

Bellefontaine Condominium Owners Association, Inc.  
 BALANCE SHEET  
 for the period ending November 30, 2010

	ASSETS	
102	California Bank-Checking	36,872.26
114	Accounts Receivable	-323.29
	Total Assets	\$36,548.97
	LIABILITIES	
MOV	Moving Deposits	715.00
	Total Liabilities	\$715.00
	RESERVES	
310	Capital	30,832.76
399	Suspense Account	-218.52
---	Net since 11/01/10	5,219.73
	Total Reserves	\$35,833.97
	Liabilities and Reserves	\$36,548.97

Prepared on January 3, 2011 by Management.  
 Unaudited Statement; Assessments are Accrued; Expenses are Cash Basis.

Bellefontaine Condominium Owners Association, Inc.  
INCOME STATEMENT  
for the period November 1, 2010 to November 30, 2010

REVENUE		
402	Assessments - Regular	14,850.00
825	Late fees, Misc Income	10.00
427	Roof Lease Revenue	3,768.93
404	Parking Rental Revenue	170.00
	Total Revenue	\$18,798.93
EXPENDITURES		
746	Cable	1,237.25
702	Insurance	3,850.49
692	Janitorial Services	1,100.00
804	Landscaping Services	341.00
814	Plant People Maint.	101.50
716	Management Fees	675.00
717	Maintenance - Elevator	796.54
755	Maintenance - HVAC	220.35
725	Administrative Expenses	105.77
684	Pest Control Service	39.00
754	Repairs & Bldg Maint.	2,517.09
765	Building Supplies	149.80
782	Telephones	216.36
797	Water and Sewage	1,285.95
806	Plumbing Services	943.10
	Total Expenditures	\$13,579.20
	NET to RESERVES	\$5,219.73

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Bellefontaine Condominium Owners Association, Inc.  
 BUDGET COMPARISON  
 for the period July 1, 2010 to November 30, 2010

	Actual	Budget	Variance
<b>REVENUE</b>			
402	Assessments - Regular	74,250	74,250
825	Late fees, Misc Income	-20	0
427	Roof Lease Revenue	18,701	18,958
404	Parking Rental Revenue	850	850
815	Interest Income	4,741	0
	Total Revenue	\$98,522	\$94,058
<b>EXPENDITURES</b>			
730	Taxes	8,010	3,750 114% worse
746	Cable	6,178	6,000 3% worse
G&E	Gas and Electric	10,931	14,792 26% better
702	Insurance	13,593	16,667 18% better
692	Janitorial Services	6,413	5,625 14% worse
804	Landscaping Services	1,332	1,750 24% better
805	Landscaping Extras	815	833 2% better
814	Plant People Maint.	606	625 3% better
712	Legal Audit Tax Returns	5,295	2,917 82% worse
733	Licenses, Fees, Permits	70	83 16% better
716	Management Fees	3,375	3,375
717	Maintenance - Elevator	3,186	4,000 20% better
755	Maintenance - HVAC	1,381	2,500 45% better
725	Administrative Expenses	927	708 31% worse
684	Pest Control Service	195	250 22% better
754	Repairs & Bldg Maint.	8,354	5,833 43% worse
756	Fire Equipment	0	417 100% better
765	Building Supplies	1,329	833 60% worse
782	Telephones	469	458 2% worse
789	Trash	1,855	1,542 20% worse
797	Water and Sewage	7,057	7,500 6% better
798	Handyman - Labor	1,040	3,000 65% better
806	Plumbing Services	5,761	7,292 21% better
807	Security Monitoring	2,256	2,167 4% worse
694	Window Washing	675	1,125 40% better
	Total Expenditures	\$91,103	\$94,042 3% better
	<b>NET OPERATIONAL INCOME</b>	<b>\$7,418</b>	<b>\$17</b>
<b>RESERVE FUND EXPENSES</b>			
331	Reserve Expenditures	62,166	0
	<b>NET TAKEN from RESERVES</b>	<b>\$54,747</b>	<b>\$16</b>

Prepared on January 3, 2011 by Management.  
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BELLEFONTAINE C.O.A.  
A/R Reconciliation Report  
as of 11/30/10

Account	Owed	Pd in Adv	Adj	Journal Page
0203		470.00		
0203			495.00	Folio 8225
0402		495.00		
0403		495.00		
0602	356.71			
0701		495.00		
0703	1,015.00			
1101		235.00		
G/L Total:	<u>1,371.71</u>	<u>-2,190.00</u>	<u>+495.00</u> =	<u>\$-323.29</u>
A/R Total:	1,371.71	-2,190.00 =	<u>\$-818.29</u>	

Each owner payment to Bellefontaine is posted to the owner's account with the date of its receipt. The date used for financial statements and general ledgers, however, is the date of deposit to the bank. Sometimes these two dates are not the same. In order to reconcile owner statements to the financial statements, an adjustment is needed for any check that was outstanding (in-transit to the bank) on the date of this report: 11/30/10. This report prepared on 01/03/11.

