

**Annual Budget**

Period = May 2015

Book = Accrual

06/2014 - 05/2015

<b>REVENUE</b>	
Owners' Contributions	145,323.40
<b>TOTAL REVENUE</b>	<b>145,323.40</b>
<b>OPERATING EXPENSES</b>	
<b>ADMIN EXPENSES</b>	
Statutory Review of Trust Accounts	315.00
Additional Services	315.00
Bank Charges	276.00
Insurance Premium	19,500.00
Legal Fees	200.00
Management Fees	13,367.40
Postage/Copies/Office Exp.	400.00
<b>TOTAL ADMIN EXPENSES</b>	<b>34,373.40</b>
<b>UTILITY EXPENSES</b>	
Electricity	13,000.00
Gas	12,000.00
Utilities - General	1,600.00
Water & Sewer	10,500.00
<b>TOTAL UTILITY EXPENSES</b>	<b>37,100.00</b>
<b>CONTRACT &amp; BUILDINGS EXPENSES</b>	
Alarm Monitoring	2,850.00
Elevator & License	3,500.00
Fire Protection	1,500.00
Garage Door	200.00
Garbage Collection	3,800.00
Janitorial	9,920.00
Landscaping	4,780.00
Mechanical	2,300.00
Roof	2,000.00
<b>TOTAL CONTRACT &amp; BLDG EXPENSES</b>	<b>30,850.00</b>
<b>REPAIRS &amp; MTCE EXPENSES</b>	
Repairs & Maintenance	20,000.00
<b>TOTAL REPAIRS &amp; MTCE EXPENSES</b>	<b>20,000.00</b>
<b>CRF &amp; OTHER BUDGETED RESERVES</b>	
Contingency Reserve Fund	23,000.00
<b>TOTAL CRF &amp; BUDGETED RESERVES</b>	<b>23,000.00</b>
<b>TOTAL EXPENSES / RESERVES</b>	<b>145,323.40</b>

**Balance Sheet**

Monday, June 23, 2014

Bel Air (bcs1265)

May 31, 2014

	May 2014	April 2014	Change
<b>ASSETS</b>			
<b>CURRENT ASSETS</b>			
Bank - Operating	8,389.00	5,291.40	3,097.60
Accounts Receivable	1,303.66	(3,059.54)	4,363.20
<b>TOTAL CURRENT ASSETS</b>	<b>\$ 9,692.66</b>	<b>2,231.86</b>	<b>7,460.80</b>
<b>OTHER ASSETS</b>			
Accrued Interest	163.90	0.00	163.90
Prepaid - Insurance	3,091.32	4,636.98	(1,545.66)
<b>TOTAL OTHER ASSETS</b>	<b>\$ 3,255.22</b>	<b>4,636.98</b>	<b>(1,381.76)</b>
<b>RESERVES</b>			
Reserve Bank - Depreciation Report	2,780.04	2,911.75	(131.71)
<b>TOTAL RESERVES</b>	<b>\$ 2,780.04</b>	<b>2,911.75</b>	<b>(131.71)</b>
<b>CRF BANK</b>			
CRF Bank - General	131,142.53	135,493.02	(4,350.49)
<b>TOTAL CRF BANK</b>	<b>\$ 131,142.53</b>	<b>135,493.02</b>	<b>(4,350.49)</b>
<b>TOTAL ASSETS</b>	<b>\$ 146,870.45</b>	<b>145,273.61</b>	<b>1,596.84</b>
<b>LIABILITIES AND EQUITY</b>			
<b>CURRENT LIABILITIES</b>			
Accrued Liabilities	8,183.95	0.00	8,183.95
<b>TOTAL CURRENT LIABILITIES</b>	<b>\$ 8,183.95</b>	<b>0.00</b>	<b>8,183.95</b>
<b>RESERVES</b>			
Reserve - Depreciation Report	2,780.04	2,911.75	(131.71)
<b>TOTAL RESERVES</b>	<b>\$ 2,780.04</b>	<b>2,911.75</b>	<b>(131.71)</b>
<b>CONTINGENCY RESERVE FUND</b>			
CRF - General	131,292.54	135,493.02	(4,200.48)
Loan From CRF	5,000.00	0.00	5,000.00
<b>TOTAL CONTINGENCY RESERVE FUND</b>	<b>\$ 136,292.54</b>	<b>135,493.02</b>	<b>799.52</b>
<b>OPERATING FUND</b>			
Operating Surplus/(Deficit) Current Year	(8,069.44)	(1,047.68)	(7,021.76)
Operating Surplus/(Deficit) Prior Years	7,019.01	7,252.17	(233.16)
Prior Year Operating Surplus - Adjustment	664.35	664.35	0.00
<b>TOTAL OPERATING SURPLUS/(DEFICIT)</b>	<b>\$ (386.08)</b>	<b>6,868.84</b>	<b>(7,254.92)</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$ 146,870.45</b>	<b>145,273.61</b>	<b>1,596.84</b>



