

**Board of Directors General Meeting
January 10, 2019
Agenda**

1. 7:00 – CALL TO ORDER
2. OPEN FORUM
3. ELECTION OF OFFICERS
4. APPROVAL OF MINUTES
 - a. December 13, 2018
 - b. December 16, 2018
5. REPORT OUT OF EXECUTIVE SESSION
6. MANAGER’S REPORT
7. COMMITTEE AND SUBSIDIARIES REPORTS AND DECISIONS
 - a. Committees
 - i. Architectural
 1. Fees and deposits
 - ii. CC&Rs and Bylaws Amendments Committee
 - b. Subsidiaries
 - i. BCCC
 - ii. BCEC
8. TREASURER’S REPORT
 - a. November 2018 financials
9. CONTINUING BUSINESS
 - a. CSD lease of Bell Creak Park – Board decision
 - b. SSFL – Final EIS by DOE
 - c. 50th anniversary of formation of Bell Canyon Association party – Board decision
10. NEW BUSINESS
 - a. Authorizing filing a lien for delinquent assessments – Board decision
11. ADJOURNMENT

BELL CANYON ASSOCIATION
Board of Directors General Meeting Minutes
December 13, 2018

CALL TO ORDER - The meeting was called to order at 7:05 PM by President Eric Wolf.

MEMBERS PRESENT – President Eric Wolf, Vice President Steve Kent, Secretary Frank Sarabia**, Treasurer Richard Levy, Lisa Riccomini, and Dustin Glodney
**Joined the meeting at 7:24 PM.

ABSENT - Second Vice President Geoff Abadee and Yossi Kviatkovsky

OTHERS PRESENT - Diane Rossiter, General Manager; owners, Bob Clarke, Peter Carniglia, Nikolic Miodrag, Sarah Berman, Bill Raff, Michael Glassman, Ginger Oldham, Greg McHugh, Leon Reingold, Scott Sand, Barry Rosenblum, Abbey Rosenblum, Casey Hamlin, John Tickner, Nissim David-Chai, Cory Everson, and Norton Alderson.

OPEN FORUM – Owner said that they wanted the Verizon cell tower on a Board meeting agenda. They are not happy about it and that the community should know. Owner stated his concern that people are fearful of cell towers because they don't understand the science. Owner stated that she heard that a cell tower lowers the neighborhood values. Owner stated that he thinks it shouldn't be located at the BCCC. Eric said the entire community will be notified about the potential cell tower. Owner stated not having good cell coverage is a health and safety issue. Owner stated that financials statements are too complicated. Owners stated that there isn't enough information about lawsuits. If CSD leases the BC Park would they pay to maintain it? Yes. Owner stated that many owners didn't receive an evacuation notice for the fire. Owner stated that a BCA notification system is needed for emergency evacuation, like a siren. Owner stated that the BCCC Board should meet monthly and they should do more important things. Owner stated that the bus stop port-a-potty should be cleaned every day. Owner wants rules that the Association will never use Roundup weed control again.

APPROVAL OF MINUTES

*Frank made a motion to approve the November 19, 2018 general meeting minutes. Richard seconded the motion. Approved 5/0 Lisa abstained.

REPORT OUT OF EXECUTIVE SESSION

At the November 19, 2018 executive session, the Board chose to form an executive traffic rules committee, approved the October 10, 2018 executive session minutes, and reviewed the delinquency and collections report. The Board voted to add up to three alternates to the AC in accordance with past-practice. During the November 17, 2018 litigation committee meeting, the committee approved previous meeting minutes, made a decision about a meeting, decided to obtain a report, and made decisions about filing a motion and a lawsuit.

MANAGEMENT REPORT

Fire damage/claims report – the Board reviewed estimates for fire damage repairs. For the pepper trees along the exit route, they decided that an arborist was needed to determine which trees could be saved.

*Richard made a motion to approve the Pacific Vista proposal to repair and replant the median. Cost approved up to \$24,000. Lisa seconded the motion. Approved unanimously

*Richard made a motion to spend up to \$17,000 for a replacement maintenance truck. Lisa seconded the motion. Approved unanimously

COMMITTEES AND SUBSIDIARIES REPORTS

CC&R's and Bylaws amendments committee – Michael Glassman reported on the upcoming amendments forum.

Architectural Committee

-The Board discussed demolition of burnt homes.

*Eric made a motion that the Association will avoid all red tape with respect to access and AC approvals. Richard seconded the motion. The Board discussed. The manager is to figure out the system. Approved unanimously.

The manager is to figure out a way to speed entry for rebuilding contractors.

-Lot 654 – 30 Corral – the Board reviewed a TIWE application for a driveway recommended for approval by the AC. AC member Peter Carniglia reported on the encroachment. The Board asked questions and Peter answered.

*Richard made a motion to grant the TIWE for 30 Corral. Frank seconded the motion. The Board discussed. Approved unanimously

-Lot 52 – 135 BCR – the Board reviewed a TIWE application for a drainage device recommended for approval by the AC. Peter reported.

*Frank made a motion to grant the TIWE for 135 BCR. Lisa seconded the motion. Approved unanimously

-69 Ranchero – Peter reported that the owner was directed by the AC to install story poles for clarification of the impact of the proposed grading.

BCCC – selection of 2018-19 BCCC Board of Directors – the Board reviewed the list of volunteers.

The Board conducted a secret vote. The new BCCC Board selected: Geoff Abadee, Pam Levy, Kate Vadehra, Jared Goldstein, and Jeff Pressman.

TREASURER'S REPORT

October 2018 financials - Richard reviewed the financials with the Board.

2017-18 Audit – the certified audit was reviewed by the Board.

*Richard made a motion to accept the audit and provide it to the owners. Frank seconded the motion. Approved unanimously.

CONTINUING BUSINESS

Visitor motorcycle policy

*Richard made a motion to continue allowing non-resident motorcycles for three more months. Dustin seconded the motion. Approved unanimously.