GENERAL LEDGER for BELLEFONTAINE CONDOMINIUM OWNERS ASSOCIATION, INC.  
for the period 11/01/10 to 11/30/10; prepared 01/03/11; page 1

Date	Description	Folio	Check	Contra	Amount
<b>102 California Bank-Checking</b>					
10/31/10	balance forward				32457.53
11/01/10	HCE	8195	360	716	-675.00
11/01/10	ATT	8196	361	782	-31.68
11/01/10	ATT	8197	362	782	-75.49
11/01/10	First Insurance Funding	8198	363	702	-3247.49
11/01/10	City Treasurer	8199	364	797	-1285.95
11/01/10	HCE	8200	365	745	-105.77
11/04/10	Sal Romo	8201	366	825	-1035.32
11/05/10	Deposit	8188		114	7075.00
11/11/10	Deposit	8192		114	8718.93
11/16/10	Deposit	8193		114	1225.00
11/16/10	Frfr	8202	367	825	-50.00
11/17/10	Deposit	8194		114	495.00
11/17/10	Tcp Company Inc.	8203	368	806	-595.21
11/17/10	TCP Company Inc.	8204	369	806	-347.89
11/19/10	Reid's Appliance	8208	370	754	-135.00
11/19/10	AT&T	8209	371	782	-109.19
11/19/10	Johnson Control	8210	372	755	-220.35
11/19/10	Miramar Fire Equipment	8211	373	754	-142.50
11/19/10	A Garage Door & Gate Sto	8212	374	754	-706.79
11/19/10	Kone Elevator	8213	375	754	-109.00
11/19/10	Maria de Jesus Rafael	8214	376	765	-1134.48
11/19/10	Kone Elevator	8215	377	717	-796.54
11/19/10	Cox Communications	8216	378	746	-1237.25
11/19/10	Dewey Pest Control	8217	379	684	-39.00
11/19/10	LaBann Corp	8218	380	754	-184.22
11/19/10	republic Indemnity	8219	381	702	-603.00
11/19/10	Green Life Care	8220	382	804	-341.00
11/19/10	Plant People	8221	383	814	-101.50
11/19/10	Kone Elevator	8222	384	754	-319.58
11/22/10	Deposit	8205		114	530.00
	Total for Account 102	(4414.73	since 11/01)		36872.26
<b>114 Accounts Receivable</b>					
10/31/10	balance forward				-1128.29
11/01/10	A/R Recurring Jrnl	8166		402	14850.00
11/01/10	A/R Recurring Jrnl	8166		404	170.00
11/05/10	A/R Payments Rcvd	8188		102	-7075.00
11/11/10	A/R Payments Rcvd	8192		102	-4950.00
11/16/10	A/R Payments Rcvd	8193		102	-1225.00
11/17/10	A/R Payments Rcvd	8194		102	-495.00
11/22/10	A/R Payments Rcvd	8205		102	-495.00
11/29/10	2nd flr storage rm key	8207		825	25.00
	Total for Account 114	(805.00	since 11/01)		-323.29
<b>310 Capital</b>					
10/31/10	balance forward				-152498.75
	Total for Account 310				-152498.75

GENERAL LEDGER for BELLEFONTAINE CONDOMINIUM OWNERS ASSOCIATION, INC.  
for the period 11/01/10 to 11/30/10; prepared 01/03/11; page 2

