

**Balance Sheet (Accrual)**  
**BCS 2884 - Lotus - (bcs2884)**  
**Months: Jul 2010**

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**Assets**

**Current Assets**

**Cash**

Bank - Operating Account	155,471.57
Bank - Contingency Reserve	108,941.13

**Total Cash** 264,412.70

Accounts Receivable 19,259.33

Accounts Receivable-Others 436.08

Due From/(To) Developer 669.44

**Total Current Assets** 284,777.55

**Fixed Assets**

Caretaker's Suite 322,568.35

**Total Fixed Asset** 322,568.35

**Total Assets** 607,345.90

**Liabilities & Equity**

**Liabilities**

Accrued Payable 16,468.92

Prepayment - Revenue 5,074.60

Security Deposit Received 450.00

1st Mortgage 235,609.07

2nd Mortgage 80,248.59

**Total Liabilities** 337,851.18

**Equity**

Caretaker's Suite Equity 6,710.69

Operating Surplus(Deficit) 153,842.90

Contingency Fund Balance 108,941.13

**Total Equity** 269,494.72

**Total Liabilities & Equity** 607,345.90

# SCHEDULE OF RESERVES

BCS 2884 - Lotus  
Reporting Period Jul 2010  
Period Ending 11

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## YTD Actual

### CONTINGENCY RESERVE SCHEDULE

Balance Forward-Prior Year	115,945.14
Current Year Contribution-Contingency	79,253.13
Interest	115.86
Total Income	<u>195,314.13</u>
Transfer To Prior Year Deficit	86,373.00
Total Expenditures	<u>86,373.00</u>
Contingency Fund Balance	<u><u>108,941.13</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 2884 - Lotus

Reporting Period Jul 2010

Period Ending 11

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Description	MTD Actual	YTD Actual	YTD Budget	Variance	Annual Budget
<b>INCOME</b>					
<b>STRATA FEES</b>					
Operating Fund Contribution	72,048	792,527	792,528	-1	864,575
Contingency Fund Contribution	7,205	79,253	79,255	-2	86,458
<b>TOTAL STRATA FEES</b>	<b>79,253</b>	<b>871,780</b>	<b>871,783</b>	<b>-3</b>	<b>951,033</b>
Bylaw/Late Pymt Fine	1,083	5,474	0	5,474	0
Interest Income	57	169	0	169	0
Miscellaneous income	685	11,920	11,000	920	12,000
Move In/Out Fee Revenue	1,050	13,200	0	13,200	0
Rental-Strata's Suite	500	5,500	5,500	0	6,000
Trf From Contingency Reserve	0	86,373	86,373	0	86,373
<b>TOTAL INCOME</b>	<b>82,627</b>	<b>994,416</b>	<b>974,656</b>	<b>19,760</b>	<b>1,055,406</b>
<b>EXPENSES</b>					
<b>OPERATING EXPENSES</b>					
Administration	456	10,998	7,337	-3,661	8,000
Alarm Monitoring	717	3,063	3,850	787	4,200
Audit	0	315	286	-29	315
Bank Charges/Interest	13	131	165	34	180
Building Envelope Inspection	0	10,500	16,500	6,000	18,000
Caretaker Phone/Pager	362	1,606	1,650	44	1,800
Strata's Suite-Mortgage Payment	1,981	21,796	22,000	204	24,000
Strata's Suite-Property Taxes	0	622	1,837	1,215	2,000
Strata's Suite-Strata Fee	236	2,592	2,596	4	2,830
Caretaker Wages & Benefits	4,212	47,083	50,413	3,330	55,000
Electricity	8,736	87,334	97,163	9,829	106,000
Elevator Maintenance	3,113	21,248	44,000	22,752	48,000
Fire Equip Mtce/Monitoring	1,062	20,582	13,750	-6,832	15,000
Garbage Removal	2,155	22,259	27,500	5,241	30,000
Gas	2,868	61,097	105,413	44,316	115,000
Insurance	10,885	118,121	124,663	6,542	136,000
Janitorial Supplies	195	5,949	7,337	1,388	8,000
Janitorial Services	4,467	46,341	47,663	1,322	52,000
Legal Fees	17	174	231	57	250
Landscape-Maintenance	3,630	35,177	34,837	-340	38,000
Management Fees	5,556	57,639	57,288	-351	62,500
Mechanical Maintenance	5,167	26,634	20,163	-6,471	22,000
Miscellaneous	1,036	4,501	5,500	999	6,000
Recreation Facilities	1,362	14,903	18,337	3,434	20,000
Relief Caretaker	927	9,307	11,000	1,693	12,000
Repair & Maintenance	9,459	53,397	50,413	-2,984	55,000
Security/Enterphone System	112	4,522	20,625	16,103	22,500
Snow Removal	0	0	1,837	1,837	2,000
Window Cleaning	0	0	14,663	14,663	16,000
<b>TOTAL OPERATING EXPENSES</b>	<b>68,724</b>	<b>687,891</b>	<b>809,017</b>	<b>121,126</b>	<b>882,575</b>
Reserve-Contingency Fund	7,205	79,253	79,255	2	86,458
<b>TOTAL EXPENSES</b>	<b>75,929</b>	<b>767,144</b>	<b>888,272</b>	<b>121,128</b>	<b>969,033</b>
<b>CURRENT YR NET SURPLUS/(DEFICIT)</b>	<b>6,699</b>	<b>227,272</b>	<b>86,384</b>	<b>140,888</b>	<b>86,373</b>
Operating Surplus (Deficit) Balance Forward	0	-73,429	-79,178	5,749	-86,373
<b>ENDING OP SURPLUS/(DEFICIT)</b>	<b>6,699</b>	<b>153,843</b>	<b>7,206</b>	<b>146,637</b>	<b>0</b>