Strata Plan LMS4456
One Wall Centre
Approved Budget
Effective January 1, 2011 to December 31, 2011

		Annual Budget 2011
	Revenue	
3000-0000	Operating Income	594,456.00
3010-0000	Contingency Reserve Income	90,000.00
3020-0000	Bylaw Fine Income	500.00
3040-0000	Move In/Out Fee	1,500.00
3055-0000	Fob Sales Income	400.00
3080-5010	Filter Sales	300.00
3095-0000	Transfer from Prior Year Surplus	25,499.00
	Total Income	712,655.00
	Expense	
4000-0000	Agent Fee	20,100.00
4010-0000	Legal/Consultin fees	55,000.00
4012-0000	Photocopying/Postage	3,105.00
4015-0000	Bank Charges	500.00
4016-0000	Miscelleneous	5,000.00
4040-0000	Insurance	70,000.00
4040-0020	Insurance Deductible Repairs	25,000.00
4050-0000	Electricity	24,000.00
4052-0000	Water & Sewer	7,000.00
4056-0000	Garbage Collection	1,000.00
4058-0000	Gas	46,800.00
4106-0000	Security	55,000.00
4110-0000	Cable	3,200.00
4130-0000	Elevator	28,000.00
4160-0000	Repairs & Maintenance - General	18,000.00
4160-0030	Plumbing & Mechanical Repairs	32,000.00
4162-0000	R & M - Carpet Cleaning	3,200.00
4217-0000	Christmas Decorations - Lobby	3,500.00
4220-0000	Window Cleaning	12,500.00
4232-0000	Janitorial	53,000.00
4300-0000	Landscaping	5,500.00
4400-0000	Amenity Room Expenses	750.00
4500-0000	Caretaker Wages	150,500.00
	Total Expense	622,655.00
	Surplus(deficit) from Operations	90,000.00
4800-0000	Contingency Reserve Transfer	90,000.00
	Total operating surplus(deficit)	0.00