BCA 50th Anniversary – postponed to the next meeting.

NEW BUSINESS

CSD lease of Bell Creek Park – Richard explained that the CSD has a mandate for parks and recreation. By leasing the park, the CSD can improve and maintain it. The vote was postponed until the next meeting.

ADJOURNMENT

The meeting was adjourned at 8:37 PM for the Executive Session.

APPROVED: _____
Frank Sarabia, BOARD SECRETARY

BELL CANYON ASSOCIATION
Annual Homeowners Meeting Minutes
December 16, 2018

CALL TO ORDER – At 2:19 PM President Eric Wolf announced that quorum had been established and called the meeting to order.

The President introduced the Board members, and then candidates, Geoff Abadee, Steve Kent, Melissa Raff, and Timo Spoerl, and election inspectors, Lori, Eihorn, Mo Fitzgibbon, and Natalie Willes.

POLLS CLOSED – The President announced the polls were closed.

PRESENTATION OF FINANCIAL REPORT – The Treasurer, Richard Levy, presented the audited financial statements for the year ending June 30, 2018.

ANNUAL REPORT – Eric presented the annual report, covering the Woolsey Fire’s impact on Bell Canyon and preparing for the future, the year’s completed projects and upcoming projects, and the year’s events.

COMMENDATIONS – Eric presented commendations to Ray Jidali and Keir Mailan for their years of service on the Architectural Committee; and, to the members of Bell Canyon Strong, Nazy Feingold, Elizabeth Lorey, Nicole Stiller, and Kate Vedehra.

REPORTS —Lisa Ricommini reported on the BCEC’s situation and plans for improvements and the status of the riding academy. Michael Glassman reported on the CC&Rs and Bylaws Committee’s status and upcoming community forum. Lisa reported on the Kids Committee’s past year of events and the upcoming thank you event for the firefighters, Heart2Heart. Eric reported on current litigation involving the BCA.

ELECTION RESULTS – the Inspectors reported on the vote tally and Eric announced the results. The candidates with the three highest number of votes are elected to the Board.

Geoff Abadee	415 votes
Steve Kent	300
Melissa Raff	415
Timo Spoerl	112

OPEN FORUM – Owners present addressed their questions and comments to the Board.

Eric thanked the election inspectors and the owners for voting and attending the Annual Meeting.

ADJOURNMENT - All business having been completed, the meeting was adjourned at 3:55 PM.

APPROVED: _____
Frank Sarabia, Board Secretary

BELL CANYON ASSOCIATION **MINUTES**

Architectural Committee Meeting – Tuesday, November 27, 2018

Members Present: Peter Carniglia, Daniel Burgess, Scott Sand

Others Present: Steve Kent (Board AC Liaison), Kyle Polvy, Tamara Imber, David Chai, Vahram Sukyas, Leon & Marina Reingold

The meeting was called to order at 7:09 PM

November 20, 2018 AC Minutes: Scott made a motion to approve the minutes. Peter seconded the motion. Approved.

7:00 – 7:10 - OPEN FORUM (no member's time to exceed 3 minutes. This may be waived at Chair's discretion)

Polvy, 88 Flintlock: Kyle Polvy stated that he is aware that there will be a fire debris removal, but he does not know what the AC is doing before the clean-up and about the presence of asbestos. Peter distributed the letter from the County regarding fire debris removal to the residents present at the meeting. Peter briefly described the content of the letter. Peter advised the residents that the AC is not involved with that process, but the AC will allow clean-up if the owner has submitted to the AC a fire debris removal permit from the County. Everybody must comply with County and State requirements. Owner asked if the AC has the authority to require temporary fencing to enclose damaged properties, what is the number of trucks allowed to come in and out of Bell Canyon, is aware of the amount of toxic substance present in these burned properties, and dust emission. The AC suggested he get in touch with the County and ask them what their requirements are for safety and protection. The AC advised the residents that these concerns will be further discussed in the future.

Sukyas, 6 Appaloosa: He wanted to follow up on his request at the last meeting regarding fees. The AC advised the owner that they are currently working on the fee schedule to be able to come up with a fee structure for owners whose houses were destroyed or severely damaged. The AC advised the residents that the HOA is still waiting for a County update on the clean-up and if fences are considered hazardous waste material.

APPOINTMENTS

7:10 - David-Chai, 26 Appaloosa: David-Chai was present to discuss the revised County approved new SFR plan showing clouded changes in the plan. The consultants' reviews were referenced during the discussion. Peter referenced the revised plan with the clouded changes and compared it against the plan that was granted preliminary approval by the AC. In comparing the plans, the AC found the location of the house was significantly moved about 12 ft. The AC took note that the revised plan with the clouded changes should not be hand drawn and should be indicated by a delta sign to show the changes. David requested the AC that he be heard. He advised the AC that he did only minor changes which is not visible to anyone. The AC advised the owner that there is information missing, and the clouded changes with a delta sign should be professionally drawn by his architect. The AC will not accept hand drawn changes on the plan.

BELL CANYON ASSOCIATION **MINUTES**

Architectural Committee Meeting – Tuesday, November 27, 2018

7:20 - Imber, Lot 473, 48 Ranchero: Tamara Imber was present to discuss the landscaping plan. The consultant's review was referenced at the meeting. The AC informed the owner that the landscaping plan was not very detailed, all exterior built-in furniture, BBQ counter, patio structure, and fire pit are encroaching into the 10 ft. easement. The AC also noted that the 2015 survey submitted is outdated since a survey is only good for one year. The AC requested the owner to check proposed list of plants to ensure it complies with the County Fire Dept. list of plants that are allowed; have the pergola professionally drawn since it is more than 120 sq. ft., complete with dimensions and showing actual distance from the property line. The AC requested the owner to comply with the consultant's requirements and submit a revised drawing for review. The owner requested the AC for approval to replace a portion of their rear fence which was burned during the fire can be granted. The AC suggested that she contacts first the County and asked if they will be allowed to replace that portion of their fence prior to the AC granting approval.

