

NW1803 - Blue Mountain Place
Approved Operating Budget
For the Year Ending
April 30, 2020

| | | Approved Budget 4/30/2019 | Actual 3/31/2019 | Approved Budget 4/30/2020 |
|---------|--------------------------------------|--|-----------------------------|--|
| | REVENUE | | | |
| 5110 | Strata Fees | 172,842.60 | 158,438.72 | 172,842.60 |
| 5310 | Bank Account Interest | | 549.77 | 500.00 |
| 5350 | Laundry Income | 6,458.00 | 5,748.50 | 6,000.00 |
| 5380 | Parking | - | 300.00 | 300.00 |
| 5530 | Move in / out charges | - | 400.00 | 200.00 |
| 5540 | Keys recoveries | - | 420.00 | 200.00 |
| | TOTAL REVENUE | 179,300.60 | 165,856.99 | 180,042.60 |
| | MAINTENANCE EXPENSES | | | |
| 6110-00 | Elevator Maintenance | 5,000.00 | 6,484.73 | 5,000.00 |
| 6140-00 | Landscaping | 9,000.00 | 6,604.50 | 9,000.00 |
| 6143-00 | Landscape Upgrades & Supplies | 1,000.00 | - | 1,000.00 |
| 6150-00 | Pest Control | 1,500.00 | 1,607.08 | 1,500.00 |
| 6159-00 | Mechanical Maintenance (Boiler) | 5,000.00 | 1,699.24 | 5,000.00 |
| 6170-00 | Swimming Pool | 5,500.00 | 6,926.70 | 7,500.00 |
| 6180-00 | Janitorial | 8,200.00 | 8,435.70 | 8,200.00 |
| 6185-00 | Carpet Cleaning | 700.00 | 735.00 | 800.00 |
| 6192-00 | Snow Removal | 500.00 | - | 500.00 |
| 6202-00 | Window Cleaning | 600.00 | - | 600.00 |
| 6203-00 | Gutter Cleaning | 1,000.00 | 955.50 | 1,000.00 |
| 6206-00 | Chimney | 300.00 | - | To R&M |
| 6207-00 | Storm Drain Cleaning | 2,000.00 | - | To R&M |
| 6208-00 | Dryer Vent Cleaning | 750.00 | - | 450.00 |
| 6210-00 | Parking Lot Cleaning | 350.00 | 566.13 | 575.00 |
| | REPAIRS AND REPLACEMENTS | | | |
| 6610-00 | Repairs & Maintenance | 10,000.00 | 13,043.54 | 21,747.60 |
| 6630-00 | Building Exterior | 2,000.00 | - | To R&M |
| 6640-00 | Building Interior | 4,000.00 | 2,898.00 | To R&M |
| 6650-00 | Electrical | 5,000.00 | 1,177.47 | To R&M |
| 6655-00 | Glass | 1,000.00 | - | To R&M |
| 6660-00 | Plumbing | 5,500.00 | 178.73 | 2,302.40 |
| 6670-00 | Locks, Keys and Doors | 200.00 | 348.01 | 500.00 |
| 6672-00 | Garage Door | 300.00 | 309.75 | 500.00 |
| 6675-00 | Appliance (Laundry) | 2,000.00 | 1,421.04 | 2,850.00 |
| 6680-00 | Painting (Fence) | 500.00 | - | To R&M |
| 6690-00 | Supplies | 400.00 | 368.21 | 400.00 |
| 6705-00 | Roofing Repairs | 1,000.00 | - | To R&M |
| | SAFETY AND SECURITY | | | |
| 6811-00 | Enterphone | 500.00 | - | 500.00 |
| 6850-00 | Fire Safety Inspections | 1,500.00 | 1,136.00 | 1,500.00 |
| 6851-00 | Fire Safety - Non-Scheduled | 2,670.00 | 1,279.76 | 2,670.00 |
| | UTILITIES | | | |
| 7310-00 | Electricity | 13,500.00 | 11,120.45 | 13,500.00 |
| 7315-00 | Garbage Removal | 7,000.00 | 6,300.25 | 10,000.00 |
| 7320-00 | Gas | 18,500.00 | 17,150.28 | 20,000.00 |
| | PROFESSIONAL FEES | | | |
| 9110-00 | Management Fees | 16,000.00 | 14,078.31 | 15,120.00 |
| 9111-00 | Management Fees - Non Scheduled | - | - | 880.00 |
| 9120-00 | Legal | 200.00 | - | 200.00 |
| 9130-00 | Accounting and Audit | 550.00 | 394.80 | 550.00 |
| | ADMINISTRATIVE EXPENSES | | | |
| 9205-00 | Office Expense | 200.00 | (24.89) | 2,000.00 |
| 9206-00 | Social Fund | - | - | 500.00 |
| 9261-00 | Miscellaneous Expense | 300.00 | 186.90 | - |
| 9261-00 | Postage/Copies/Office | 2,000.00 | 1,865.92 | To Office |
| 9510-00 | Insurance | 19,763.00 | 18,116.11 | 20,000.00 |
| 9514-00 | Insurance Appraisal | - | - | - |
| 9515-00 | WCB | 120.00 | - | - |
| | TOTAL OPERATING EXPENSES | 156,103.00 | 125,363.22 | 156,845.00 |
| | RESERVE FUNDS | | | |
| 9710-00 | Funding to Contingency Reserve | 23,197.60 | 21,264.47 | 23,197.60 |
| | TOTAL EXPENSES | 179,300.60 | 146,627.69 | 180,042.60 |
| | Projected Surplus / (Deficit) | - | 19,229.30 | - |