WESTMOUNT PLACE CONDOMINIUM
CCN: 8310969
OPERATING BUDGET
JANUARY 1 TO DECEMBER 31, 2020

ADMINISTRATIVE EXPENSE	**2019 BUDGET**
General Admin/General Office Costs	9,000
Banking Services	350
TOTAL ADMINISTRATION EXPENSE	**9,350**
INSURANCE EXPENSE	
Insurance - Premiums	104,657
Insurance - Deductible	25,000
Insurance - Appraisals	1,500
Self Insured Claims	80,000
TOTAL INSURANCE EXPENSE	**211,157**
PAYROLL & BENEFITS	
Uniforms	4,800
Health Benefits	2,400
Staff Relief	119,000
Concierge Salaries	92,500
TOTAL PAYROLL & BENEFITS	**218,700**
UTILITIES	
Utilities - Electricity	180,000
Utilities - Natural Gas	120,000
Utilities - Waste Removal	25,000
Utilities - Water & Sewer	140,000
Telephone/Communications	3,500
TV Service	79,080
TOTAL UTILITIES	**547,580**
CONTRACTED SERVICES	
Landscape - Contract	5,500
Elevator - Contract	21,000
HVAC Services	10,000
Janitorial Contract	55,000
Snow Removal - Contract	4,500
Window Cleaning	15,000
Mechanical - Chiller Contract	8,000
Security Contract	9,000
TOTAL CONTRACTED SERVICES	**128,000**
MAINTENANCE EXPENSE	

Building Operator - Maintenance - Other	90,000
Electrical Supplies/Repair & Maintenance	1,500
Elevator - Other	4,000
Fire System Repair & Maintenance	15,000
Irrigation	1,500
Flooring/Carpet Supply/Repair & Maintenance	4,500
Parkade - Repair & Maintenance	10,000
Parkade - Overhead Door	7,000
Building Repair & Maintenance	35,000
Generator Repair & Maintenance	5,000
Janitorial - Other	9,000
Pest Control Supply/Repair & Maintenance	1,700
Plumbing Supplies/Repair & Maintenance	105,000
Pool Supplies/Repair & Maintenance	8,500
Security System Repair & Maintenance	2,700
Gym Maintenance	1,200
Post Tension	15,000
TOTAL MAINTENANCE EXPENSE	**316,600**
PROFESSIONAL SERVICES	
Audit	2,700
Legal Services	12,000
Management Fees	67,000
TOTAL PROFESSIONAL SERVICES	**81,700**
TOTAL OPERATING EXPENSES	**1,513,087**
Allocation to Capital Replacement	600,000
Operating Fund Contingency	100,000
TOTAL RESERVE FUND CONTRIBUTIONS	**700,000**
OTHER REVENUE	
Rental Income	12,000
Storage Rental Fees	7,260
Miscellaneous Income	5,500
Interest	465
OTHER REVENUE	**25,225**
NET EXPENSE	**2,187,862**
ASSESSMENTS / FEES	
Commercial Assessments	328,179
Condominium Fees	1,859,683
TOTAL ASSESSMENTS / FEES	**2,187,862**

THE 2019 BUDGET WAS APPROVED BY THE BOARD OF DIRECTORS
ON BEHALF OF THE OWNERS ON OCTOBER 28, 2019

WESTMOUNT PLACE CONDOMINIUM
CCN #8310969

JANUARY 1 TO DECEMBER 31, 2020 OPERATING BUDGET
ANNUAL AND MONTHLY ASSESSMENTS BY UNIT

CIVIC UNIT #	LEGAL UNIT #	UNIT FACTORS	ANNUAL FEE	MONTHLY FEE
100	128C	50	$11,691.04	**974.25**
101	128A	90	21,043.88	**1,753.66**
111	128B	165	38,580.45	**3,215.04**
201	141	161	37,645.16	**3,137.10**
202	132	0	0.00	**0.00**
222	129C	47	10,989.58	**915.80**
233	134	80	18,705.67	**1,558.81**
250	131	42	9,820.48	**818.37**
277	133	76	17,770.39	**1,480.87**
277	142	189	44,192.15	**3,682.68**
301	1A	215	50,271.49	**4,189.29**
400	136	86	20,108.60	**1,675.72**
405	137	31	7,248.45	**604.04**
420	138	7	1,636.75	**136.40**
408	140	50	11,691.04	**974.25**
410	139	125	29,227.61	**2,435.63**
TOTAL	COMM	1414	330,622.73	27,551.89
501	7	53	12,392.51	**1,032.71**
502	8	45	10,521.94	**876.83**
503	CP		0.00	**0.00**
504	2	47	10,989.58	**915.80**
505	3	51	11,924.87	**993.74**
506	4	47	10,989.58	**915.80**
507	5	46	10,755.76	**896.31**
508	6	77	18,004.21	**1,500.35**
601	15	53	12,392.51	**1,032.71**
602	16	45	10,521.94	**876.83**
603	9	41	9,586.66	**798.89**
604	10	47	10,989.58	**915.80**
605	11	51	11,924.87	**993.74**
606	12	47	10,989.58	**915.80**
607	13	46	10,755.76	**896.31**
608	14	77	18,004.21	**1,500.35**
701	23	53	12,392.51	**1,032.71**
702	24	45	10,521.94	**876.83**
703	17	41	9,586.66	**798.89**
704	18	47	10,989.58	**915.80**
705	19	51	11,924.87	**993.74**
706	20	47	10,989.58	**915.80**
707	21	46	10,755.76	**896.31**
708	22	77	18,004.21	**1,500.35**
801	31	53	12,392.51	**1,032.71**
802	32	45	10,521.94	**876.83**
803	25	41	9,586.66	**798.89**
804	26	47	10,989.58	**915.80**
805	27	51	11,924.87	**993.74**
806	28	47	10,989.58	**915.80**
TOTALS		**2878**	$672,936.50	**$56,078.04**