Lucian Naita

Jun 25, 2014

Date

Bel Air (bcs1265)  
**Statement of Operations**  
 For the 12th Month Ending May 31, 2014

	Current Actual	YTD Actual	YTD Budget	YTD Variance	Annual Budget
<b>5000-0000 REVENUE</b>					
5285-0000 Interest Income	24.54	162.74	0.00	162.74	0.00
5290-0000 Fobs/Keys/Remotes	50.00	450.00	0.00	450.00	0.00
5385-0000 MoveIn/Out Fee	0.00	500.00	0.00	500.00	0.00
5455-0000 Prior Years Surplus	233.16	2,798.00	2,798.00	0.00	2,798.00
5500-0000 Owners' Contributions	10,858.94	130,307.28	130,307.00	0.28	130,307.00
<b>5999-9999 TOTAL REVENUE</b>	<b>11,166.64</b>	<b>134,218.02</b>	<b>133,105.00</b>	<b>1,113.02</b>	<b>133,105.00</b>
<b>6000-0000 OPERATING EXPENSES</b>					
<b>6001-0000 ADMIN EXPENSES</b>					
6004-0000 Statutory Review of Trust Accounts	0.00	315.00	336.00	21.00	336.00
6008-0000 Additional Services	0.00	1,890.00	1,890.00	0.00	1,890.00
6028-0000 Bank Charges	46.00	288.50	276.00	-12.50	276.00
6080-0000 Insurance Premium	1,545.66	18,352.34	19,000.00	647.66	19,000.00
6088-0000 Legal Fees	0.00	0.00	200.00	200.00	200.00
6098-0000 Management Fees	1,081.50	12,978.00	12,978.00	0.00	12,978.00
6128-0000 Postage/Copies/Office Exp.	215.04	567.27	700.00	132.73	700.00
<b>6199-9999 TOTAL ADMIN EXPENSES</b>	<b>2,888.20</b>	<b>34,391.11</b>	<b>35,380.00</b>	<b>988.89</b>	<b>35,380.00</b>
<b>6300-0000 UTILITY EXPENSES</b>					
6308-0000 Electricity	1,976.80	13,288.49	12,500.00	-788.49	12,500.00
6316-0000 Gas	1,626.65	10,739.29	11,500.00	760.71	11,500.00
6334-0000 Utilities - General	727.50	1,815.75	1,950.00	134.25	1,950.00
6336-0000 Water & Sewer	3,100.00	9,875.48	10,100.00	224.52	10,100.00
<b>6399-9999 TOTAL UTILITY EXPENSES</b>	<b>7,430.95</b>	<b>35,719.01</b>	<b>36,050.00</b>	<b>330.99</b>	<b>36,050.00</b>
<b>7000-0000 CONTRACT &amp; BUILDINGS EXPENSES</b>					
7002-0000 Alarm Monitoring	84.25	1,767.14	1,600.00	-167.14	1,600.00
7048-0000 Elevator & License	291.10	3,580.65	3,300.00	-280.65	3,300.00
7058-0000 Enterphone	84.25	966.30	780.00	-186.30	780.00
7069-0000 Fire Protection	0.00	1,267.09	1,800.00	532.91	1,800.00
7076-0000 Garage Door	0.00	178.50	175.00	-3.50	175.00
7080-0000 Garbage Collection	306.68	3,680.27	3,800.00	119.73	3,800.00
7096-0000 Janitorial	826.53	9,653.70	9,920.00	266.30	9,920.00
7100-0000 Landscaping	603.89	4,858.14	5,100.00	241.86	5,100.00
7126-0000 Mechanical	501.90	2,149.45	2,200.00	50.55	2,200.00
<b>7499-9999 TOTAL CONTRACT &amp; BLDG EXPENSES</b>	<b>2,698.60</b>	<b>28,101.24</b>	<b>28,675.00</b>	<b>573.76</b>	<b>28,675.00</b>
<b>7500-0000 REPAIRS &amp; MTCE EXPENSES</b>					
7660-0000 Repairs & Maintenance	3,503.99	24,076.18	13,000.00	-11,076.18	13,000.00
<b>7999-9999 TOTAL REPAIRS &amp; MTCE EXPENSES</b>	<b>3,503.99</b>	<b>24,076.18</b>	<b>13,000.00</b>	<b>-11,076.18</b>	<b>13,000.00</b>
<b>8900-0000 CRF &amp; OTHER BUDGETED RESERVES</b>					
8920-0000 Contingency Reserve Fund	1,666.66	19,999.92	20,000.00	0.08	20,000.00
<b>8999-9999 TOTAL CRF &amp; BUDGETED RESERVES</b>	<b>1,666.66</b>	<b>19,999.92</b>	<b>20,000.00</b>	<b>0.08</b>	<b>20,000.00</b>
<b>9997-9999 TOTAL EXPENSES / RESERVES</b>	<b>18,188.40</b>	<b>142,287.46</b>	<b>133,105.00</b>	<b>-9,182.46</b>	<b>133,105.00</b>
<b>SURPLUS / (DEFICIT)</b>	<b>-7,021.76</b>	<b>-8,069.44</b>	<b>0.00</b>	<b>-8,069.44</b>	<b>0.00</b>



