WESTMOUNT PLACE CONDOMINIUM
CCN: 8310969
OPERATING BUDGET
JANUARY 1 TO DECEMBER 31, 2015

	2014 BUDGET	2015 BUDGET
ADMINISTRATIVE EXPENSE		
Audit	5,000	5,200
Banking Services	1,100	500
Insurance - Premiums	66,000	101,545
Insurance - Appraisal	2,000	300
Insurance - Deductible	25,000	-
Legal	5,000	20,000
Management	61,312	62,300
Office	8,500	6,000
Professional Fees - Consulting	-	8,000
Telephone	5,000	3,700
TOTAL ADMINISTRATIVE EXPENSES	**178,912**	**207,545**
MAINTENANCE EXPENSE		
Building - Repairs	114,000	100,000
Carpet Cleaning	9,200	11,400
Electrical	6,632	8,000
Elevator - Contract	20,000	20,250
Elevator - Other	10,000	2,500
Emergency Generator	3,000	2,000
Fire System - Alarm Monitoring	2,100	1,300
Fire System - Inspection/Tests	5,000	5,000
Mechanical - Contract	7,000	7,100
Mechanical - Chiller Contract	7,500	8,000
Mechanical - Boiler	10,000	4,000
Parkade - Cleaning	5,000	5,700
Parkade - Membrane	1,000	1,000
Parkade - Overhead Door	2,500	6,000
Pest Control	-	1,800
Plumbing	20,000	27,000
Pool - Spa/Recreation	19,000	2,000
Post Tension Cable - Monitoring	8,000	10,000
Window Cleaning	12,400	16,274
TOTAL MAINTENANCE EXPENSES	**262,332**	**239,324**
OPERATING EXPENSE		
Building Operator	75,000	75,000
Cable TV	56,340	64,361
Janitorial - Contract	50,000	50,000
Janitorial - Supplies	5,000	6,000
Landscape - Contract	1,500	-
Landscape - Other	-	1,500
Payroll/Concierge	100,000	105,000
Recycling	1,000	1,500
Security - System/Fobs	10,000	10,000
Staff	3,000	3,000
Staff - Relief	100,000	105,000
Snow Removal - Contract	2,000	500
Utilities - Electricity	165,000	150,000
Utilities - Natural Gas	110,000	175,000
Utilities - Waste Removal	19,000	25,000
Utilities - Water & Sewer	166,000	189,000
TOTAL OPERATING EXPENSES	**863,840**	**960,861**
RESERVE FUND ALLOCATIONS	**766,142**	**646,088**
CONTINGENCY	**-**	**100,000**
TOTAL EXPENSE	**2,071,226**	**2,153,818**
OTHER REVENUE		
Interest	-	(900)
GST Input Tax Credits	-	(1,500)
Miscellaneous Income	(7,500)	(12,000)
Rental Income	(16,500)	(19,212)
TOTAL OPERATING BUDGET	**2,047,226**	**2,120,206**
CONDOMINIUM FEES - Residential	(1,737,856)	(1,799,807)
CONDOMINIUM FEES - Commercial	(309,370)	(320,399)

THE 2015 BUDGET WAS APPROVED BY THE BOARD OF DIRECTORS ON BEHALF OF THE OWNERS ON NOVEMBER 7, 2014

WESTMOUNT PLACE CONDOMINIUM
CCN #8310969

JANUARY 1 TO DECEMBER 31, 2015 OPERATING BUDGET
ANNUAL AND MONTHLY ASSESSMENTS BY UNIT

CIVIC UNIT #	LEGAL UNIT #	UNIT FACTORS	ANNUAL FEE	MONTHLY FEE
100	128C	50	$11,329.52	**$944.13**
101	128A	90	20,393.13	**1,699.43**
111	128B	165	37,387.41	**3,115.62**
201	141	161	36,481.05	**3,040.09**
202	132	0	0.00	**0.00**
222	129C	47	10,649.75	**887.48**
233	134	80	18,127.23	**1,510.60**
250	131	42	9,516.80	**793.07**
277	133	76	17,220.87	**1,435.07**
277	142	189	42,825.58	**3,568.80**
301	1A	215	48,716.93	**4,059.74**
400	136	86	19,486.77	**1,623.90**
405	138	50	11,329.52	**944.13**
405	137	7	1,586.13	**132.18**
405	140	31	7,024.30	**585.36**
410	139	125	28,323.80	**2,360.32**
TOTAL	COMM	1414	320,398.77	26,699.90
501	7	53	12,009.29	**1,000.77**
502	8	45	10,196.57	**849.71**
503	CP		0.00	**0.00**
504	2	47	10,649.75	**887.48**
505	3	51	11,556.11	**963.01**
506	4	47	10,649.75	**887.48**
507	5	46	10,423.16	**868.60**
508	6	77	17,447.46	**1,453.95**
601	15	53	12,009.29	**1,000.77**
602	16	45	10,196.57	**849.71**
603	9	41	9,290.20	**774.18**
604	10	47	10,649.75	**887.48**
605	11	51	11,556.11	**963.01**
606	12	47	10,649.75	**887.48**
607	13	46	10,423.16	**868.60**
608	14	77	17,447.46	**1,453.95**
701	23	53	12,009.29	**1,000.77**
702	24	45	10,196.57	**849.71**
703	17	41	9,290.20	**774.18**
704	18	47	10,649.75	**887.48**
705	19	51	11,556.11	**963.01**
706	20	47	10,649.75	**887.48**
707	21	46	10,423.16	**868.60**
708	22	77	17,447.46	**1,453.95**
801	31	53	12,009.29	**1,000.77**
802	32	45	10,196.57	**849.71**
803	25	41	9,290.20	**774.18**
804	26	47	10,649.75	**887.48**
805	27	51	11,556.11	**963.01**
806	28	47	10,649.75	**887.48**
TOTALS		**2878**	$652,127.06	**$54,343.92**