OTHER BUSINESS

AC Fee Schedule: The AC is proposing to modify the fee schedule for Like-For-Like repairs/replacement for owners affected by the Woolsey Fire. The AC Fee Schedule was referenced during the discussion. Peter requested the AC members to review the fee schedule and submit their proposed modification to the fee structure for recommendation to the Board for approval.

AC Construction Projects Spreadsheets: The AC reviewed the updated AC construction project spreadsheets.

List of updated Destroyed and Damaged Houses: The AC reviewed the updated list of destroyed and severely damaged houses.

The meeting was adjourned at 8:44 PM

Next Architectural Committee Meeting:

December 11, 2018

Balance Sheet Report
Bell Canyon Community Center
 As of November 30, 2018

	<u>Balance</u> <u>Nov 30, 2018</u>	<u>Balance</u> <u>Oct 31, 2018</u>	<u>Change</u>
<u>Assets</u>			
Operating Assets			
1003 - Union Bank Operating Checking - 9741	130,057.02	124,848.68	5,208.34
1005 - Union Bank Onsite Checking - 6676	23,441.33	23,441.33	0.00
Total Operating Assets	153,498.35	148,290.01	5,208.34
Reserve Assets			
1101 - Union Bank MM - 4219	1,507.26	1,507.26	0.00
Total Reserve Assets	1,507.26	1,507.26	0.00
Capital Improvements			
1405 - Investment in Subsidiary - BCEC	128,564.74	138,163.00	(9,598.26)
1406 - Investment in Subsidiary - BCEC Improvem	11,742.00	11,742.00	0.00
Total Capital Improvements	140,306.74	149,905.00	(9,598.26)
Current Assets			
1280 - Accounts Receivable - Tenants	0.00	1,500.00	(1,500.00)
1282 - Accounts Receivable - from BCEC	1,720.00	40.00	1,680.00
1285 - Accounts Receivable - Others	0.00	800.00	(800.00)
Total Current Assets	1,720.00	2,340.00	(620.00)
Fixed Assets			
1503 - Land Improvement	124,686.55	124,686.55	0.00
1505 - Building - BCCC	565,490.50	565,490.50	0.00
1506 - Equipment/Furniture - BCCC	106,824.48	106,824.48	0.00
1507 - Land - BCCC	235,000.00	235,000.00	0.00
1508 - Building Improvement	238,591.52	238,591.52	0.00

Balance Sheet Report
Bell Canyon Community Center
 As of November 30, 2018

	<u>Balance</u> <u>Nov 30, 2018</u>	<u>Balance</u> <u>Oct 31, 2018</u>	<u>Change</u>
<u>Assets</u>			
Fixed Assets			
1515 - Allow. For Depreciation - BCCC Building	(381,917.16)	(383,277.08)	1,359.92
1516 - Allow. For Depreciation - Land Improveme	(37,935.00)	(37,935.00)	0.00
1517 - Allow. For Depreciation - Building Impro	(100,885.51)	(91,620.46)	(9,265.05)
1518 - Allow. For Depreciation - Equip/Furnitur	(108,027.28)	(107,726.58)	(300.70)
Total Fixed Assets	641,828.10	650,033.93	(8,205.83)
Total Assets	938,860.45	952,076.20	(13,215.75)
<u>Liabilities</u>			
Current Liabilities			
2101 - Prepaid Assessment	559.00	59.00	500.00
2102 - Other Payables	2,000.00	29,068.49	(27,068.49)
2103 - Other Payable - Due to BCCC	(1,950.00)	0.00	(1,950.00)
2105 - Payable to BCA	21,826.60	800.00	21,026.60
2107 - Security Deposit - Hall Rentals	(625.27)	(625.27)	0.00
2108 - Security Deposit - Rental Suites	908.86	3,938.86	(3,030.00)
2230 - Deferred Rents	0.00	(7,999.92)	7,999.92
2799 - Accounts Payable	0.00	1,698.30	(1,698.30)
Total Current Liabilities	22,719.19	26,939.46	(4,220.27)
Total Liabilities	22,719.19	26,939.46	(4,220.27)
<u>Owners' Equity</u>			
Owners' Equity			
4994 - Common Stocks	150,000.00	150,000.00	0.00
4995 - Capital Contributions	1,481,129.00	1,481,129.00	0.00

Balance Sheet Report
Bell Canyon Community Center
As of November 30, 2018

	<u>Balance</u> <u>Nov 30, 2018</u>	<u>Balance</u> <u>Oct 31, 2018</u>	<u>Change</u>
<u>Owners' Equity</u>			
Owners' Equity			
4998 - Retain Earnings	(704,390.39)	(692,763.46)	(11,626.93)
Total Owners' Equity	<u>926,738.61</u>	<u>938,365.54</u>	<u>(11,626.93)</u>
Total Owners' Equity	<u>926,738.61</u>	<u>938,365.54</u>	<u>(11,626.93)</u>
Income / (Loss)	<u>(10,597.35)</u>	<u>(13,228.80)</u>	<u>2,631.45</u>
Total Liabilities and Owner Equity	<u>938,860.45</u>	<u>952,076.20</u>	<u>(13,215.75)</u>

Income Statement Report
Bell Canyon Community Center
 November 01, 2018 thru November 30, 2018

