
Window Cleaning & Anchor Inspection	3,313	23,535	**23,872**
Power Sweep/Wash - Garage	4,497	4,497	**4,722**
Garage Door Maintenance	3,254	3,254	**3,254**
Housekeeping	207,468	207,468	**211,617**
Pool & Whirlpool	13,628	13,900	**14,902**
Energy Management Inc.	16,823	17,686	**18,571**
Management Fees	213,331	219,257	**227,357**
Total :	$ 945,960	$ 981,014	**$ 993,585**
Repairs & Maintenance :			
Heating & Air Conditioning/Mechanical Repairs (HVAC)	$ 11,000	$ 13,000	**$ 15,000**
Plumbing	32,682	28,124	**53,597**
Electrical	16,000	16,300	**9,800**
Garage Door Repairs	325	2,500	**1,500**
General Landscaping	10,424	11,000	**12,655**
Flowers & Shrubs	15,165	15,300	**15,843**
General Access Control Expenses	6,000	6,000	**6,000**
Security -extra coverage	11,135	6,000	**6,000**
Waste Disposal	10,500	10,500	**9,500**
Elevator (non-contractual)	6,500	4,000	**4,000**
Fire Equipment Maintenance	7,400	7,568	**11,032**
Cleaning Supplies	13,700	12,500	**15,000**
Carpet Cleaning & Supplies	5,517	5,517	**4,091**
Emergency Cleanup (non claim items)	25,000	40,000	**40,000**
COVID-19 Expenses	10,000	10,000	**7,000**
Building Repairs & Maintenance	13,934	16,025	**15,025**
Total :	$ 195,282	$ 204,334	**$ 226,043**
Utilities : (net of recoveries)			
Gas	$ 69,341	$ 67,850	**$ 108,485**
Hydro	196,924	188,698	**204,314**
Water	73,051	76,200	**74,720**
Total :	$ 339,316	$ 332,748	**$ 387,519**
Administration :			
Telephone	$ 11,000	$ 11,000	**$ 11,000**
Occupational Health & Safety	-	1,500	**-**
Office Expense/Photocopier/Fees Dues & Subscriptions	5,598	11,000	**6,000**
Meeting Costs (includes AGM Costs)	5,763	9,200	**9,200**
Building Communication Systems	3,491	4,000	**4,000**
Condominium Association Fees	3,420	3,420	**3,420**
Insurance	106,928	130,000	**100,000**
Audit Fees	5,200	5,200	**5,200**
Consulting & Appraisal	18,000	10,000	**11,500**
Legal Fees	5,000	10,000	**10,000**
Total :	$ 164,400	$ 195,320	**$ 160,320**