Date	Description	Folio	Check	Contra	Amount
399 Suspense Account					
10/31/10	balance forward				218.52
	Total for Account 399				218.52
402 Assessments - Regular					
11/01/10	A/R Recurring Jrnl	8166		114	-14850.00
	Total for Account 402				-14850.00
404 Parking Rental Revenue					
11/01/10	A/R Recurring Jrnl	8166		114	-170.00
	Total for Account 404				-170.00
427 Roof Lease Revenue					
11/11/10	American Towers	8192		102	-3768.93
	Total for Account 427				-3768.93
684 Pest Control Service					
11/19/10	11/10 Dewey Pest Control	8217	379	102	39.00
	Total for Account 684				39.00
692 Janitorial Services					
11/19/10	11/10 Maria de Jesus Raf	8214	376	102	1100.00
	Total for Account 692				1100.00
702 Insurance					
11/01/10	07552-0001-1258817 First	8198	363	102	3247.49
11/19/10	republic Indemnity	8219	381	102	603.00
	Total for Account 702				3850.49
716 Management Fees					
11/01/10	11/10 Mgmt Fee HCE	8195	360	102	675.00
	Total for Account 716				675.00
717 Maintenance - Elevator					
11/19/10	11/10 Kone Elevator	8215	377	102	796.54
	Total for Account 717				796.54
725 Administrative Expenses - the sum of the following accounts:					
10/31/10	balance fwd since 07/01	Acc	650		1861.28
10/31/10	balance fwd since 07/01	Acc	718		4784.22
10/31/10	balance fwd since 07/01	Acc	744		2815.49
10/31/10	balance fwd since 07/01	Acc	745		4035.90
11/30/10	Postage	Acc	744		42.77
11/30/10	Copies	Acc	745		63.00
	Total for Account 725 (105.77 since 11/01)				13602.66
744 Postage					
11/01/10	10/10 Postage HCE	8200	365	102	42.77
	Total for Account 744				42.77

GENERAL LEDGER for BELLEFONTAINE CONDOMINIUM OWNERS ASSOCIATION, INC.  
for the period 11/01/10 to 11/30/10; prepared 01/03/11; page 3

Date	Description	Folio	Check	Contra	Amount
<b>745 Copies</b>					
11/01/10	10/10 Copies HCE	8200	365	102	63.00
Total for Account 745					63.00
<b>746 Cable</b>					
11/19/10	Cox Communications	8216	378	102	1237.25
Total for Account 746					1237.25
<b>754 Repairs &amp; Bldg Maint.</b>					
11/04/10	10/10 1141 Sal Romo	8201	366	102	920.00
11/19/10	J2527 Reid's Appliance	8208	370	102	135.00
11/19/10	J2499 Miramar Fire Equip	8211	373	102	142.50
11/19/10	J2516 A Garage Door & Ga	8212	374	102	706.79
11/19/10	J2434 Kone Elevator	8213	375	102	109.00
11/19/10	J2525 LaBann Corp	8218	380	102	184.22
11/19/10	J2434 Kone Elevator	8222	384	102	319.58
Total for Account 754					2517.09
<b>755 Maintenance - HVAC</b>					
11/19/10	Johnson Control	8210	372	102	220.35
Total for Account 755					220.35
<b>765 Building Supplies</b>					
11/04/10	10/10 1141 Sal Romo	8201	366	102	115.32
11/19/10	11/10 Maria de Jesus Raf	8214	376	102	34.48
Total for Account 765					149.80
<b>782 Telephones</b>					
11/01/10	10/08-11/07 821 8 ATT	8196	361	102	31.68
11/01/10	10/08-11/07 629 6 ATT	8197	362	102	75.49
11/19/10	231-7749 AT&T	8209	371	102	31.66
11/19/10	231-7805 AT&T	8209	371	102	77.53
Total for Account 782					216.36
<b>797 Water and Sewage</b>					
11/01/10	09/03-10/05 21-2 City Tr	8199	364	102	1285.95
Total for Account 797					1285.95
<b>804 Landscaping Services</b>					
11/19/10	10/10 Green Life Care	8220	382	102	341.00
Total for Account 804					341.00
<b>806 Plumbing Services</b>					
11/17/10	J2524 21769 Tcp Company	8203	368	102	595.21
11/17/10	J2524 21780 TCP Company	8204	369	102	347.89
Total for Account 806					943.10
<b>814 Plant People Maint.</b>					
11/19/10	11/10 Plant People	8221	383	102	101.50
Total for Account 814					101.50

GENERAL LEDGER for BELLEFONTAINE CONDOMINIUM OWNERS ASSOCIATION, INC.  
 for the period 11/01/10 to 11/30/10; prepared 01/03/11; page 4

Date	Description	Folio	Check	Contra	Amount
825 Late fees, Misc Income					
11/16/10	J2523 1101 Move In	8202	367	102	50.00
11/22/10	Garage remote U:701	8205		102	-35.00
11/29/10	2nd flr storage rm key	8207		114	-25.00
Total for Account 825					-10.00
G&E Gas and Electric - the sum of the following accounts:					
10/31/10	balance fwd since 07/01			Acc 693	248924.81
Total for Account G&E					248924.81
MOV Moving Deposits					
10/31/10	balance forward				-715.00
Total for Account MOV					-715.00