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Income								
5040 - Late Fees	0.00	6.00	(6.00)	0.00	31.00	(31.00)	75.00	75.00
5042 - Late Interest	0.00	2.00	(2.00)	0.00	10.00	(10.00)	25.00	25.00
5045 - Rental Income - Office	7,450.00	7,500.00	(50.00)	37,370.00	37,500.00	(130.00)	90,000.00	52,630.00
5046 - Rental Income - Social Hall	0.00	1,341.00	(1,341.00)	3,220.00	6,708.00	(3,488.00)	16,100.00	12,880.00
5047 - Gym Access Income	260.00	166.00	94.00	1,520.00	833.00	687.00	2,000.00	480.00
5050 - Interest Earned - Reserve	0.00	0.00	0.00	0.25	0.00	0.25	0.00	(0.25)
5100 - Miscellaneous Income	0.00	41.00	(41.00)	0.00	208.00	(208.00)	500.00	500.00
Total Income	7,710.00	9,056.00	(1,346.00)	42,110.25	45,290.00	(3,179.75)	108,700.00	66,589.75
Total Bell Canyon Community Center Inco	7,710.00	9,056.00	(1,346.00)	42,110.25	45,290.00	(3,179.75)	108,700.00	66,589.75
Expense								
General & Administration Expenses								
6013 - Cleaning	0.00	150.00	(150.00)	0.00	750.00	(750.00)	1,800.00	1,800.00
6021 - Depreciation	2,361.57	3,125.00	(763.43)	12,635.09	15,625.00	(2,989.91)	37,500.00	24,864.91
6021-77 - Depreciation - Gym	413.62	0.00	413.62	1,240.86	0.00	1,240.86	0.00	(1,240.86)
6023 - Access Equipment	0.00	150.00	(150.00)	0.00	750.00	(750.00)	1,800.00	1,800.00
6024 - Gym Equipment Rental	0.00	3,600.00	(3,600.00)	10,616.48	18,000.00	(7,383.52)	43,200.00	32,583.52
6035 - Supplies	0.00	84.00	(84.00)	378.51	417.00	(38.49)	1,000.00	621.49
6043 - Equipments	0.00	41.00	(41.00)	0.00	208.00	(208.00)	500.00	500.00
6050 - Fees & Licenses	0.00	41.00	(41.00)	107.65	208.00	(100.35)	500.00	392.35
6080 - Miscellaneous General Administration	0.00	34.00	(34.00)	0.00	167.00	(167.00)	400.00	400.00
6150 - Insurance	1,000.00	1,000.00	0.00	5,000.00	5,000.00	0.00	12,000.00	7,000.00
6180 - Property Taxes	0.00	1,259.00	(1,259.00)	9,187.12	6,292.00	2,895.12	15,100.00	5,912.88
Total General & Administration Expenses	3,775.19	9,484.00	(5,708.81)	39,165.71	47,417.00	(8,251.29)	113,800.00	74,634.29
Repairs & Maintenances								
6525 - Repair - Lighting/Electrical	0.00	41.00	(41.00)	0.00	208.00	(208.00)	500.00	500.00
6526 - Repair - HVAC	0.00	166.00	(166.00)	989.00	833.00	156.00	2,000.00	1,011.00

Income Statement Report
Bell Canyon Community Center
 November 01, 2018 thru November 30, 2018

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Repairs & Maintenances								
6527 - Repair - Plumbing	0.00	16.00	(16.00)	0.00	83.00	(83.00)	200.00	200.00
6528 - Repair - Appliance	0.00	41.00	(41.00)	15.95	208.00	(192.05)	500.00	484.05
6530 - Repair - Social Hall	0.00	41.00	(41.00)	286.08	208.00	78.08	500.00	213.92
6531 - Repair - Exterior	0.00	0.00	0.00	150.00	0.00	150.00	0.00	(150.00)
6533 - Repair - Miscellaneous	0.00	25.00	(25.00)	0.00	125.00	(125.00)	300.00	300.00
6545 - Repair - Restrooms	0.00	16.00	(16.00)	0.00	83.00	(83.00)	200.00	200.00
Total Repairs & Maintenances	0.00	346.00	(346.00)	1,441.03	1,748.00	(306.97)	4,200.00	2,758.97
Utilities Expenses								
6700 - Sewer/Water	0.00	200.00	(200.00)	1,312.58	1,000.00	312.58	2,400.00	1,087.42
6705 - Electric	1,115.22	1,666.00	(550.78)	9,883.29	8,333.00	1,550.29	20,000.00	10,116.71
6710 - Gas	38.38	84.00	(45.62)	155.78	417.00	(261.22)	1,000.00	844.22
6720 - Gym Cable/Phone Services	149.76	160.00	(10.24)	749.21	800.00	(50.79)	1,920.00	1,170.79
Total Utilities Expenses	1,303.36	2,110.00	(806.64)	12,100.86	10,550.00	1,550.86	25,320.00	13,219.14
Total Bell Canyon Community Center Expense	5,078.55	11,940.00	(6,861.45)	52,707.60	59,715.00	(7,007.40)	143,320.00	90,612.40
Total Bell Canyon Community Center Income	2,631.45	(2,884.00)	5,515.45	(10,597.35)	(14,425.00)	3,827.65	(34,620.00)	(24,022.65)
Total Association Net Income / (Loss)	2,631.45	(2,884.00)	5,515.45	(10,597.35)	(14,425.00)	3,827.65	(34,620.00)	(24,022.65)

Balance Sheet Report
Bell Canyon Equestrian Center
 As of November 30, 2018

	<u>Balance Nov 30, 2018</u>	<u>Balance Oct 31, 2018</u>	<u>Change</u>
<u>Assets</u>			
Operating Funds			
1003 - Union Bank Operating Checking - 9733	135,375.33	132,565.16	2,810.17
1010 - Union Bank Operating MM - 1234	24,889.82	21,834.82	3,055.00
1090 - Due to Replacement Fund	(2,500.00)	(2,000.00)	(500.00)
Total Operating Funds	157,765.15	152,399.98	5,365.17
Replacement Fund Assets			
1100 - Union Bank - Replacement Fund	12,002.87	12,002.34	0.53
1190 - Due from Operating Funds	2,500.00	2,000.00	500.00
Total Replacement Fund Assets	14,502.87	14,002.34	500.53
Current Assets			
1280 - Accounts Receivable - Tenants	9,484.18	11,249.65	(1,765.47)
1285 - Accounts Receivable - Others	0.00	269.40	(269.40)
Total Current Assets	9,484.18	11,519.05	(2,034.87)
Fixed Assets			
1501 - Improvement to Building - BCEC	57,883.11	3,500.00	54,383.11
1503 - Improvement to Land	54,128.50	54,128.50	0.00
1504 - Pipe Reallocation Project	20,201.04	20,201.04	0.00
1505 - Equipment / Property	863,588.17	863,588.17	0.00
1509 - Allow. For Deprec-Equip/Property Improve	(815,364.00)	(791,942.27)	(23,421.73)
Total Fixed Assets	180,436.82	149,475.44	30,961.38
Total Assets	362,189.02	327,396.81	34,792.21

