



THE WILLOWS
STRATA CORPORATION - NW 1389
APPROVED OPERATING BUDGET
FOR THE PERIOD: JANUARY 1, 2021 TO DECEMBER 31, 2021

		PREVIOUS BUDGET 2020	ACTUAL TO YEAR END DEC 31/2020	APPROVED BUDGET 2021
REVENUE				
4110	STRATA FEES	\$222,433.00	\$222,432.48	\$222,433.00
4116	PARKING	\$1,000.00	\$2,892.00	\$3,000.00
4117	MOVE-IN/OUT FEES	\$0.00	\$175.00	\$0.00
4118	FINES/PENALTIES	\$0.00		\$0.00
4119	LAUNDRY	\$5,000.00	\$5,711.21	\$5,000.00
4125	MISC REVENUE	\$0.00	\$16,105.02	\$8,000.00
TOTAL REVENUE		\$228,433.00	\$247,315.71	\$238,433.00
OPERATING EXPENSES				
6110	BANK CHARGES	\$400.00	\$333.00	\$400.00
6114	INSURANCE	\$46,460.00	\$46,460.00	\$57,822.00
6115	ACCOUNTING SERVICES	\$840.00	\$420.00	\$840.00
6118	ADMINISTRATION	\$4,800.00	\$4,752.43	\$4,800.00
6120	MANAGEMENT FEES	\$23,320.06	\$23,320.07	\$24,486.06
TOTAL OPERATING EXPENSES		\$75,820.06	\$75,285.50	\$88,348.06
UTILITIES				
6205	ENTERPHONE	\$800.00	\$1,169.04	\$900.00
6210	ELECTRICITY	\$25,000.00	\$30,302.76	\$30,000.00
6212	GAS	\$10,000.00	\$10,170.09	\$10,000.00
6216	WASTE REMOVAL	\$14,000.00	\$11,206.38	\$5,000.00
TOTAL UTILITIES		\$49,800.00	\$52,848.27	\$45,900.00
REPAIRS & MAINTENANCE				
6305	CARETAKING/JANITORIAL	\$11,000.00	\$10,578.95	\$11,000.00
6307	CARPET CLEANING	\$2,200.00	\$1,501.50	\$2,200.00
6310	ELEVATOR	\$7,500.00	\$7,086.74	\$9,000.00
6312	FIRE CONTROL	\$5,000.00	\$5,023.38	\$5,000.00
6318	LOCKS & KEYS	\$500.00	\$838.34	\$500.00
6321	REPAIRS-GENERAL	\$15,112.94	\$14,844.08	\$14,984.94
6328	PLUMBING	\$5,000.00	\$7,390.13	\$5,000.00
6330	SUPPLIES	\$500.00	\$155.69	\$500.00
6375	LANDSCAPING	\$13,000.00	\$12,453.00	\$13,000.00
6377	LANDSCAPING IMPROVEMENT	\$2,000.00	\$0.00	\$2,000.00
6379	TREE MAINTENANCE	\$2,000.00	\$1,837.50	\$2,000.00
6381	SNOW REMOVAL	\$2,500.00	\$3,041.89	\$2,500.00
TOTAL REPAIRS & MAINTENANCE		\$66,312.94	\$64,751.20	\$67,684.94
SUB TOTAL EXPENSES		\$191,933.00	\$192,884.97	\$201,933.00
CONTINGENCY FUND CONTRIBUTION				
6112	CONTINGENCY FUND CONTRIBUTION	\$36,500.00	\$36,500.04	\$36,500.00
TOTAL EXPENSES		\$228,433.00	\$229,385.01	\$238,433.00
SURPLUS (DEFICIT)		\$0.00	\$17,930.70	\$0.00
<i>This Budget Contains a 0% Increase In Strata Fees</i>				