

## 3930 PENDER OFFICE CONDOMINIUM

### 2017 APPROVED BUDGET

#### REVENUE

CONDO ASSESSMENTS	517,284
UNCOLLECTIBLE ASSESSMENTS	0
INTEREST INCOME	1,000
LEGAL FEE REIMBURSEMENTS	1,000
MISCELLANEOUS INCOME	0
LATE CHARGES	<u>500</u>
<b>TOTAL REVENUE</b>	<b>519,784</b>

#### CONTRACT SERVICES

ELEVATOR	7,500
PEST CONTROL	1,000
FIRE ALARM SERVICE	7,000
JANITORIAL	30,000
HVAC CONTRACT	0
LANDSCAPING CONTRACT	12,000
INTERIOR PLANT CONTRACT	1,650
SECURITY CONTRACT	4,500
SNOW REMOVAL	20,000
TRASH REMOVAL	5,825
WATER TREATMENT	4,850
WINDOW CLEANING	<u>650</u>
<b>TOTAL CONTRACT SERVICES</b>	<b>94,975</b>

#### REPAIRS & MAINTENANCE

ELECTRICAL	1,000
ELEVATOR REPAIR	3,500
HVAC REPAIR	15,000
PLUMBING	2,500
LIGHTS	3,000
ROOF	2,000
MISCELLANEOUS REPAIRS	6,000
SIGNAGE	<u>1,000</u>
<b>TOTAL REPAIRS &amp; MAINTENANCE</b>	<b>34,000</b>

#### ADMIN EXPENSES

MANAGEMENT	33,770
LABOR COSTS	22,280
INTERNET	675
MISCELLANEOUS ADMINISTRATIVE	350
TAXES & LICENSES	250
ASSOCIATION DUES	<u>1,500</u>
<b>TOTAL ADMIN EXPENSES</b>	<b>58,825</b>

#### UTILITIES

ELECTRICITY	145,000
WATER & SEWER	18,000
TELEPHONE	<u>5,000</u>
<b>TOTAL UTILITIES</b>	<b>168,000</b>

#### INSURANCE

INSURANCE PREMIUMS	<u>9,050</u>
<b>TOTAL INSURANCE</b>	<b>9,050</b>

#### PROFESSIONAL FEES

LEGAL FEES	5,000
AUDIT & TAX PREPARATION	<u>3,625</u>
<b>TOTAL PROFESSIONAL FEES</b>	<b>8,625</b>

**TOTAL EXPENSES** 373,475

**NET OPERATING INCOME BEFORE RESERVES** 146,309

#### RESERVE PROVISIONS

REPLACEMENT RESERVES	140,000
OPERATING RESERVE	5,309
REINVESTED INTEREST	<u>1,000</u>
<b>TOTAL RESERVE PROVISIONS</b>	<b>146,309</b>

**NET CASH FLOW / SURPLUS/(DEFICIT) FUNDS** 0