Balance Sheet Report
Bell Canyon Equestrian Center
 As of November 30, 2018

	<u>Balance</u> <u>Nov 30, 2018</u>	<u>Balance</u> <u>Oct 31, 2018</u>	<u>Change</u>
<u>Liabilities</u>			
Current Liabilities			
2101 - Prepaid Rentals	2,898.50	7,599.50	(4,701.00)
2102 - Other Payables	54,373.11	2,105.24	52,267.87
2103 - Payable Due To BCCC	2,393.00	111.34	2,281.66
2104 - Clearing Payroll - BCA	129,555.32	31,576.12	97,979.20
2110 - Security Deposit - Stalls Rental	20,197.00	39,780.81	(19,583.81)
2225 - Accrued Expenses	6,304.04	474.00	5,830.04
2502 - Kubota Loan	6,464.70	6,706.06	(241.36)
Total Current Liabilities	<u>222,185.67</u>	<u>88,353.07</u>	<u>133,832.60</u>
Total Liabilities	<u>222,185.67</u>	<u>88,353.07</u>	<u>133,832.60</u>
<u>Owners' Equity</u>			
Replacement Fund			
4000 - Replacement Funds	14,500.00	14,000.00	500.00
4095 - Replacement Fund Interest	2.87	2.34	0.53
Total Replacement Fund	<u>14,502.87</u>	<u>14,002.34</u>	<u>500.53</u>
Owners' Equity			
4994 - Common Stock	25,000.00	25,000.00	0.00
4995 - Capital Contribution Fund	874,533.85	874,533.85	0.00
4996 - Capital Contribution Fund- Current Year	11,742.00	11,742.00	0.00

Balance Sheet Report
Bell Canyon Equestrian Center
As of November 30, 2018

	<u>Balance</u> <u>Nov 30, 2018</u>	<u>Balance</u> <u>Oct 31, 2018</u>	<u>Change</u>
<u>Owners' Equity</u>			
Owners' Equity			
4998 - Retained Earning	(777,787.39)	(672,538.66)	(105,248.73)
Total Owners' Equity	<u>133,488.46</u>	<u>238,737.19</u>	<u>(105,248.73)</u>
Total Owners' Equity	<u>147,991.33</u>	<u>252,739.53</u>	<u>(104,748.20)</u>
Income / (Loss)	<u>(7,987.98)</u>	<u>(13,695.79)</u>	<u>5,707.81</u>
Total Liabilities and Owner Equity	<u>362,189.02</u>	<u>327,396.81</u>	<u>34,792.21</u>

Income Statement Report
Bell Canyon Equestrian Center
 November 01, 2018 thru November 30, 2018

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Income								
5010 - Regular Assessments	(500.00)	0.00	(500.00)	0.00	0.00	0.00	0.00	0.00
5014 - Dry Barn Rent	10,000.00	11,985.00	(1,985.00)	49,850.00	59,927.00	(10,077.00)	143,825.00	93,975.00
5015 - Box Stall Income	12,579.00	15,150.00	(2,571.00)	68,217.00	75,750.00	(7,533.00)	181,800.00	113,583.00
5017 - Lower Paddocks Income	6,349.00	5,900.00	449.00	24,892.00	29,500.00	(4,608.00)	70,800.00	45,908.00
5018 - Extra Feed Income	2,132.00	2,700.00	(568.00)	10,432.00	13,500.00	(3,068.00)	32,400.00	21,968.00
5021 - BC Academy Income	3,415.00	0.00	3,415.00	6,440.00	0.00	6,440.00	0.00	(6,440.00)
5022 - Trailer Storage Income	350.00	291.00	59.00	1,675.00	1,458.00	217.00	3,500.00	1,825.00
5025 - Temporary Boarding Income	500.00	41.00	459.00	800.00	208.00	592.00	500.00	(300.00)
5040 - Late Fees	173.15	50.00	123.15	1,333.80	250.00	1,083.80	600.00	(733.80)
5042 - Late Interest	24.02	50.00	(25.98)	257.67	250.00	7.67	600.00	342.33
5051 - Apartment Rental Income	1,000.00	500.00	500.00	2,500.00	2,500.00	0.00	6,000.00	3,500.00
5100 - Miscellaneous Income	150.00	166.00	(16.00)	320.00	833.00	(513.00)	2,000.00	1,680.00
5200 - Full Care Income	0.00	234.00	(234.00)	435.00	1,167.00	(732.00)	2,800.00	2,365.00
5300 - Private Lessons	0.00	4,000.00	(4,000.00)	5,970.00	20,000.00	(14,030.00)	48,000.00	42,030.00
5303 - Day Camp	0.00	484.00	(484.00)	3,574.85	2,417.00	1,157.85	5,800.00	2,225.15
Total Income	38,172.17	41,551.00	(5,378.83)	176,697.32	207,760.00	(31,062.68)	498,625.00	321,927.68
Total Bell Canyon Equestrian Center Incon	36,172.17	41,551.00	(5,378.83)	176,697.32	207,760.00	(31,062.68)	498,625.00	321,927.68
Expense								
Administration Expense								
6021 - Depreciation Expenses	0.00	1,566.00	(1,566.00)	0.00	7,833.00	(7,833.00)	18,800.00	18,800.00
6035 - Office Supplies	0.00	9.00	(9.00)	0.00	42.00	(42.00)	100.00	100.00
6050 - Licenses & Fees	0.00	34.00	(34.00)	25.00	167.00	(142.00)	400.00	375.00
6076 - Communications/Outreach	170.00	41.00	129.00	170.00	208.00	(38.00)	500.00	330.00
6085 - Miscellaneous Administration	0.00	41.00	(41.00)	40.00	208.00	(168.00)	500.00	460.00
6095 - Repay loans to BCA	0.00	500.00	(500.00)	0.00	2,500.00	(2,500.00)	6,000.00	6,000.00
6150 - Insurance Master	515.65	650.00	(134.35)	2,062.60	3,250.00	(1,187.40)	7,800.00	5,737.40

