

TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2566

O P E R A T I N G B U D G E T

January 1, 2021 to December 31, 2021

	<u>2020</u>	<u>2021</u>
Maintenance & Service Contracts	\$ 593,460	\$ 592,302
Repairs & Maintenance	60,488	96,746
Shared Costs	832,681	861,676
Personnel	95,120	97,870
Utilities	84,929	31,085
Administration	94,717	101,830
Total Operating Expense :	<u>1,761,395</u>	<u>1,781,508</u>
Less: Sundry Income	10,216	7,740
Less: Bulk Internet Service	162,435	162,435
NET OPERATING EXPENSE:	<u>1,588,744</u>	<u>1,611,333</u>
Contribution to Reserve Fund	237,093	248,947
TOTAL FUNDS REQUIRED	<u>1,825,837</u>	<u>1,860,280</u>
Application of Prior Year's Surplus	(20,530)	(54,973)
COMMON ELEMENT ASSESSMENT:	<u>\$ 1,805,307</u>	<u>\$ 1,805,307</u>

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	<u>2020</u>	<u>2021</u>
<u>Service Contracts :</u>		
Air Conditioning & Heating Contract	40,506	41,466
Fan Coil Maintenance	12,305	12,500
Odor Control	1,424	1,424
Anchor Inspection	700	700
Elevator Maintenance	54,503	55,593
Fire Inspection	4,584	5,515
ESA Licenses	1,100	1,155
Internet Expense	162,435	162,435
Pest Control	1,546	1,186
Window Cleaning	15,820	15,820
Carpet Cleaning	3,051	3,051
Housekeeping	114,370	114,370
Energy Management	18,082	18,287
Management Fees	163,035	158,799
Total :	<u>593,460</u>	<u>592,302</u>
<u>Repairs & Maintenance :</u>		
Air Conditioning and Heating	3,500	4,000
Plumbing Repairs and Supplies	8,602	14,661
Stack Cleaning	-	19,000
Back Flow Prevention	1,413	1,187
Electrical Supplies / Repairs	1,500	1,500
Enterphone Repairs	-	-
General Access Control	2,000	2,000
Waste Disposal - Repairs	2,017	3,400
Garbage Levy (GFL)	20,000	21,500
Elevator Repairs	3,580	3,500
Fire Equipment Maintenance	8,325	8,365
Doors-Locks-Keys	1,000	800
Paint-Plaster-Wallpaper	2,000	2,000
Cleaning Supplies	1,000	1,000
Insurance Deductible	-	10,000
Window and Glass Repairs	1,000	1,000
Signs	500	300
General Repairs and Hardware	2,000	1,500
Corporation Owned Unit Cost	51	33
Social Events	2,000	1,000
Total :	<u>60,488</u>	<u>96,746</u>
<u>Shared Costs</u>		
Contribution to Daycare	55,742	55,096
Shared Operations Two-Way	764,636	783,362
Shared Roadway	12,303	23,218
Total:	<u>832,681</u>	<u>861,676</u>

TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2566

January 1, 2021 to December 31, 2021

	<u>2020</u>	<u>2021</u>
<u>Utilities :</u>		
Ground Water Discharge	<u>84,929</u>	<u>31,085</u>
Total :	<u>84,929</u>	<u>31,085</u>
 <u>Administration :</u>		
Telephone	5,943	6,168
Occupational Health and Safety	500	1,000
Office Expense	2,500	2,200
Holiday Bonus	2,000	2,000
Meeting	7,400	7,500
Building Communication System	5,267	5,267
CAO Fee	3,267	3,267
Insurance	54,150	65,710
Audit Fees	4,690	4,718
Consulting and Appraisal	7,000	2,000
Legal Fees	<u>2,000</u>	<u>2,000</u>
Total :	<u>94,717</u>	<u>101,830</u>