CIVIC UNIT #	LEGAL UNIT #	UNIT FACTORS	ANNUAL FEE	MONTHLY FEE
807	29	46	$10,755.76	**896.31**
808	30	77	18,004.21	**1,500.35**
901	37	54	12,626.33	**1,052.19**
902	38	77	18,004.21	**1,500.35**
904	33	51	11,924.87	**993.74**
905	34	51	11,924.87	**993.74**
906	35	62	14,496.89	**1,208.07**
907	36	61	14,263.07	**1,188.59**
1001	43	54	12,626.33	**1,052.19**
1002	44	77	18,004.21	**1,500.35**
1004	39	51	11,924.87	**993.74**
1005	40	51	11,924.87	**993.74**
1006	41	62	14,496.89	**1,208.07**
1007	42	61	14,263.07	**1,188.59**
1101	49	54	12,626.33	**1,052.19**
1102	50	77	18,004.21	**1,500.35**
1104	45	51	11,924.87	**993.74**
1105	46	51	11,924.87	**993.74**
1106	47	62	14,496.89	**1,208.07**
1107	48	61	14,263.07	**1,188.59**
1201	55	54	12,626.33	**1,052.19**
1202	56	77	18,004.21	**1,500.35**
1204	51	51	11,924.87	**993.74**
1205	52	51	11,924.87	**993.74**
1206	53	62	14,496.89	**1,208.07**
1207	54	61	14,263.07	**1,188.59**
1401	61	54	12,626.33	**1,052.19**
1402	62	77	18,004.21	**1,500.35**
1404	57	51	11,924.87	**993.74**
1405	58	51	11,924.87	**993.74**
1406	59	62	14,496.89	**1,208.07**
1407	60	61	14,263.07	**1,188.59**
1501	67	54	12,626.33	**1,052.19**
1502	68	77	18,004.21	**1,500.35**
1504	63	51	11,924.87	**993.74**
1505	64	51	11,924.87	**993.74**
1506	65	62	14,496.89	**1,208.07**
1507	66	61	14,263.07	**1,188.59**
1601	73	54	12,626.33	**1,052.19**
1602	74	77	18,004.21	**1,500.35**
1603	69	51	11,924.87	**993.74**
1604	70	51	11,924.87	**993.74**
1605	71	62	14,496.89	**1,208.07**
1606	72	61	14,263.07	**1,188.59**
1701	79	54	12,626.33	**1,052.19**
1702	80	77	18,004.21	**1,500.35**
1703	75	51	11,924.87	**993.74**
1704	76	51	11,924.87	**993.74**
1705	77	63	14,730.72	**1,227.56**
		2911	$680,652.59	**$56,721.05**

CIVIC UNIT #	LEGAL UNIT #	UNIT FACTORS	ANNUAL FEE	MONTHLY FEE
1706	78	61	$14,263.07	**1,188.59**
1801	85	54	12,626.33	**1,052.19**
1802	86	77	18,004.21	**1,500.35**
1803	81	51	11,924.87	**993.74**
1804	82	51	11,924.87	**993.74**
1805	83	63	14,730.72	**1,227.56**
1806	84	61	14,263.07	**1,188.59**
1901	91	54	12,626.33	**1,052.19**
1902	92	77	18,004.21	**1,500.35**
1903	87	51	11,924.87	**993.74**
1904	88	51	11,924.87	**993.74**
1905	89	63	14,730.72	**1,227.56**
1906	90	61	14,263.07	**1,188.59**
2001	97	54	12,626.33	**1,052.19**
2002	98	77	18,004.21	**1,500.35**
2003	93	51	11,924.87	**993.74**
2004	94	51	11,924.87	**993.74**
2005	95	63	14,730.72	**1,227.56**
2006	96	61	14,263.07	**1,188.59**
2101	103	54	12,626.33	**1,052.19**
2102	104	77	18,004.21	**1,500.35**
2103	99	51	11,924.87	**993.74**
2104	100	51	11,924.87	**993.74**
2105	101	63	14,730.72	**1,227.56**
2106	102	61	14,263.07	**1,188.59**
2201	107	82	19,173.31	**1,597.78**
2202	108	86	20,108.60	**1,675.72**
2203	105	98	22,914.45	**1,909.54**
2204	106	80	18,705.67	**1,558.81**
2301	111	82	19,173.31	**1,597.78**
2302	112	86	20,108.60	**1,675.72**
2303	109	98	22,914.45	**1,909.54**
2304	110	80	18,705.67	**1,558.81**
2401	115	82	19,173.31	**1,597.78**
2402	116	83	19,407.13	**1,617.26**
2403	113	101	23,615.91	**1,967.99**
2404	114	80	18,705.67	**1,558.81**
2501	119	82	19,173.31	**1,597.78**
2502	120	86	20,108.60	**1,675.72**
2503	117	98	22,914.45	**1,909.54**
2504	118	80	18,705.67	**1,558.81**
2601	123	85	19,874.78	**1,656.23**
2602	121	96	22,446.80	**1,870.57**
2603	122	81	18,939.49	**1,578.29**
2701	126	85	19,874.78	**1,656.23**
2702	124	83	19,407.13	**1,617.26**
2703	125	94	21,979.16	**1,831.60**
2800	127	171	39,983.37	**3,331.95**
CP 1C		603		
R Units		40		
		4211	$834,272.91	**$69,522.74**

TOTAL $/MONTH		**$182,321.83**
TOTAL UNIT FACTORS	**10000**	
TOTAL $/YEAR		**$2,187,862.00**