Income Statement Report
Bell Canyon Equestrian Center
 November 01, 2018 thru November 30, 2018

Expense	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Administration Expense								
6180 - Property Taxes	0.00	691.00	(691.00)	4,320.33	3,458.00	862.33	8,300.00	3,979.67
Total Administration Expense	685.65	3,532.00	(2,846.35)	6,617.93	17,666.00	(11,048.07)	42,400.00	35,782.07
Operations Expense								
6102 - Salaries - Barn Labor	8,085.50	10,625.00	(2,539.50)	50,453.37	53,125.00	(2,671.63)	127,500.00	77,046.63
6105 - Payroll Taxes	602.49	1,059.00	(456.51)	4,088.82	5,292.00	(1,203.18)	12,700.00	8,611.18
6125 - Workers Comp Insurance	1,407.08	1,634.00	(226.92)	7,035.40	8,167.00	(1,131.60)	19,600.00	12,564.60
6127 - Employee Benefits	2,023.50	2,221.00	(197.50)	9,882.03	11,106.00	(1,223.97)	26,655.00	16,772.97
6130 - Miscellaneous	50.00	84.00	(34.00)	50.00	417.00	(367.00)	1,000.00	950.00
6401 - Hay & Feed	0.00	8,000.00	(8,000.00)	9,648.00	40,000.00	(30,352.00)	96,000.00	86,352.00
6402 - Shavings	7,207.20	3,616.00	3,591.20	13,813.80	18,083.00	(4,269.20)	43,400.00	29,586.20
6404 - Manure Removal	2,934.88	4,166.00	(1,231.12)	12,398.11	20,833.00	(8,434.89)	50,000.00	37,601.89
6405 - Academy Trainers	1,005.27	1,184.00	(178.73)	8,537.32	5,917.00	2,620.32	14,200.00	5,662.68
6406 - Academy Horse Expenses	350.00	834.00	(484.00)	1,746.98	4,167.00	(2,420.02)	10,000.00	8,253.02
6407 - Academy Miscellaneous	867.49	375.00	492.49	1,977.46	1,875.00	102.46	4,500.00	2,522.54
6555 - Pest Control	225.00	709.00	(484.00)	3,367.90	3,542.00	(174.10)	8,500.00	5,132.10
Total Operations Expense	24,758.41	34,507.00	(9,748.59)	122,999.19	172,524.00	(49,524.81)	414,055.00	291,055.81
Equipment Expense								
6070 - Kubota Payment	0.00	462.00	(462.00)	0.00	2,310.00	(2,310.00)	5,545.00	5,545.00
6540 - Equipment Repairs	873.12	250.00	623.12	1,800.21	1,250.00	550.21	3,000.00	1,199.79
6541 - Fuel	282.76	200.00	82.76	1,673.85	1,000.00	673.85	2,400.00	726.15
6542 - Tractor/Cart Expenses	25.65	250.00	(224.35)	1,751.70	1,250.00	501.70	3,000.00	1,248.30
6543 - Equipment/Fixture Improvement	0.00	125.00	(125.00)	431.57	625.00	(193.43)	1,500.00	1,068.43
Total Equipment Expense	1,181.53	1,287.00	(105.47)	5,657.33	6,435.00	(777.67)	15,445.00	9,787.67
Facilities Expense								
6501 - Arena & Corral Maintenance	0.00	250.00	(250.00)	17,473.86	1,250.00	16,223.86	3,000.00	(14,473.86)
6502 - Apartment Maintenance & Repairs	0.00	50.00	(50.00)	68.71	250.00	(181.29)	600.00	531.29

Income Statement Report
Bell Canyon Equestrian Center
 November 01, 2018 thru November 30, 2018

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Facilities Expense								
6503 - Office Maintenance & Repairs	0.00	9.00	(9.00)	0.00	42.00	(42.00)	100.00	100.00
6510 - Barn Maintenance & Repairs	385.47	416.00	(30.53)	11,998.58	2,083.00	9,915.58	5,000.00	(6,998.58)
6511 - Sand and Footing	0.00	209.00	(209.00)	250.00	1,042.00	(792.00)	2,500.00	2,250.00
6512 - D.G.	950.48	0.00	950.48	1,950.48	0.00	1,950.48	0.00	(1,950.48)
6546 - Maintenance & Supplies	47.01	166.00	(118.99)	809.18	833.00	(23.82)	2,000.00	1,190.82
6550 - Janitorial/Restroom	0.00	109.00	(109.00)	663.77	542.00	121.77	1,300.00	636.23
6551 - Lighting and Electrical	60.36	66.00	(5.64)	60.36	333.00	(272.64)	800.00	739.64
6575 - Miscellaneous - Facilities	13.64	41.00	(27.36)	69.30	208.00	(138.70)	500.00	430.70
Total Facilities Expense	1,456.96	1,316.00	140.96	33,344.24	6,583.00	26,761.24	15,800.00	(17,544.24)
Utilities Expenses								
6700 - Sewer/Water	1,248.12	1,000.00	248.12	8,087.90	5,000.00	3,087.90	12,000.00	3,912.10
6705 - Electric	598.69	834.00	(235.31)	5,263.71	4,167.00	1,096.71	10,000.00	4,736.29
6720 - Telephone	35.00	84.00	(49.00)	215.00	417.00	(202.00)	1,000.00	785.00
Total Utilities Expenses	1,881.81	1,918.00	(36.19)	13,566.61	9,584.00	3,982.61	23,000.00	9,433.39
Replacement Fund Allocation								
9000 - Reserve Contribution Reserve	500.00	500.00	0.00	2,500.00	2,500.00	0.00	6,000.00	3,500.00
Total Replacement Fund Allocation	500.00	500.00	0.00	2,500.00	2,500.00	0.00	6,000.00	3,500.00
Total Bell Canyon Equestrian Center Expense	30,464.36	43,060.00	(12,595.64)	184,685.30	215,292.00	(30,606.70)	516,700.00	332,014.70
Total Bell Canyon Equestrian Center Income	5,707.81	(1,509.00)	7,216.81	(7,987.98)	(7,532.00)	(455.98)	(18,075.00)	(10,087.02)
Total Association Net Income / (Loss)	5,707.81	(1,509.00)	7,216.81	(7,987.98)	(7,532.00)	(455.98)	(18,075.00)	(10,087.02)