CIVIC UNIT #	LEGAL UNIT #	UNIT FACTORS	ANNUAL FEE	MONTHLY FEE
807	29	46	$10,423.16	**868.60**
808	30	77	17,447.46	**1,453.95**
901	37	54	12,235.88	**1,019.66**
902	38	77	17,447.46	**1,453.95**
904	33	51	11,556.11	**963.01**
905	34	51	11,556.11	**963.01**
906	35	62	14,048.60	**1,170.72**
907	36	61	13,822.01	**1,151.83**
1001	43	54	12,235.88	**1,019.66**
1002	44	77	17,447.46	**1,453.95**
1004	39	51	11,556.11	**963.01**
1005	40	51	11,556.11	**963.01**
1006	41	62	14,048.60	**1,170.72**
1007	42	61	13,822.01	**1,151.83**
1101	49	54	12,235.88	**1,019.66**
1102	50	77	17,447.46	**1,453.95**
1104	45	51	11,556.11	**963.01**
1105	46	51	11,556.11	**963.01**
1106	47	62	14,048.60	**1,170.72**
1107	48	61	13,822.01	**1,151.83**
1201	55	54	12,235.88	**1,019.66**
1202	56	77	17,447.46	**1,453.95**
1204	51	51	11,556.11	**963.01**
1205	52	51	11,556.11	**963.01**
1206	53	62	14,048.60	**1,170.72**
1207	54	61	13,822.01	**1,151.83**
1401	61	54	12,235.88	**1,019.66**
1402	62	77	17,447.46	**1,453.95**
1404	57	51	11,556.11	**963.01**
1405	58	51	11,556.11	**963.01**
1406	59	62	14,048.60	**1,170.72**
1407	60	61	13,822.01	**1,151.83**
1501	67	54	12,235.88	**1,019.66**
1502	68	77	17,447.46	**1,453.95**
1504	63	51	11,556.11	**963.01**
1505	64	51	11,556.11	**963.01**
1506	65	62	14,048.60	**1,170.72**
1507	66	61	13,822.01	**1,151.83**
1601	73	54	12,235.88	**1,019.66**
1602	74	77	17,447.46	**1,453.95**
1603	69	51	11,556.11	**963.01**
1604	70	51	11,556.11	**963.01**
1605	71	62	14,048.60	**1,170.72**
1606	72	61	13,822.01	**1,151.83**
1701	79	54	12,235.88	**1,019.66**
1702	80	77	17,447.46	**1,453.95**
1703	75	51	11,556.11	**963.01**
1704	76	51	11,556.11	**963.01**
1705	77	63	14,275.19	**1,189.60**
		2911	$659,604.54	**$54,967.04**

CIVIC UNIT #	LEGAL UNIT #	UNIT FACTORS	ANNUAL FEE	MONTHLY FEE
1706	78	61	$13,822.01	**1,151.83**
1801	85	54	12,235.88	**1,019.66**
1802	86	77	17,447.46	**1,453.95**
1803	81	51	11,556.11	**963.01**
1804	82	51	11,556.11	**963.01**
1805	83	63	14,275.19	**1,189.60**
1806	84	61	13,822.01	**1,151.83**
1901	91	54	12,235.88	**1,019.66**
1902	92	77	17,447.46	**1,453.95**
1903	87	51	11,556.11	**963.01**
1904	88	51	11,556.11	**963.01**
1905	89	63	14,275.19	**1,189.60**
1906	90	61	13,822.01	**1,151.83**
2001	97	54	12,235.88	**1,019.66**
2002	98	77	17,447.46	**1,453.95**
2003	93	51	11,556.11	**963.01**
2004	94	51	11,556.11	**963.01**
2005	95	63	14,275.19	**1,189.60**
2006	96	61	13,822.01	**1,151.83**
2101	103	54	12,235.88	**1,019.66**
2102	104	77	17,447.46	**1,453.95**
2103	99	51	11,556.11	**963.01**
2104	100	51	11,556.11	**963.01**
2105	101	63	14,275.19	**1,189.60**
2106	102	61	13,822.01	**1,151.83**
2201	107	82	18,580.41	**1,548.37**
2202	108	86	19,486.77	**1,623.90**
2203	105	98	22,205.86	**1,850.49**
2204	106	80	18,127.23	**1,510.60**
2301	111	82	18,580.41	**1,548.37**
2302	112	86	19,486.77	**1,623.90**
2303	109	98	22,205.86	**1,850.49**
2304	110	80	18,127.23	**1,510.60**
2401	115	82	18,580.41	**1,548.37**
2402	116	83	18,807.00	**1,567.25**
2403	113	101	22,885.63	**1,907.14**
2404	114	80	18,127.23	**1,510.60**
2501	119	82	18,580.41	**1,548.37**
2502	120	86	19,486.77	**1,623.90**
2503	117	98	22,205.86	**1,850.49**
2504	118	80	18,127.23	**1,510.60**
2601	123	85	19,260.18	**1,605.02**
2602	121	96	21,752.67	**1,812.72**
2603	122	81	18,353.82	**1,529.48**
2701	126	85	19,260.18	**1,605.02**
2702	124	83	18,807.00	**1,567.25**
2703	125	94	21,299.49	**1,774.96**
2800	127	171	38,746.95	**3,228.91**
CP 1C		603		
R Units		40		
		4211	$808,474.41	**$67,372.87**

TOTAL $/MONTH		**$176,683.83**
TOTAL UNIT FACTORS	**10000**	
TOTAL $/YEAR		**$2,120,206.00**