YORK REGION STANDARD CONDOMINIUM CORPORATION #1253 Operating Budget
April 1, 2021 - March 31, 2022

	8 Months Actual	4 Months Estimate	Year End Forecast	2021 Budget	2022 Budget	% Increase
REVENUES						
Operating Income						
301000.00 - Common Element Fees	1,958,290	979,141	2,937,431	2,937,431	3,025,586	3%
310250.00 - Special Assessment Income			0		0	
301700.00 - Less. Allocation to Reserve Fund	-340,440		-340,440	-510,660	-594,960	
301800.00 - Less. Allocation for Capital Fund	-26,105		-26,105	-42,660	0	
TOTAL Operating Income	**1,591,745**	**979,141**	**2,570,886**	**2,384,111**	**2,430,626**	
Other Income						
302050.00 - Bike Parking Rental			0	600	0	
302090.00 - Guest Suite Income	425		425	17,000	0	
303000.00 - Interest Income - Bank and Investments (Operating)	724		724	3,500	1,800	
303040.00 - Keys/Fobs and Remotes Income	2,150		2,150	4,000	2,400	
303050.00 - Miscellaneous Income	1,831		1,831		0	
303070.00 - Parking Income	9,255		9,255	15,000	17,280	
303080.00 - Party/Multipurpose Room Income	250		250	15,000	0	
TOTAL Other Income	**14,635**	**0**	**14,635**	**55,100**	**21,480**	
Total Revenue Before Expenses	**1,606,380**	**979,141**	**2,585,521**	**2,439,211**	**2,452,106**	
EXPENSES						
Utilities						
400300.00 - Gas/Heating	81,089		81,089	153,000	200,000	
400500.00 - Hydro/Electricity	310,958		310,958	458,935	335,309	
400550.00 - Hydro Recovery	-99,001		-99,001	-142,270	0	
400700.00 - Water & Sewage	199,980		199,980	310,000	310,000	
400800.00 - Telephone and Communication	6,007		6,007	12,000	9,000	
TOTAL Utilities	**499,033**	**0**	**499,033**	**791,665**	**854,309**	
Contracts						
401011.00 - Building Equip./Chiller Maint.	-4,656		-4,656		0	
401020.00 - Cleaning/Housekeeping	236,453		236,453	357,752	354,679	
401030.00 - Concierge/Security Contract	183,212		183,212	307,709	300,000	
401050.00 - Elevators Maintenance	52,308		52,308	55,596	66,444	
401055.00 - Fitness Equipment Maintenance	7,475		7,475	1,200	2,373	
401060.00 - Fire Protection Service/Life Safety System	3,480		3,480	22,785	18,300	
401065.00 - Fire Monitoring System	396		396	3,000	3,458	
401070.00 - Ground Maintenance	26,024		26,024	45,600	44,612	
401090.00 - HVAC Maintenance	43,219		43,219	64,586	64,586	
401095.00 - HVAC - Fan Coils/Heat Pumps			0	20,000	5,000	
401100.00 - Management Fees	125,988		125,988	186,450	190,179	
401116.00 - Odour Control	2,170		2,170	3,300	3,254	
401117.00 - Parking Control/Valet Parking			0		9,600	
401120.00 - Pest Control	1,108		1,108	1,800	3,187	
401123.00 - Power Sweeping			0		0	
401135.00 - Elevator Consulting Contract			0		1,155	
401140.00 - Waste Disposal/Levy	889		889	4,800	2,223	
401145.00 - Water Feature Maintenance	2,848		2,848	4,200	4,149	
401146.00 - Water Treatment	1,936		1,936	3,000	2,905	
401160.00 - Window Cleaning	13,899		13,899	15,000	14,000	
TOTAL Contracts	**696,749**	**0**	**696,749**	**1,096,778**	**1,090,104**	
Insurance						
402000.00 - Insurance - Building Comprehensive	56,532		56,532	103,227		
TOTAL Insurance	**56,532**	**0**	**56,532**	**103,227**	**97,428**	
Office & Administration						
402009.00 - Administrator Expense	12,100		12,100	20,000	20,203	
