

Balance Sheet (Accrual)
BCS 1399 - The Bentley - (bcs1399)
Months: Feb 2010

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Assets

Current Assets

Cash

Petty Cash	250.00
Bank - Operating Account	42,267.51
Bank - Contingency Reserve	71,440.11
Bank - Building Envelope/Inspection Reserve	10,002.17
Bank - Other Reserves	1,681.62
GIC (CRF) - Other Banks	135,000.00

Total Cash 260,641.41

Accounts Receivable 7,231.11

Accounts Receivable-Others 3,491.98

Oper Fund - Due from Other Reserves 2,266.92

Total Current Assets 273,631.42

Fixed Assets

Caretaker's Suite 132,675.00

Total Fixed Asset 132,675.00

Total Assets 406,306.42

Liabilities & Equity

Liabilities

Accounts Payable 20,171.51

Accrued Payable 9,534.95

Other Reserves - Due to Oper Fund 2,266.92

Prepayment - Revenue 6,926.85

Security Deposit Received 250.00

1st Mortgage 120,595.65

Total Liabilities 159,745.88

Equity

Caretaker's Suite Equity 12,079.35

Operating Surplus(Deficit) 18,624.21

Contingency Fund Balance 171,440.11

Reserve-Bldg Envelope Maintenance 10,002.17

Reserve-Others 34,414.70

Total Equity 246,560.54

Total Liabilities & Equity 406,306.42

SCHEDULE OF RESERVES

BCS 1399 - The Bentley
Reporting Period Feb 2010
Period Ending 4

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YTD Actual

CONTINGENCY RESERVE SCHEDULE

Balance Forward-Prior Year	166,238.25
Current Yr Contribution-Contingency	15,168.32
Interest	33.54
Total Income	<u>181,440.11</u>
Trf To Other Reserve	10,000.00
Total Expenditures	<u>10,000.00</u>
Contingency Fund Balance	<u><u>171,440.11</u></u>

MTCE RESERVE SCHEDULE / SP. LEVY FUND

Mtce Reserve / Special Levy Balance	<u><u>0.00</u></u>
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Statement of Income & Expenses

BCS 1399 - The Bentley
Reporting Period Feb 2010
Period Ending 4

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Description	MTD Actual	YTD Actual	YTD Budget	Variance	Annual Budget
INCOME					
STRATA FEES					
Operating Fund Contribution	35,509	142,037	142,036	1	426,108
Contingency Fund Contribution	3,792	15,168	15,168	0	45,505
TOTAL STRATA FEES	39,301	157,205	157,204	1	471,613
Bylaw/Late Pymt Fine	5	620	0	620	0
Common Room/Guest Suite Income	0	175	0	175	0
Interest Income	6	26	0	26	0
Move In/Out Fee Revenue	600	2,400	2,332	68	7,000
Remote Transmitters	0	-1,452	332	-1,784	1,000
Rental-Strata's Suite	500	2,000	2,000	0	6,000
Trf from Other Reserves	0	0	560	-560	1,680
TOTAL INCOME	40,413	160,973	162,428	-1,455	487,293
EXPENSES					
OPERATING EXPENSES					
Alarm Monitoring	0	525	332	-193	1,000
Audit	0	315	104	-211	315
Bank Charges/Interest	13	46	60	14	180
Strata's Suite-Mortgage Payment	775	3,102	3,104	2	9,306
Strata's Suite-Property Taxes	0	480	320	-160	965
Strata's Suite-Strata Fee	188	742	732	-10	2,194
Caretaker Wages & Benefits	4,938	20,242	20,152	-90	60,454
Dryer Duct Cleaning	0	0	1,800	1,800	5,400
Electricity	3,759	14,615	14,632	17	43,900
Elevator Maintenance	806	3,355	4,668	1,313	14,000
Fire Equip Mtce/Monitoring	1,019	3,539	2,432	-1,107	7,300
Garbage Removal	1,035	4,236	4,668	432	14,000
Gas	3,746	17,810	16,000	-1,810	48,000
Grounds-Improvements	0	1,259	1,168	-91	3,500
Grounds-Maintenance	672	2,688	3,332	644	10,000
Insurance	3,441	13,763	15,668	1,905	47,000
Janitorial Supplies	194	916	568	-348	1,700
Janitorial Services	2,541	4,944	5,668	724	17,000
Management Fees	2,692	10,769	11,008	239	33,025
Mechanical Maintenance	0	5,115	5,000	-115	15,000
Miscellaneous	16	188	168	-20	500
Photocopy & Postage	203	2,630	1,600	-1,030	4,800
Professional Fee	0	0	200	200	600
Recreation Facilities	150	692	532	-160	1,600
Repair & Maintenance	3,018	11,404	10,332	-1,072	31,000
Security Lease	2,254	9,015	9,112	97	27,330
Security Services	0	0	6,332	6,332	19,000
Special Projects	0	0	744	744	2,226
Telephone & Pager	245	1,393	1,668	275	5,000
Water/Sewer	1,653	7,575	6,812	-763	20,435
Window Cleaning	0	0	3,332	3,332	10,000
TOTAL OPERATING EXPENSES	33,359	141,355	152,248	10,893	456,730
Reserve-Contingency Fund	3,792	15,168	15,168	0	45,505
TOTAL EXPENSES	37,151	156,524	167,416	10,892	502,235
CURRENT YR NET SURPLUS/(DEFICIT)	3,262	4,450	-4,988	9,438	-14,942
Operating Surplus (Deficit) B/F	0	14,175	4,980	9,195	14,942
ENDING OP SURPLUS/(DEFICIT)	3,262	18,624	-8	18,632	0