AVANI AT METROGATE SHARED FACILITIES

O P E R A T I N G B U D G E T

January 1, 2021 to December 31, 2021

	<u>2020</u>	<u>2021</u>
Maintenance & Service Contracts	\$ 413,924	\$ 501,259
Repairs & Maintenance	36,466	50,510
Fitness and Recreation / Guest Suite	6,833	6,850
Utilities	764,469	671,120
Administration	64,880	73,471
Total Operating Expense :	<u>\$ 1,286,572</u>	<u>\$ 1,303,210</u>
Less: Sundry Income	23,000	7,500
NET OPERATING EXPENSE:	<u>\$ 1,263,572</u>	<u>\$ 1,295,710</u>
Contribution to Reserve Fund	265,700	271,014
TOTAL FUNDS REQUIRED	<u>1,529,272</u>	<u>1,566,724</u>
COMMON ELEMENT ASSESSMENT:	<u>\$ 1,529,272</u>	<u>\$ 1,566,724</u>
T.S.C.C. # 2566	764,636	783,362
T.S.C.C. # 2754	764,636	783,362
COMMON ELEMENT ASSESSMENT:	<u>\$ 1,529,272</u>	<u>\$ 1,566,724</u>

AVANI AT METROGATE SHARED FACILITIES**January 1, 2021 to December 31, 2021**

	<u>2020</u>	<u>2021</u>
<u>Service Contracts :</u>		
Air Conditioning & Heating Contract	6,327	7,679
Fire Inspection	10,531	6,200
Grounds Maintenance	43,392	43,392
Access Control	223,260	309,224
License Plate Recognition	-	3,390
Pest Control	100	200
Diesel Generator	7,735	8,537
Power Sweep Wash	8,136	7,063
Garage Door Maintenance	2,543	2,927
Housekeeping	68,395	68,383
Management Fees	43,506	44,264
Total :	<u>413,924</u>	<u>501,259</u>

<u>Repairs & Maintenance :</u>		
Air Conditioning and Heating	1,000	1,000
Plumbing Repairs & Supplies	1,000	1,000
Drains-Pipes-Catch Basins	8,972	8,746
Electrical Repairs	500	500
Electrical Supplies	500	500
Pipe Tracing	1,700	1,600
Garage Door Maintenance	550	500
Garage Cost	550	500
General Landscaping	2,000	4,500
General Access Control Expense	1,000	1,500
Fire Equipment Maintenance	3,000	2,955
Doors-Locks-Keys	3,000	2,500
Cleaning Supplies	4,000	4,000
Insurance Deductible	-	10,000
General Repairs and Hardware	5,070	5,636
Tractor Expense	1,624	3,073
Crash Wall/Berm	500	500
Seasonal Decorations	1,500	1,500
Total :	<u>36,466</u>	<u>50,510</u>

<u>Utilities :</u>		
Gas	153,813	106,000
Hydro	441,480	341,520
Water	169,176	223,600
Total :	<u>764,469</u>	<u>671,120</u>

AVANI AT METROGATE SHARED FACILITIES**January 1, 2021 to December 31, 2021****Administration :**

Telephone	18,595	18,110
Occupational Healthy and Safety	700	1,000
Office Expense	6,300	5,000
Photocopier	1,950	1,950
Meeting	2,000	2,000
Insurance	30,227	32,458
Audit Fees	3,108	3,108
Performance Audit	-	7,345
Consulting and Appraisal	1,000	1,000
Legal Fees	1,000	1,500
Total :	<u>64,880</u>	<u>73,471</u>

SOLARIS @ METROGATE SOUTH DAYCARE CENTRE

O P E R A T I N G B U D G E T

July 1, 2020 to June 30, 2021

	<u>2019/2020</u>	<u>2020/2021</u>
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 :	<u><u>125,883</u></u>	<u><u>252,375</u></u>
Less: Sundry Income	365	500
NET OPERATING EXPENSE:	<u><u>125,518</u></u>	<u><u>251,875</u></u>
Contribution to Reserve	40,595	83,000
TOTAL FUNDS REQUIRED	<u><u>166,113</u></u>	<u><u>334,875</u></u>

	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 :	<u><u>100%</u></u>	<u><u>100%</u></u>		

COMMON ELEMENT ASSESSMENT:	<u><u>166,113</u></u>	<u><u>334,875</u></u>
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SOLARIS @ METROGATE SOUTH DAYCARE CENTRE**July 1, 2020 to June 30, 2021**

	<u>2019/2020</u>	<u>2020/2021</u>
<u>Service Contracts :</u>		
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
<u>Repairs & Maintenance :</u>		
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
<u>Utilities:</u>	13,700	35,000
<u>Administration :</u>		
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