Westmount Place 2012 Budget - Revenue and Expenses

	Income	2011 Budget	Actual to End of September 2011	2012 Budget	2012/2011 Budget Comparison
4000	**Revenue**				
4100	Residential Condo Fees	1,705,424	1,279,070	1,169,990	68.6%
4200	Commercial Condo Fees	302,076	226,213	207,236	68.6%
4500	Other revenue	22,000	16,550		0.0%
4900	Interest Income	5,550	5,634		0.0%
	Total 4000 - Revenue	**2,035,050**	**1,527,466**	**1,377,226**	67.7%
	Expenses	**2011 Budget**	**Actual to End of September 2011**	**2012 Budget**	**(Over) / Under**
6000	**Building Repair & Maintenance**				
6001	Repair and maintenance	80,000	245,890	104,785	131.0%
6002	Mechanical - Chiller Contract	15,000	8,729	15,000	100.0%
6003	Mechanical - Ad Hock Contractors	32,000	7,180	9,200	28.8%
6004	Elevator Maintenance	25,000	30,695	45,150	180.6%
6005	Emergency generator	30,500	711	3,000	9.8%
6007	Pool/ Spa	3,500	12,693	3,000	85.7%
6008	Security Systems/Locks	3,000	8,750	5,253	175.1%
6009	Alarm Monitoring	1,500	11,931	2,431	162.0%
6010	Annual Fire Inspections and testing	5,000	1,290	5,000	100.0%
6012	Lanscaping and Snow Removal	3,000	334	3,000.00	100.0%
6014	Building envellope Repair & Maintenance	2,000		17,000	850.0%
6015	Post Tension Cable - Ongoing Monitoring	7,500	7,111	3,675	49.0%
6016	Parkade Membrane - Repairs to Damage	1,000		1,000	100.0%
	Total 6000 · Maintenance	**209,000**	**335,314**	**217,494**	104.1%
6200	**Payroll Expenses**				
	Total 6200 · Payroll Expenses	**403,000**	**311,202**	**407,000**	101.0%
6300	**Utilities**				
6301	Electricity	161,000	108,268	130,000	80.7%
6302	Water and Sewer	150,000	128,370	180,600	120.4%
6303	Natural Gas	305,000	229,291	245,000	80.3%
6304	Solid Waste Removal	12,000	11,932	16,104	134.2%
6305	Cable TV	48,000	36,057	49,865	103.9%
	Total 6300 · Utilities	**676,000**	**513,918**	**621,569**	91.9%
6400	**Administrative Expenses**				
6401	Accounting & Management	3,000	3,264	3,000	100.0%
6402	Other consultants	5,000	2,323	3,000	60.0%
6403	Bank Charges & Interests	2,000	2,702	3,600	180.0%
6404	Legal & Professional Fees	10,000	13,890	16,000	160.0%
6405	General Liability Insurance - Premiums	62,000	49,401	59,950	96.7%
6406	Insurance Claims/Recoveries/Deductibles	29,000	(18,666)	0	0.0%

	Expenses	2011 Budget	Actual to End of September 2011	2012 Budget	(Over) / Under
6407	Office /Exp./Supplies	7,500	8,674	10,557	140.8%
6408	Meals and Entertainment	2,500	866	1,500	60.0%
6409	Telephone Expense	3,000	2,903	2,784	92.8%
	Total Administrative Expenses	**124,000**	**65,358**	**100,391**	81.0%
6500	**Cleaning**				
6501	Carpet Cleaning	0	2,351	3,387	
6502	Janitorial	7,000	6,258	8,085	115.5%
6503	Window Cleaning	16,000	5,419	16,800	105.0%
6504	Parkade Cleaning	2,500		2,500	100.0%
	Total 6500 · Cleaning	**25,500**	**14,028**	**30,772**	120.7%
	Contingency	**20,000**		**0**	
	Total Operating Expenses	**1,457,500**	**1,239,820**	**1,377,226**	94.5%
	Reserve Fund Contribution	**413,400**	**413,400**	0	
	Total Expense	**1,870,900**	**1,653,220**	**1,377,226**	73.6%
	Surplus or (Deficit)	**164,150**	**(125,754)**	**0**	**0**