Balance Sheet Report
Bell Canyon Association
 As of November 30, 2018

	<u>Balance</u> <u>Nov 30, 2018</u>	<u>Balance</u> <u>Oct 31, 2018</u>	<u>Change</u>
Assets			
Operating Funds			
1003 - Union Bank Operating Checking - 9725	527,924.85	441,464.05	86,460.80
1005 - Union Bank Onsite Checking - 6650	8,175.30	7,875.55	299.75
1006 - Union Bank Payroll Checking - 6668	56,633.95	37,977.28	18,656.67
1020 - ARCH funds Well Fargo - 8544	619,111.27	625,620.27	(6,509.00)
1025 - Petty Cash	700.00	700.00	0.00
Total Operating Funds	1,212,545.37	1,113,637.15	98,908.22
Committee Funds			
1050 - Union Bank Broadway Checking - 2866	10,770.69	10,130.51	640.18
Total Committee Funds	10,770.69	10,130.51	640.18
Replacement Fund			
1100 - Wells Fargo Advisor MM - 7371	653,190.68	651,534.19	1,656.49
1101 - Wells Fargo Advisor CDs - 7371	1,400,000.00	1,400,000.00	0.00
1102 - Wells Fargo Advisor MM - 9259	14,204.15	1,013,995.79	(999,791.64)
1103 - Wells Fargo Advisor CD's - 9259	1,000,000.00	0.00	1,000,000.00
1105 - BCA/BCCC Rplmt Union Bank - 2748	83,339.29	83,335.53	3.76
1135 - Due from Operating - Unfunded BCCC Rplcn	9,750.00	6,500.00	3,250.00
1145 - Due from Operating - Unfunded Replacemen	74,499.00	49,666.00	24,833.00
Total Replacement Fund	3,234,983.12	3,205,031.51	29,951.61
Accounts Receivable			
1280 - Accounts Receivable - Homeowner	102,869.72	96,623.93	6,245.79
1282 - Accounts Receivable - From BCEC	59,525.39	108.80	59,416.59
1283 - Payroll Clearing - BCEC	129,555.50	0.00	129,555.50

**Balance Sheet Report
Bell Canyon Association**

As of November 30, 2018

	<u>Balance Nov 30, 2018</u>	<u>Balance Oct 31, 2018</u>	<u>Change</u>
<u>Assets</u>			
Accounts Receivable			
1285 - Accounts Receivable - Other	259.01	(4,021.77)	4,280.78
1290 - Allowance for Doubtful Accounts	(73,491.70)	(73,491.70)	0.00
Total Accounts Receivable	218,717.92	19,219.26	199,498.66
Prepaid Expenses			
1300 - Prepaid Insurance	27,788.37	47,976.06	(20,187.69)
1305 - Prepaid Expenses- Other	5,062.00	5,062.00	0.00
Total Prepaid Expenses	32,850.37	53,038.06	(20,187.69)
Capital Improvement Fund			
1399 - Capital Fund Wells Fargo CDs - 6956	700,000.00	823,000.00	(123,000.00)
1400 - Capital Fund Wells Fargo - 6956	361,021.12	237,108.01	123,913.11
1401 - Equipment - Capital Improvement	24,079.42	24,079.42	0.00
1402 - Leasehold - Capital Improvement	121,891.14	121,891.14	0.00
1403 - Accum. Depreciation - Capital Improvemen	(7,827.00)	(7,827.00)	0.00
1405 - Due from Operating - Unfunded Capital	3,095.67	3,095.67	0.00
Total Capital Improvement Fund	1,202,260.35	1,201,347.24	913.11
Fixed Assets			
1502 - Land BCA	157,025.00	157,025.00	0.00
1503 - Land Improvement	19,391.42	19,391.42	0.00
1510 - Leasehold Improvement	1,827.84	1,827.84	0.00
1511 - Vehicle BCA	280,881.31	280,881.31	0.00
1512 - Equipment/Furniture BCA	450,056.95	450,056.95	0.00
1516 - Allow. For Depreciation - Land Improve	(19,391.42)	(19,391.42)	0.00

