

Strata Fee - costs included

Operating expenses : (Annual)

Natural Gas HVAC Heating & Domestic Hot Water Systems
Electrical Common & Bldg. Systems
Property Management fees {incl. GST}
Water and Sewer (separate Meter for Commercial/Resi ?)
Garbage & Recycling Services
Insurance (fire, earthquake, liability)
Maintenance and Repairs, General/Property & Bldg.
Included in the above is an allowance for Lighting, Parts & Supplies, Etc.
Security/Access Systems, Fobs/Remotes/Keys Misc. Operational
Landscaping & Planter Maint.
Elevator Maint. & Services
Fire equipment & system testing
HVAC Boiler Pumps & System Maint.
Enterphone, Telephone Line, Fire Monitoring
Janitorial Services for Common Areas+Supplies/Cleaning Materials
Caretaker Services for Daily Site Maint/Supervision
Property Taxes & City Levies (Church exemption?)
Capital Replacement Plan (Mech/HVAC, Roof, Fxtres, etc)