TORONTO STANDARD CONDOMINIUM CORPORATION No. 2322
Budget August 1, 2021 - July 31, 2022

CEA fees from August 1, 2021 - July 31, 2022

Amount : $7,039,101.00 6.21% increase

Approved by the Board of Directors on June 14, 2021

Director

Peter Bartz
Print name

Director

Stephen P. Hack
Print name

Toronto Standard Condominium Corporation 2322

2020/21 BUDGET & PROJECTED REVENUE AND EXPENSES AND 2021/22 BUDGET

		2020/21 Budget	2020/21 Projected	2021/22 Budget	Increase Percentage
REVENUE					
310100	Common Element Contribution	6,627,381	6,627,436	7,039,101	6.21%
321000	Interest Income	15,600	1,732	2,500	
330500	Access Control - Keys etc.	7,068	5,076	5,000	
331000	Bike Rack Income - Rentals	8,868	13,993	15,000	
332000	Party Room Rental	18,000	1,606	12,000	
333000	Guest Suite Revenue	60,000	7,410	20,000	
333200	Rent	-	2,000	-	
335000	Antenna Revenue	41,590	28,971	35,934	
349000	Miscellaneous Income	6,600	6,381	6,000	
349050	HST - Quick Method	(10,000)	(5,636)	(10,000)	
350000	**TOTAL REVENUE**	6,775,107	6,688,970	7,125,535	
400000	**EXPENSES**				
400010	**UTILITIES**				
401000	Gas	343,300	381,699	406,408	
402000	Hydro	600,000	597,050	611,993	
403000	Water	607,000	658,737	678,499	
404000	Telephone	5,184	6,896	6,896	
405050	**TOTAL UTILITIES**	**1,555,484**	**1,644,381**	**1,703,797**	
430000	**PAYROLL EXPENSE**				
434500	Other Staff Benefits	1,900	3,600	3,600	
435050	**TOTAL PAYROLL EXPENSE**	**1,900**	**3,600**	**3,600**	
500000	**CONTRACT**				
500100	Cleaning	589,418	678,779	693,599	
500200	Concierge / Security Services	802,776	801,550	818,826	
501000	Elevators	90,006	88,743	90,518	
502000	Fire Alarm Monitoring/Life Safety	2,616	745	2,264	
502500	Fire Alarm Protection-Monthly Service	9,012	11,509	9,236	
503000	Fire Alarm Protection-Annual Inspection	29,004	29,244	30,418	
504000	Generator	10,788	10,788	10,788	
505000	HVAC - All Inclusive	52,884	81,552	56,360	
505100	Equipment Leasing	10,728	5,852	5,821	
505500	HVAC - Fan Coils/Heat Pumps	26,664	26,664	21,700	
506000	Garage Cleaning/Power wash	24,000	24,932	24,933	
507000	Landscaping & Snow Removal	55,071	53,929	59,348	
508000	Pest Control	4,776	4,385	4,821	
509000	Waste Removal	120,000	95,305	100,000	
510000	Window Cleaning	38,496	27,103	54,206	
511000	Carpet Cleaning	15,000	12,638	15,000	

519000	Recreational	10,500	10,021	10,509
520000	**TOTAL CONTRACT**	**1,891,739**	**1,963,739**	**2,008,346**
530000	**REPAIR/MAINTENANCE EXPENSES**			
531000	General Building Reps./Maint.	21,996	8,922	30,000
532500	BS - Fire Equipment R&M	25,000	4,243	10,000
534000	BS - Security System	12,000	3,899	6,000
541000	General CA R&M	46,668	21,350	-
542400	Mats & Runners	10,260	10,713	10,750
542500	Windows	4,800	3,897	4,500
543000	Cleaning Supplies	13,032	11,497	12,000
544500	Hardware & Doors	25,000	15,814	15,000
544700	Small Equipment Repairs	8,000	12,123	12,000
545000	Maintenance Supplies	3,000	7,231	7,500
545250	Pagers & Radios	1,200	792	1,000
546000	Garage Door Repairs	16,800	18,203	15,000
551000	General Electrical Expenses	18,000	7,116	7,500
552000	Electrical - Bulbs & Parts	5,040	6,562	6,000
553000	Elevators - Inspections	1,000	1,774	1,800
554000	Elevators - Licences	1,080	-	1,134
561000	Exterior R&M	24,000	26,924	24,000
562000	Landscape - Non-contract	14,000	9,547	5,000
569500	Roof - Anchor Inspections	1,780	1,780	1,780
572000	Recycling High Rise Tri-Sorter	34,224	34,224	34,224
581000	Recreation Centre Repairs	7,500	5,967	7,500
581010	Exercise Equipment Repairs	3,600	-	2,000
582000	Pool and Sauna R&M	7,500	719	2,000
587000	Multi-Purpose Room	1,800	-	1,000
591000	General Mechanical Expenses	25,000	17,241	20,000
595000	Plumbing - Catch Basins/Sump Pumps	20,000	12,465	13,000
595500	Drain/Stack Cleaning	-	-	90,000
599900	Plumbing - Miscellaneous	45,000	57,444	45,000
632000	Contingency - Special Projects	-	75,974	-
633000	In-Suite Repairs	50,000	131,211	50,000
634000	Guest Suite Expenses	3,000	514	2,500
640050	**TOTAL REPAIR/MAINTENANCE EXP**	**450,280**	**508,147**	**438,188**
650000	**ADMINISTRATION EXPENSES**			
651000	Building Comprehensive Insurance	420,299	420,300	483,345
701000	Audit Fees	20,000	9,456	15,000
701500	CAO Fees	14,340	10,754	10,773
702000	Management Fees	424,908	424,904	429,000
703000	Legal Fees	50,000	247,528	15,000
703500	Consulting and Engineering Fees	3,000	5,804	15,000
704000	Bank Charges	3,000	1,525	3,000
706000	Meeting Expenses	4,824	4,090	3,900
707000	AGM Expenses	6,800	7,437	7,500
708000	Office / General Expenses	10,000	14,752	10,000

708100	Photocopying	3,960	5,396	5,000
708300	Computer	9,000	9,263	9,528
709910	Misc. Admin. Exp. - Social Committee	5,000	124	5,000
709930	Communications Expense	6,768	11,514	12,140
709950	Loan Interest	-	500	4,374
710050	**TOTAL ADMINISTRATION EXPENSES**	**981,899**	**1,173,347**	**1,028,560**
800000	**RESERVE FUND**			
801000	Reserve Contribution	1,893,805	1,893,805	1,943,044
805050	**TOTAL RESERVE FUND**	**1,893,805**	**1,893,805**	**1,943,044**
810000	**TOTAL EXPENSES**	**6,775,107**	**7,187,019**	**7,125,535**
999900	**NET SURPLUS/DEFICIT**	**-**	**(498,050)**	**-**