TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2166

OPERATING BUDGET

July 1, 2020 to June 30, 2021

	2019/2020	**2020/2021**
Maintenance & Service Contracts	409,592	**419,220**
Repairs & Maintenance	112,460	**101,415**
Recreational & Shared Facilities	1,024,639	**1,091,971**
On-Site Personnel	68,040	**69,752**
Special Projects	450	**300**
Administration	118,946	**138,746**
Total Operating Expense :	1,734,127	**1,821,404**
Less: Sundry Income	30,030	**28,000**
NET OPERATING EXPENSE:	1,704,097	**1,793,404**
Contribution to Reserve	544,794	**558,317**
Contribution to Contingency	30,000	**-**
TOTAL FUNDS REQUIRED	2,278,891	**2,351,721**
Contributed from Prior Years Surplus	-	**(72,830)**
COMMON ELEMENT ASSESSMENT:	2,278,891	**2,278,891**

TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2166
July 1, 2020 to June 30, 2021

	2019/2020	**2020/2021**
Service Contracts :		
Air Conditioning & Heating	37,139	**40,007**
Odor Control	1,817	**1,817**
Elevator Maintenance	30,748	**31,671**
Fire Inspection	4,040	**4,040**
Thermal Scan	989	**-**
Electrical Permit	1,101	**1,079**
Pest Control	1,286	**1,286**
Window Cleaning	19,584	**21,392**
Housekeeping	110,094	**111,734**
Energy Management	19,392	**19,124**
Management Fees	183,402	**187,070**
Total :	409,592	**419,220**
Repairs & Maintenance :		
HVAC Repairs	10,000	**9,500**
Plumbing	19,600	**13,425**
Electrical Repairs	3,000	**6,000**
Electrical Supplies	1,500	**1,000**
General Access Control	3,000	**2,000**
Waste Disposal	4,500	**3,500**
Garbage Levy	19,500	**19,500**
Elevator Licenses	3,500	**7,000**
Fire Equipment Repairs	5,400	**5,430**
Doors Locks & Keys	8,000	**4,000**
Paint Plaster Wallpaper	5,000	**2,000**
Cleaning Supplies	1,500	**1,500**
Insurance Deductible	10,000	**10,000**
Glass & Window Screen Repairs	1,000	**1,000**
Signs	500	**500**
General Repairs/Hardware	16,400	**15,000**
Corporation owned units	60	**60**
Total :	112,460	**101,415**
Recreational & Shared Facilities	1,024,639	**1,091,971**
On-Site Personnel	68,040	**69,752**
Special Projects	450	**300**

TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2166
July 1, 2020 to June 30, 2021

Administration :		
Telephone	2,500	**2,500**
Occupational Health & Safety	500	**500**
Office Expense	6,500	**7,000**
Meeting Costs	7,000	**7,500**
CAO Fee	4,100	**4,100**
Insurance	84,846	**103,746**
Audit Fees	4,500	**4,400**
Consulting & Appraisal	4,000	**4,000**
Legal Fees	5,000	**5,000**
Total :	118,946	**138,746**

SOLARIS @ METROGATE SOUTH DAYCARE CENTRE

OPERATING BUDGET

July 1, 2020 to June 30, 2021

			2019/2020	**2020/2021**
Maintenance & Service Contracts			85,110	**157,925**
Repairs & Maintenance			16,093	**35,900**
Utilities			13,700	**35,000**
Administration			10,980	**23,550**
Total Operating Expense :			125,883	**252,375**
Less: Sundry Income			365	**500**
NET OPERATING EXPENSE:			125,518	**251,875**
Contribution to Reserve			40,595	**83,000**
TOTAL FUNDS REQUIRED			166,113	**334,875**
	OLD%	NEW%		
T.S.C.C.# 2151	22.67%	19.08%	37,658	**63,894**
T.S.C.C.# 2166	23.45%	19.74%	38,953	**66,104**
T.S.C.C.# 2175	3.93%	3.31%	6,528	**11,084**
T.S.C.C.# 2259	14.91%	12.55%	24,767	**42,027**
T.S.C.C.# 2281	16.25%	13.68%	26,993	**45,811**
T.S.C.C.# 2566	18.79%	15.82%	31,213	**52,977**
T.S.C.C.# 2754	0.00%	15.82%	-	**52,977**
Total :	100%	100%		
COMMON ELEMENT ASSESSMENT:			166,113	**334,875**

