

# BCS 2176 The Bentley

## Balance Sheet

February 28, 2026

### ASSETS

Petty Cash	\$	500.00
Bank - Shares		5.00
Bank - Operating Accounts		34,552.71
Bank - Contingency Reserve Account		1,089,890.46
Prepaid Expenses		147.00
Accounts Receivable		200.00
Accounts Receivable - EV Charging Revenue		280.68

### TOTAL ASSETS

\$ 1,125,575.85

### LIABILITIES

Accounts Payable	\$	13,624.97
Vacation Payable		3,984.98

### TOTAL LIABILITIES

\$ 17,609.95

### OWNER'S EQUITY

#### RESERVES

Non-Segregated Contingency Reserves	\$	813,935.99
Capital Projects Fund		57,943.65
Capital Projects Expenses		(34,877.33)
Parkade Membrane Reserve Fund		54,781.44
Recarpeting Reserve Fund		181,991.67
Recarpeting Reserve Expenses		(15,388.31)
Interest Received on Contingency Account		31,503.35
TOTAL RESERVES	\$	<u>1,089,890.46</u>

Prior Periods Surplus		17,397.26
Current Income		678.18

### TOTAL OWNER'S EQUITY

\$ 1,107,965.90

### TOTAL LIABILITIES AND EQUITY

\$ 1,125,575.85

**BCS 2176 The Bentley**  
**YEAR-TO-DATE BUDGET COMPARISON**  
**March 1, 2025 to February 28, 2026**

	Actual to date	Budget to date	Variance	Approved 2025/2026 Budget
<b>INCOME</b>				
Strata Fees	\$ 709,999.44	\$ 710,000.00	\$ (0.56)	\$ 710,000
Interest Income	1,866.06	2,000.00	(133.94)	2,000
Key Income	1,625.00	2,000.00	(375.00)	2,000
Miscellaneous	505.00	1,000.00	(495.00)	1,000
Move In/Out Fees	1,000.00	2,000.00	(1,000.00)	2,000
<b>TOTAL INCOME</b>	<b>\$ 714,995.50</b>	<b>\$ 717,000.00</b>	<b>\$ (2,004.50)</b>	<b>\$ 717,000</b>
<b>OPERATING EXPENSES</b>				
Repairs and Maintenance				
Plumbing	\$ 7,579.73			
Electrical	5,261.03			
Mechanical	2,953.43			
Interior Repairs	11,065.79			
Exterior Repairs	17,788.46			
Exterior Cleaning	34,988.84			
Exercise Equipment Maintenance	917.16			
Safety and Security	14,991.46			
Misc. Parts and Supplies	1,932.75			
Total Repairs and Maintenance	\$ 97,478.65	\$ 80,000.00	\$ (17,478.65)	\$ 80,000
Landscape Maintenance	23,750.14	24,234.00	483.86	24,234
Snow Removal, Salting	3,571.98	12,000.00	8,428.02	12,000
Elevator Maintenance	34,041.71	35,000.00	958.29	35,000
Fire Equipment Maintenance	14,322.00	13,000.00	(1,322.00)	13,000
Cleaning and Janitorial	77,528.80	76,000.00	(1,528.80)	76,000
Alarm Monitoring	1,764.00	2,000.00	236.00	2,000
Electricity:				
Total Billings from BC Hydro	\$ 53,052.32			
Less Recovered from EV Charger Owners	(3,557.86)			
Net Electricity Expense	49,494.46	48,000.00	(1,494.46)	48,000
Garbage and Recycling	35,024.67	34,000.00	(1,024.67)	34,000
Gas	31,797.32	47,000.00	15,202.68	47,000
Telephone & Internet	1,787.05	2,500.00	712.95	2,500
Insurance	165,469.00	165,469.00	-	165,469
Management Fees	46,797.00	46,797.00	-	46,797
Miscellaneous	4,490.58	4,000.00	(490.58)	4,000
<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 587,317.36</b>	<b>\$ 590,000.00</b>	<b>\$ 2,682.64</b>	<b>\$ 590,000</b>
<b>CONTINGENCY RESERVE FUNDS</b>				
Non-Segregated Reserves	\$ 21,999.96	\$ 22,000.00	\$ 0.04	\$ 22,000
Capital Projects Fund	54,999.96	55,000.00	0.04	55,000
Recarpeting Reserve Fund	50,000.04	50,000.00	(0.04)	50,000
<b>TOTAL CRF EXPENSES</b>	<b>\$ 126,999.96</b>	<b>\$ 127,000.00</b>	<b>\$ 0.04</b>	<b>\$ 127,000</b>
<b>TOTAL EXPENSES</b>	<b>\$ 714,317.32</b>	<b>\$ 717,000.00</b>	<b>\$ (2,682.68)</b>	<b>\$ 717,000</b>
<b>SURPLUS (DEFICIT)</b>	<b>\$ 678.18</b>		<b>\$ 678.18</b>	