



BCS 2557 - MODE

**PASSED OPERATING BUDGET
FOR THE PERIOD: MARCH 1, 2014 TO FEBRUARY 28, 2015**

		PREVIOUS BUDGET 2013 / 2014	ACTUAL FEBRUARY 28, 2014	PROPOSED BUDGET 2014 / 2015
REVENUE				
4110	STRATA FEES	\$246,610.88	\$246,611.54	\$246,610.88
4120	BANK INTEREST	\$0.00	\$258.98	\$0.00
4124	MOVE IN/OUT FEE	\$0.00	\$900.00	\$0.00
4125	MISCELLANEOUS	\$0.00	\$4,910.44	\$0.00
4140	PRIOR YEAR SUPLUS	(\$20,160.88)	(\$20,160.88)	\$0.00
TOTAL REVENUE		226,450.00	\$232,520.08	\$246,610.88
OPERATING EXPENSES				
6110	BANK CHARGES	300.00	457.19	490.88
6112	CONTINGENCY FUND TRANSFER	\$25,000.00	\$24,999.96	\$35,000.00
6114	INSURANCE	\$18,000.00	\$19,334.50	\$23,000.00
6118	ADMINISTRATION	\$3,000.00	\$2,931.45	\$3,000.00
6119	PROFESSIONAL FEES, LEGAL, AUDIT	\$1,000.00	\$928.07	\$1,000.00
6120	MANAGEMENT FEES	\$17,500.00	\$17,059.55	\$15,120.00
TOTAL OPERATING EXPENSES		\$64,800.00	\$65,710.72	\$77,610.88
UTILITIES				
6210	ELECTRICITY	\$17,500.00	\$18,553.66	\$19,000.00
6212	GAS	\$27,000.00	\$27,212.11	\$27,000.00
6214	WATER AND SEWER	\$17,500.00	\$18,004.18	\$18,500.00
6216	WASTE DISPOSAL	\$22,000.00	\$15,774.18	\$9,900.00
6220	FIRE PANEL MONITORING	\$1,500.00	\$1,155.89	\$1,200.00
6222	TELEPHONE LINES	\$1,850.00	\$1,429.33	\$1,500.00
TOTAL UTILITIES		\$87,350.00	\$82,129.35	\$77,100.00
REPAIRS & MAINTENANCE				
6305	CARETAKER/JANITORIAL	\$15,000.00	\$22,363.16	\$22,400.00
6310	LANDSCAPING	\$7,000.00	\$5,018.95	\$6,000.00
6312	PEST CONTROL	\$1,000.00	\$866.25	\$1,500.00
6314	R & M - BUILDING MAINTENANCE	\$23,500.00	\$27,352.83	\$28,000.00
6318	ELEVATOR	\$9,000.00	\$8,921.59	\$9,000.00
6323	SUPPLIES	\$500.00	\$786.09	\$1,000.00
6324	MISCELLANEOUS	\$300.00	\$210.00	\$0.00
6331	CARPET CLEANING	\$500.00	\$0.00	\$1,500.00
6332	FIRE EQUIPMENT MAINTENANCE	\$4,000.00	\$2,572.30	\$3,500.00
6340	HVAC AND PLUMBING	\$5,000.00	\$3,368.99	\$8,500.00
6341	LOCKS AND KEYS	\$1,000.00	\$558.54	\$3,000.00
6349	BUILDING ENVELOPE MAINTENANCE	\$7,500.00	\$7,500.00	\$7,500.00
TOTAL REPAIRS AND MAINTENANCE		\$74,300.00	\$79,518.70	\$91,900.00
TOTAL EXPENSES		\$226,450.00	\$227,358.77	\$246,610.88
SURPLUS (DEFICIT)		\$0.00	\$5,161.31	\$0.00
<i>This budget contains no increase in strata fees</i>				