

Toronto Standard Condominium Corporation No.1831

		01-Feb-2019	To	31-Jan-2020	
A/C #	Description	Budget 2018 - 2019	Approved Budget 2019 - 2020	Increase(+) / Decrease(-)	
				\$	%
<u>Revenue</u>					
400	Common Element Fees	\$1,207,705	\$1,254,094	\$46,389	3.8%
470	Access Cards	\$2,000	\$2,000	\$0	0.0%
480	Interest Income -Operating Account	\$200	\$1,500	\$1,300	650.0%
499	All Other Income	\$0	\$750	\$750	100.0%
		\$1,209,905	\$1,258,344	\$48,439	4.0%
<u>Expenses</u>					
<u>Administration</u>					
530	Property Management Fees	\$56,023	\$57,704	\$1,681	3.0%
535	Legal/Professional Fees	\$3,500	\$2,500	(\$1,000)	-28.6%
538	Audit Fees	\$2,712	\$2,766	\$54	2.0%
540	Insurance	\$29,150	\$30,177	\$1,027	3.5%
550	Office Supplies/General Expense	\$4,000	\$4,000	\$0	0.0%
556	Board Minutes/Meeting Expenses	\$1,000	\$2,500	\$1,500	150.0%
560	Telephone/Communications	\$1,200	\$2,800	\$1,600	133.3%
590	Bank Charges	\$1,000	\$1,000	\$0	0.0%
599	Condominium Association Fees	\$2,088	\$2,262	\$174	8.3%
Total Administration:		\$100,673	\$105,709	\$5,036	5.0%
<u>Utilities</u>					
600	Utilities-Hydro	\$167,000	\$158,572	(\$8,428)	-5.0%
602	Utilities-Gas	\$80,000	\$80,000	\$0	0.0%
605	Utilities-Water	\$96,000	\$93,196	(\$2,804)	-2.9%
Total Utilities:		\$343,000	\$331,768	(\$11,232)	-3.3%
<u>Contract Services</u>					
611	Elevator	\$16,617	\$18,773	\$2,156	13.0%
613	Contract Cleaning	\$104,552	\$85,532	(\$19,020)	-18.2%
615	Landscaping/Grounds Maintenance	\$45,109	\$44,433	(\$676)	-1.5%
620	Pest Control	\$1,200	\$792	(\$408)	-34.0%
622	Water Treatment	\$2,834	\$2,712	(\$122)	-4.3%
625	Security/Concierge	\$187,423	\$192,409	\$4,986	2.7%

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				627	Fire Protection
630	Heating/Air Conditioning	\$5,424	\$5,458	\$34	0.6%
	Total Contract Services:	\$366,549	\$355,717	(\$10,832)	-3.0%
	<u>Repairs & Maintenance</u>				
641	Hdwe:Locks, Keys, etc.	\$1,500	\$2,000	\$500	33.3%
642	Electrical Repairs/Supplies	\$7,000	\$7,000	\$0	0.0%
643	Plumbing/Drains	\$8,000	\$15,000	\$7,000	87.5%
700	Carpet Repair & Maintenance	\$4,500	\$5,500	\$1,000	22.2%
701	Window Cleaning	\$11,582	\$12,000	\$418	3.6%
702	Heating/Air Conditioning	\$12,000	\$10,000	(\$2,000)	-16.7%
703	Elevator - Non Contract	\$2,500	\$5,000	\$2,500	100.0%
705	Fire Protection	\$4,000	\$3,000	(\$1,000)	-25.0%
706	False Fire Alarms	\$2,000	\$2,000	\$0	0.0%
708	Generator Maintenance	\$1,100	\$2,000	\$900	81.8%
710	Compactor/Waste Disposal	\$5,000	\$5,000	\$0	0.0%
711	City Garbage Pickup Levy	\$23,000	\$23,000	\$0	0.0%
712	Landscaping - Non- Contract	\$0	\$10,000	\$10,000	100.0%
732	Security Equipment Repair & Maintenance	\$2,000	\$6,000	\$4,000	200.0%
740	Painting-Interior	\$2,500	\$4,500	\$2,000	80.0%
760	Garage/Parking Lot Maintenance	\$5,500	\$6,500	\$1,000	18.2%
770	Suite Door/Hardware	\$1,000	\$1,000	\$0	0.0%
775	Window/Mirror/Glass	\$1,500	\$1,500	\$0	0.0%
880	General Maintenance & Repair	\$15,001	\$15,000	(\$1)	0.0%
	Total Repairs & Maintenance:	\$109,683	\$136,000	\$26,317	24.0%
	Total Expense Prior Reserve	\$919,905	\$929,194	\$9,289	1.0%
	<u>Reserve</u>				
900	Reserve	\$290,000	\$329,150	\$39,150	13.5%
	Total Operating Expense	\$1,209,905	\$1,258,344	\$48,439	4.0%
	Surplus/Deficit(-)	\$0	\$0	\$0	0.0%