Lucian Naita

Jun 25, 2014

Date

**Balance Sheet**

Bel Air (bcs1265)

April 30, 2015

Friday, May 1, 2015

	April 2015	March 2015	Change
<b>ASSETS</b>			
<b>CURRENT ASSETS</b>			
Bank - Operating	5,292.99	4,653.92	639.07
Bank - Shares	5.01	5.01	0.00
Accounts Receivable	560.93	(172.79)	733.72
<b>TOTAL CURRENT ASSETS</b>	<b>\$ 5,858.93</b>	<b>4,486.14</b>	<b>1,372.79</b>
<b>OTHER ASSETS</b>			
Prepaid - Insurance	4,840.74	6,454.32	(1,613.58)
<b>TOTAL OTHER ASSETS</b>	<b>\$ 4,840.74</b>	<b>6,454.32</b>	<b>(1,613.58)</b>
<b>RESERVES</b>			
Reserve Bank - Depreciation Report	0.00	191.79	(191.79)
Reserve Bank - Painting	0.00	3,337.75	(3,337.75)
<b>TOTAL RESERVES</b>	<b>\$ 0.00</b>	<b>3,529.54</b>	<b>(3,529.54)</b>
<b>CRF BANK</b>			
CRF Bank - General	49,638.56	41,999.75	7,638.81
CRF Bank - Envision	100,000.00	100,000.00	0.00
<b>TOTAL CRF BANK</b>	<b>\$ 149,638.56</b>	<b>141,999.75</b>	<b>7,638.81</b>
<b>TOTAL ASSETS</b>	<b>\$ 160,338.23</b>	<b>156,469.75</b>	<b>3,868.48</b>
<b>LIABILITIES AND EQUITY</b>			
<b>CURRENT LIABILITIES</b>			
Accounts Payable	1,048.95	0.00	1,048.95
<b>TOTAL CURRENT LIABILITIES</b>	<b>\$ 1,048.95</b>	<b>0.00</b>	<b>1,048.95</b>
<b>RESERVES</b>			
Reserve - Depreciation Report	0.00	191.79	(191.79)
Reserve - Painting	0.00	3,337.75	(3,337.75)
<b>TOTAL RESERVES</b>	<b>\$ 0.00</b>	<b>3,529.54</b>	<b>(3,529.54)</b>
<b>CONTINGENCY RESERVE FUND</b>			
CRF - General	149,638.56	141,999.75	7,638.81
CRF Loan - Insurance	2,151.44	4,302.88	(2,151.44)
<b>TOTAL CONTINGENCY RESERVE FUND</b>	<b>\$ 151,790.00</b>	<b>146,302.63</b>	<b>5,487.37</b>
<b>OPERATING FUND</b>			
Operating Surplus/(Deficit) Current Year	7,961.37	7,099.67	861.70
Operating Surplus/(Deficit) Prior Years	(386.08)	(386.08)	0.00
Prior Year Operating Surplus - Adjustment	(76.01)	(76.01)	0.00
<b>TOTAL OPERATING SURPLUS/(DEFICIT)</b>	<b>\$ 7,499.28</b>	<b>6,637.58</b>	<b>861.70</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$ 160,338.23</b>	<b>156,469.75</b>	<b>3,868.48</b>



Lucian Naita

May 1, 2015

Date

Bel Air (bcs1265)  
**Statement of Operations**  
 For the 11th Month Ending April 30, 2015

