

**METROPOLITAN TORONTO CONDOMINIUM CORPORATION NO. 922**  
**PROPERTY MANAGEMENT: NEW CITY PROPERTY MANAGEMENT**  
**BUDGET: JANUARY 1st, 2018 to DECEMBER 31st, 2018**

DESCRIPTION	BUDGET 2017	EST.ACT 2017	BUDGET 2018
<b>REVENUE</b>			
COMMON ELEMENTS FEES	\$1,030,632.00	\$1,046,664.17	\$1,172,263.87
Other Revenue	\$33,305.00	\$19,304.83	\$19,300.00
<b>TOTAL</b>	<b>\$1,063,937.00</b>	<b>\$1,065,969.00</b>	<b>\$1,191,563.87</b>
<b>EXPENSES</b>			
<b>ADMINISTRATION</b>			
PAYROLL/SUPER	\$46,200.00	\$54,945.00	\$55,000.00
CLEANER	\$42,000.00	\$42,910.00	\$43,000.00
PROPERTY MANAGEMENT	\$68,600.00	\$74,784.00	\$76,000.00
LEGAL FEES	\$10,000.00	\$833.00	\$2,500.00
AUDIT FEES	\$5,000.00	\$4,689.00	\$5,000.00
INSURANCE	\$27,000.00	\$24,136.00	\$27,000.00
OFFICE SUPPLIES/COPIER RENT	\$3,500.00	\$6,648.00	\$6,700.00
TELEPHONE CHARGES	\$2,000.00	\$1,334.00	\$1,500.00
BANK CHARGES	\$1,800.00	\$1,806.00	\$2,000.00
<b>TOTAL</b>	<b>\$206,100.00</b>	<b>\$212,085.00</b>	<b>\$218,700.00</b>
<b>UTILITIES</b>			
HYDRO	\$135,000.00	\$133,558.00	\$140,000.00
GAS	\$140,000.00	\$108,845.00	\$140,000.00
WATER	\$200,000.00	\$221,459.00	\$235,000.00
<b>TOTAL</b>	<b>\$475,000.00</b>	<b>\$463,862.00</b>	<b>\$515,000.00</b>

**CONTRACT SERVICES**

ELEVATOR	\$16,000.00	\$22,272.00	\$23,000.00
LANDSCAPING/SNOW SERV	\$14,500.00	\$12,922.00	\$14,500.00
PEST CONTROL	\$10,000.00	\$3,862.00	\$5,000.00
SECURITY/CCTV	\$8,000.00	\$12,405.00	\$8,000.00
HVAC CONTRACT	\$15,000.00	\$23,953.00	\$26,350.00
POOL/SAUNA/REC ROOM	\$8,000.00	\$0.00	\$10,000.00
<b>TOTAL</b>	<b>\$71,500.00</b>	<b>\$75,414.00</b>	<b>\$86,850.00</b>

**REPAIRS & MAINTENANCE**

CLEANING SUPPLIES	\$3,500.00	\$458.00	\$3,500.00
HARDWARE/LOCKS/KEYS	\$1,000.00	\$83.00	\$1,000.00
ELECTRICAL REPAIRS	\$12,000.00	\$7,337.00	\$10,000.00
PLUMBING/DRAINS	\$20,000.00	\$8,435.00	\$15,000.00
CARPET CLEANING	\$2,500.00	\$1,801.00	\$1,500.00
WINDOW CLEANING	\$4,500.00	\$9,775.00	\$12,000.00
HEATING/AC	\$5,000.00	\$11,684.00	\$15,000.00
FIRE PROTECTION	\$8,000.00	\$10,114.00	\$10,500.00
COMPACTOR/WASTE DISP.	\$17,000.00	\$16,682.00	\$17,500.00
GARAGE/PARKING LOT MAINT.	\$5,000.00	\$2,675.00	\$3,000.00
BUILDING MAINTENANCE EXT	\$5,000.00	\$4,990.00	\$15,000.00
GENERAL MAINTENANCE INT.	\$20,000.00	\$20,448.00	\$22,000.00
GYM EQUIPMENT RENTAL	\$4,500.00	\$4,120.00	\$4,500.00
GENERATOR/SPRINKLER/SEC.	\$10,000.00	\$8,088.00	\$9,500.00
<b>TOTAL</b>	<b>\$118,000.00</b>	<b>\$106,690.00</b>	<b>\$140,000.00</b>

<b>TOTAL EXPENSE</b>	<b>\$870,600.00</b>	<b>\$858,051.00</b>	<b>\$960,550.00</b>
<b>SURPLUS/DEFICIT</b>		<b>\$12,549.00</b>	

<b>RESERVE ALLOCATION</b>	<b>\$193,335.00</b>	<b>\$146,664</b>	<b>\$228,796.00</b>
<b>TOTAL OPERATING EXPENSE</b>	<b>\$1,063,935.00</b>	<b>\$1,004,715.00</b>	<b>\$1,189,346.00</b>