

**TORONTO STANDARD CONDOMINIUM CORPORATION NO.1582**
**OPERATING BUDGET**
**from February 1, 2020 to January 31,2021**

	<u>2019/2020</u>	<u>2020/2021</u>	<u>% of total</u>
Maintenance and Service Contracts ...	564,772	<b>590,168</b>	31.52%
Repairs and Maintenance...	123,830	<b>123,837</b>	6.61%
Recreational Facilities ...	4,700	<b>5,800</b>	0.31%
Personnel.....	56,300	<b>59,424</b>	3.17%
Utilities ...	465,000	<b>464,000</b>	24.78%
Projects & G.Suite	30,200	<b>11,000</b>	0.59%
Administration ...	86,961	<b>93,010</b>	4.97%
<b>TOTAL OPERATING EXPENSE :</b>	<u>1,331,763</u>	<u><b>1,347,239</b></u>	<u>71.96%</u>
Less: Sundry Income ...	22,900	<b>22,300</b>	1.19%
<b>NET OPERATING EXPENSES :</b>	<u>1,308,863</u>	<u><b>1,324,939</b></u>	<u>70.77%</u>
Contribution to Reserve Funds ...	457,984	<b>494,622</b>	26.42%
Contribution to Contingency Fund	50,000	<b>52,700</b>	2.81%
<b>TOTAL FUNDS REQUIRED :</b>	<u>1,816,847</u>	<u><b>1,872,261</b></u>	<u>100.00%</u>
 <b>Common Element Assessment :</b>	 <u>1,816,847</u>	 <u><b>1,872,261</b></u>	 <u>100.00%</u>

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<b>Service Contracts:</b>			
HVAC Maintenance	32,490	35,798	1.91%
Fan Coil Maintenance	4,800	4,000	0.21%
Elevator Maintenance	24,101	24,663	1.32%
Fire Equipment Monitoring	1,045	1,700	0.09%
Fire Safety	5,015	5,048	0.27%
Landscaping	22,961	30,791	1.64%
Fish Pond	3,900	4,200	0.22%
Thermal Scan	1,000	1,100	0.06%
ESA License Inspection	1,000	1,000	0.05%
Security Contract	231,000	237,551	12.69%
Pest Control	746	746	0.04%
Window Cleaning	9,300	9,300	0.50%
Housekeeping	85,000	87,846	4.69%
Swimming Pool	8,789	9,003	0.48%
Energy Management	6,486	6,556	0.35%
Management Fee	127,139	130,866	6.99%
Total:	<u>564,772</u>	<u>590,168</u>	<u>31.52%</u>
<b>Repairs and Maintenance:</b>			
HVAC - Repairs	14,000	14,000	0.75%
Plumbing -	12,200	8,000	0.43%
Drains,Pipes, Catch Basins	3,700	3,700	0.20%
Back Flow Prevention	2,100	2,100	0.11%
Electrical Repairs	4,500	5,407	0.29%
Electrical Supplies	2,000	2,500	0.13%
Generator Cost	3,000	3,000	0.16%
Garage Costs	9,000	11,500	0.61%
Landscaping & Ground Maintenance	14,700	16,500	0.88%
Access Control	3,000	1,600	0.09%
Waste Disposal	2,700	2,700	0.14%
Garbage Levy	11,000	11,000	0.59%
Elevator Service	2,500	5,000	0.27%
Fire Equipment	8,230	6,730	0.36%
Doors,Locks & Keys	2,000	1,000	0.05%
Paint, Plaster Supplies	500	500	0.03%
Pest Control - Extras	700	700	0.04%
Cleaning Supplies	3,000	3,000	0.16%
Signs	500	500	0.03%
Window Glass Maintenance	1,000	1,000	0.05%
General Repairs & Hardware	12,000	12,000	0.64%
Carpet Cleaning & Repairs	3,000	2,500	0.13%
Corporation Owned Unit - Parking Spaces	8,500	8,900	0.48%
Total :	<u>123,830</u>	<u>123,837</u>	<u>6.61%</u>
<b>Utilities:</b>			
Gas -	122,000	150,000	8.01%
Hydro -	189,000	160,000	8.55%
Water -	154,000	154,000	8.23%
Total:	<u>465,000</u>	<u>464,000</u>	<u>24.78%</u>
<b>Administration:</b>			
Telephone -	10,000	10,200	0.54%
Health & Safety-	500	500	0.03%
Office Expenses -	6,500	4,000	0.21%
Meeting & AGM Costs -	6,000	5,400	0.29%
Fees, Dues and Subscriptions -	700	500	0.03%
Condo Association Fee -	2,880	2,160	0.12%
Insurance	44,881	59,750	3.19%
Audit Fee	4,000	4,000	0.21%
Consulting & Appraisal	1,500	1,500	0.08%
Legal Fees	10,000	5,000	0.27%
Total:	<u>86,961</u>	<u>93,010</u>	<u>4.97%</u>