	Current Actual	YTD Actual	YTD Budget	YTD Variance	Annual Budget
<b>5000-0000 REVENUE</b>					
5285-0000 Interest Income	8.41	135.81	0.00	135.81	0.00
5290-0000 Fobs/Keys/Remotes	0.00	350.00	0.00	350.00	0.00
5385-0000 MoveIn/Out Fee	100.00	600.00	0.00	600.00	0.00
5500-0000 Owners' Contributions	12,110.32	133,213.52	133,213.08	0.44	145,323.40
<b>5999-9999 TOTAL REVENUE</b>	<b>12,218.73</b>	<b>134,299.33</b>	<b>133,213.08</b>	<b>1,086.25</b>	<b>145,323.40</b>
<b>6000-0000 OPERATING EXPENSES</b>					
<b>6001-0000 ADMIN EXPENSES</b>					
6004-0000 Statutory Review of Trust Accounts	0.00	315.00	288.75	-26.25	315.00
6008-0000 Additional Services	0.00	315.00	288.75	-26.25	315.00
6028-0000 Bank Charges	23.00	230.00	253.00	23.00	276.00
6080-0000 Insurance Premium	1,613.58	17,613.58	17,875.00	261.42	19,500.00
6088-0000 Legal Fees	386.40	386.40	183.37	-203.03	200.00
6098-0000 Management Fees	1,113.95	12,253.43	12,253.45	0.02	13,367.40
6128-0000 Postage/Copies/Office Exp.	32.40	406.70	366.63	-40.07	400.00
<b>6199-9999 TOTAL ADMIN EXPENSES</b>	<b>3,169.33</b>	<b>31,520.11</b>	<b>31,508.95</b>	<b>-11.16</b>	<b>34,373.40</b>
<b>6300-0000 UTILITY EXPENSES</b>					
6308-0000 Electricity	2,222.94	11,142.30	11,916.63	774.33	13,000.00
6316-0000 Gas	1,048.95	9,514.50	11,000.00	1,485.50	12,000.00
6334-0000 Utilities - General	0.00	1,018.50	1,466.63	448.13	1,600.00
6336-0000 Water & Sewer	0.00	6,888.89	9,625.00	2,736.11	10,500.00
<b>6399-9999 TOTAL UTILITY EXPENSES</b>	<b>3,271.89</b>	<b>28,564.19</b>	<b>34,008.26</b>	<b>5,444.07</b>	<b>37,100.00</b>
<b>7000-0000 CONTRACT &amp; BUILDINGS EXPENSES</b>					
7002-0000 Alarm Monitoring	95.49	2,391.49	2,612.50	221.01	2,850.00
7048-0000 Elevator & License	206.85	3,371.97	3,208.37	-163.60	3,500.00
7069-0000 Fire Protection	1,887.85	2,029.60	1,375.00	-654.60	1,500.00
7076-0000 Garage Door	0.00	178.50	183.37	4.87	200.00
7080-0000 Garbage Collection	449.10	3,725.68	3,483.37	-242.31	3,800.00
7096-0000 Janitorial	0.00	8,265.30	9,093.37	828.07	9,920.00
7100-0000 Landscaping	394.45	3,883.94	4,381.63	497.69	4,780.00
7126-0000 Mechanical	0.00	1,628.00	2,108.37	480.37	2,300.00
7178-0000 Roof	0.00	399.00	1,833.37	1,434.37	2,000.00
<b>7499-9999 TOTAL CONTRACT &amp; BLDG EXPENSES</b>	<b>3,033.74</b>	<b>25,873.48</b>	<b>28,279.35</b>	<b>2,405.87</b>	<b>30,850.00</b>
<b>7500-0000 REPAIRS &amp; MTCE EXPENSES</b>					
7660-0000 Repairs & Maintenance	-34.60	19,296.81	18,333.37	-963.44	20,000.00
<b>7999-9999 TOTAL REPAIRS &amp; MTCE EXPENSES</b>	<b>-34.60</b>	<b>19,296.81</b>	<b>18,333.37</b>	<b>-963.44</b>	<b>20,000.00</b>
<b>8900-0000 CRF &amp; OTHER BUDGETED RESERVES</b>					
8920-0000 Contingency Reserve Fund	1,916.67	21,083.37	21,083.37	0.00	23,000.00
<b>8999-9999 TOTAL CRF &amp; BUDGETED RESERVES</b>	<b>1,916.67</b>	<b>21,083.37</b>	<b>21,083.37</b>	<b>0.00</b>	<b>23,000.00</b>
<b>9997-9999 TOTAL EXPENSES / RESERVES</b>	<b>11,357.03</b>	<b>126,337.96</b>	<b>133,213.30</b>	<b>6,875.34</b>	<b>145,323.40</b>
<b>SURPLUS / (DEFICIT)</b>	<b>861.70</b>	<b>7,961.37</b>	<b>-0.22</b>	<b>7,961.59</b>	<b>0.00</b>



Lucian Naita

May 1, 2015

Date