SOLARIS @ METROGATE SOUTH DAYCARE CENTRE

July 1, 2020 to June 30, 2021

	2019/2020	**2020/2021**
Service Contracts :		
Air Conditioning & Heating	8,611	**17,800**
Elevator Maintenance	-	**3,200**
Fire Equipment Testing	100	**1,175**
Ground Maintenance	17,343	**25,700**
Pest Control	610	**1,300**
Window Cleaning	400	**1,150**
Housekeeping	11,372	**26,000**
Management Fees	46,674	**81,600**
Total :	85,110	**157,925**
Repairs & Maintenance :		
Plumbing Repairs & Supplies	1,000	**2,500**
Electrical Repairs	2,500	**4,000**
Electrical Supplies	500	**1,000**
Diesel Generator Cost	280	**650**
Irrigation Repairs	750	**1,150**
Garbage Levy	4,763	**8,100**
Doors,Locks,Keys	600	**1,200**
Paint,Plaster,Wallpaper	500	**1,200**
Cleaning Supplies	3,000	**6,000**
Signs	200	**600**
General Repairs External	500	**5,500**
General Repairs & Hardware	1,500	**4,000**
Total :	16,093	**35,900**
Utilities:	13,700	**35,000**
Administration :		
Telephone	360	**400**
Office Expense	650	**1,300**
Meeting Costs	1,400	**1,500**
Insurance	4,170	**11,000**
Audit Fees	2,400	**3,100**
Consulting & Appraisal	1,000	**3,750**
Legal Fees	1,000	**2,500**
Total :	10,980	**23,550**

SOLARIS @ METRO GATE SHARED FACILITIES

OPERATING BUDGET

May 1, 2020 to April 30, 2021

	2019/2020	**2020/2021**
Maintenance & Service Contracts	545,661	**568,607**
Repairs & Maintenance	110,900	**114,100**
Recreational Facilities	28,632	**28,918**
On-Site Personnel	18,000	**19,200**
Utilities	813,225	**849,704**
Party Room	12,000	**12,000**
Administration	58,049	**59,369**
Total Operating Expense :	1,586,467	**1,651,898**
Less: Sundry Income	22,550	**23,025**
NET OPERATING EXPENSE:	1,563,917	**1,628,873**
Contribution to Reserve	365,442	**374,787**
TOTAL FUNDS REQUIRED	1,929,359	**2,003,660**
T.S.C.C.# 2151 Share 48.99%	946,173	**982,573**
T.S.C.C.# 2166 Share 51.01%	985,186	**1,023,087**
COMMON ELEMENT ASSESSMENT:	1,931,359	**2,005,660**

SOLARIS @ METRO GATE SHARED FACILITIES
May 1, 2018 to April 30, 2019

	2019/2020	**2020/2021**
Service Contracts :		
Air Conditioning & Heating	24,400	**24,892**
Fire Equipment Monitoring	1,302	**1,306**
Fire Equipment Testing	1,228	**1,228**
Ground Maintenance	18,027	**18,928**
ESA License	755	**800**
Access Control	316,628	**331,485**
Pest Control	792	**792**
Generator Maintenance	7,898	**7,398**
Window Cleaning	3,500	**2,500**
Power Wash/Sweep	7,910	**7,910**
Garage Door Maintenance	2,712	**3,240**
Housekeeping	96,360	**102,773**
Recreation Management	15,332	**15,804**
Management Fees	48,817	**49,551**
Total :	545,661	**568,607**
Repairs & Maintenance :		
HVAC Repairs	5,000	**6,500**
Plumbing	5,000	**6,000**
Drains, Pipes & Catch Basins	9,000	**9,000**
Electrical Repairs	11,000	**9,000**
Electrical Supplies	4,500	**3,500**
Garage Door Repairs	6,500	**6,000**
Garage Cost	10,000	**10,000**
General Landscaping	9,000	**10,700**
Irrigation Repairs	2,000	**2,000**
General Access Control Expenses	6,000	**6,000**
Fire Equipment Maintenance	10,400	**10,400**
Door/Locks/Keys	4,000	**4,000**
Paint/Plaster/Wallpaper	6,000	**6,000**
Cleaning Supplies	7,500	**8,500**
Insurance Deductible	2,500	**5,000**
Signs	1,500	**1,000**
General Repairs Hardware	8,000	**8,000**
Tractor Expenses	3,000	**2,500**
Total :	110,900	**114,100**
Recreation / Joint Programs :	28,632	**28,918**
On-Site Personnel	18,000	**19,200**

SOLARIS @ METRO GATE SHARED FACILITIES
May 1, 2018 to April 30, 2019

Utilities :		
Gas	77,885	**88,154**
Hydro	578,954	**598,756**
Water	156,386	**162,794**
Total :	813,225	**849,704**
Guest Suite / Party Room:	12,000	**12,000**
Administration :		
Telephone	6,000	**4,500**
Office Expense	8,000	**8,500**
Copier/Computer Lease	3,000	**3,000**
Meeting Costs	2,500	**2,500**
Insurance	31,049	**33,369**
Audit Fees	3,500	**3,500**
Consulting & Appraisal	2,000	**2,000**
Legal Fees	2,000	**2,000**
Total :	58,049	**59,369**