402010.00 - AGM Expenses	220		220	7,500	8,850	
402020.00 - Audit Fees	8,147		8,147	7,500	8,000	
402025.00 - Bad Debt Expense	2,463		2,463		0	
402030.00 - Bank Charges	1,460		1,460	2,160	1,800	
402045.00 - Condominium Authority of Ontario Fees	3,459		3,459	4,473	4,509	
402047.00 - Condominium Owned Units - CEF and Other	8,239		8,239	13,008	12,600	
402058.00 - Decorations			0		0	
402070.00 - Legal Fees	3,052		3,052	70,000	20,000	
402059.00 - Locker Lease			0	3,600	10,815	
402077.00 - Miscellaneous Expense	1,695		1,695		0	
402090.00 - Office Expenses - General	9,393		9,393	9,600	10,100	
402105.00 - Performance Audit			0	3,000	0	
403650.00 - Pool and Whirpool Contract	6,594		6,594	12,000	9,438	

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402110.00 - Photocopier/Computer Lease	786		786	3,000	4,200	
402120.00 - Photocopying and Mailing	1,476		1,476	4,800	3,000	
402150.00 - Regulatory and Compliance			0		0	
TOTAL Office & Administration	**59,084**	**0**	**59,084**	**160,641**	**113,515**	
Repairs & Maintenance						
403005.00 - Access Control	8,701		8,701	2,000	3,000	
403070.00 - Building Repairs - General	45,157		45,157	35,000	100,000	
403110.00 - Carpet Cleaning	1,695		1,695	5,500	6,000	
403130.00 - Catch Basins and Drains Maintenance	4,363		4,363	6,000	5,500	
403140.00 - Cleaning/Janitorial Supplies	10,282		10,282	12,000	12,000	
403170.00 - Doors, Locks & Keys	6,289		6,289	12,000	9,600	
403200.00 - Electrical Repairs	7,407		7,407	18,000	9,000	
403220.00 - Elevator Repairs	1,232		1,232	8,000	6,000	
403240.00 - Elevator - Inspection & Licenses			0	3,600	3,600	
403280.00 - Fire Equipment Repairs	13,157		13,157	20,000	12,000	
403300.00 - Garage Cleaning and Maintenance	5,424		5,424	5,400	5,400	
403310.00 - Garage Door Maintenance	2,668		2,668	2,500	2,500	
403320.00 - Garbage Equipment Repairs	1,802		1,802	3,000	3,500	
403330.00 - General Repairs and Hardware	709		709	5,000	0	
403340.00 - Generator Repairs and Maintenance	2,480		2,480	4,000	4,000	
403350.00 - Guest Suite Expenses	1,011		1,011	13,000	0	
403370.00 - HVAC R&M (Non Contract)	37,222		37,222	15,000	12,500	
403460.00 - Landscaping - Lawn Irrigation System	350		350	2,500	2,000	
403470.00 - Landscaping - General	4,589		4,589	5,000	9,000	
403550.00 - Mats and Runners	2,935		2,935	11,500	3,000	
403600.00 - Paint/Plaster/Wallpaper Repairs			0		0	
403610.00 - Pest Control Extra Services	516		516	2,000	0	
403620.00 - Plumbing Repairs	49,111		49,111	50,000	48,000	
403640.00 - Pool and Whirlpool Repairs			0	6,000	4,800	
403670.00 - Roof Anchors Inspection	1,350		1,350	1,400	1,350	
403720.00 - Security - Extra Coverage	254		254	5,000	0	
403730.00 - Security/Surveillance Equipment & Fobs	339		339	5,000	6,000	
403760.00 - Signs			0	2,500	2,000	
403850.00 - Waste Damage - Non Contract			0		0	
403860.00 - Waste Damage - Non Insurance			0	25,000	25,000	
403880.00 - Window/Glass Repairs			0	1,000	1,000	
TOTAL Repairs & Maintenance	**209,043**	**0**	**209,043**	**286,900**	**296,750**	
Total Operating Expenses	**1,520,441**	**0**	**1,520,441**	**2,439,211**	**2,452,106**	
Net Income	**85,939**	**979,141**	**1,065,080**	**0**	**0**	