Balance Sheet Report
Bell Canyon Association
 As of November 30, 2018

	<u>Balance</u> <u>Nov 30, 2018</u>	<u>Balance</u> <u>Oct 31, 2018</u>	<u>Change</u>
<u>Assets</u>			
Fixed Assets			
1518 - Allow. For Depreciation - Equip/Furnitur	(450,056.95)	(450,056.95)	0.00
1520 - Allow. For Depreciation - Leasehold Impr	(32,137.00)	(1,350.00)	(30,787.00)
1522 - Allow. For Depreciation - Vehicle	(271,593.31)	(262,868.31)	(8,725.00)
Total Fixed Assets	136,003.84	175,515.84	(39,512.00)
Other Assets			
1270 - Investment in Community Center	964,583.00	0.00	964,583.00
1690 - Clearing Account	(8,148.62)	(6,324.21)	(1,824.41)
Total Other Assets	956,434.38	(6,324.21)	962,758.59
Total Assets	7,004,566.04	5,771,595.36	1,232,970.68
<u>Liabilities</u>			
Current Liabilities			
2101 - Prepaid Owners Assessments	52,476.70	64,377.33	(11,900.63)
2102 - Other Payables	0.00	3,175.98	(3,175.98)
2103 - Other Payable - Due to BCCC	(21,826.60)	0.00	(21,826.60)
2105 - Replacement/Capital/BCCC Unfunded	87,344.67	59,261.67	28,083.00
2110 - Homeowner Refund Payables	1,076.78	(213.22)	1,290.00
2115 - Refundable Construction Deposits	486,790.76	563,674.52	(76,883.76)
2401 - Compensated Absences	38,275.03	19,051.26	19,223.77
2402 - Accrued Payroll	16,997.72	0.00	16,997.72

Balance Sheet Report
Bell Canyon Association
 As of November 30, 2018

	<u>Balance</u> <u>Nov 30, 2018</u>	<u>Balance</u> <u>Oct 31, 2018</u>	<u>Change</u>
<u>Liabilities</u>			
Current Liabilities			
2403 - 401K Payable - Forfeiture Used	0.00	7,122.42	(7,122.42)
Total Current Liabilities	<u>661,135.06</u>	<u>716,449.96</u>	<u>(55,314.90)</u>
Total Liabilities	<u>661,135.06</u>	<u>716,449.96</u>	<u>(55,314.90)</u>
<u>Owners' Equity</u>			
Owners' Equity			
4991 - Funds Balance - Operating	1,553,969.16	2,870,027.16	(1,316,058.00)
4992 - Funds Balance - Capital Improvement	1,193,714.69	1,078,891.69	114,823.00
4993 - Funds Balance - Replacement	3,201,181.81	3,441,237.81	(240,056.00)
4995 - Capital Contributions	1,498,507.00	17,378.00	1,481,129.00
4998 - Retain Earning	(1,022,784.39)	(2,155,647.78)	1,132,863.39
Total Owners' Equity	<u>6,424,588.27</u>	<u>5,251,886.88</u>	<u>1,172,701.39</u>
Total Owners' Equity	<u>6,424,588.27</u>	<u>5,251,886.88</u>	<u>1,172,701.39</u>
Income / (Loss)	<u>(81,157.29)</u>	<u>(196,741.48)</u>	<u>115,584.19</u>
Total Liabilities and Owner Equity	<u>7,004,566.04</u>	<u>5,771,595.36</u>	<u>1,232,970.68</u>

Income Statement Report
Bell Canyon Association
 November 01, 2018 thru November 30, 2018

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Operating Incomes								
5010 - Regular Assessments	209,085.00	209,084.00	1.00	1,045,425.00	1,045,420.00	5.00	2,509,008.00	1,463,583.00
5027 - Holiday Bonus Fund	(70.00)	1,584.00	(1,654.00)	(70.00)	7,917.00	(7,987.00)	19,000.00	19,070.00
5028 - Contract Income - BC/CSD	0.00	63.00	(63.00)	381.50	313.00	68.50	750.00	368.50
5030 - Interest Income-Operating	1.94	4.00	(2.06)	18.48	21.00	(2.52)	50.00	31.52
5035 - Transfer/Handling Fee	1,550.00	1,000.00	550.00	8,220.00	5,000.00	3,220.00	12,000.00	3,780.00
5040 - Late Fees	528.43	750.00	(221.57)	5,704.05	3,750.00	1,954.05	9,000.00	3,295.95
5050 - Tennis Court Fees	0.00	25.00	(25.00)	80.00	125.00	(45.00)	300.00	220.00
5061 - Architectural Design Fees	1,467.00	5,000.00	(3,533.00)	6,035.94	25,000.00	(18,964.06)	60,000.00	53,964.06
5100 - Miscellaneous Income	359.75	100.00	259.75	480.75	500.00	(19.25)	1,200.00	719.25
5105 - Attorney/Collection Fees	5,537.10	0.00	5,537.10	3,075.50	0.00	3,075.50	0.00	(3,075.50)
5110 - Fines/Violations	0.00	41.00	(41.00)	746.28	208.00	538.28	500.00	(246.28)
Total Operating Incomes	218,459.22	217,651.00	808.22	1,070,097.50	1,088,254.00	(18,156.50)	2,611,808.00	1,541,710.50
Total Bell Canyon Association Income	218,459.22	217,651.00	808.22	1,070,097.50	1,088,254.00	(18,156.50)	2,611,808.00	1,541,710.50
Expense								
Management - Staff								
6010-1000 - Payroll	19,395.21	22,614.00	(3,218.79)	100,014.95	113,069.00	(13,054.05)	271,365.00	171,350.05
6010-1001 - Payroll Taxes	1,521.37	1,869.00	(347.63)	7,336.65	9,344.00	(2,007.35)	22,425.00	15,088.35
6010-1002 - Payroll Processing Fees	562.34	702.00	(139.66)	3,837.82	3,510.00	327.82	8,425.00	4,587.18
6010-1003 - Life Insurance	0.00	65.00	(65.00)	193.80	325.00	(131.20)	780.00	586.20
6010-1004 - Dental Insurance	119.92	120.00	(0.08)	564.21	600.00	(35.79)	1,440.00	875.79
6010-1005 - Health Insurance	2,008.46	734.00	1,274.46	6,862.37	3,667.00	3,195.37	8,800.00	1,937.63
6010-1006 - 401K Plan	1,161.64	490.00	671.64	2,979.15	2,450.00	529.15	5,880.00	2,900.85
6010-1007 - Employee Recognition	73.36	250.00	(176.64)	616.12	1,250.00	(633.88)	3,000.00	2,383.88
6010-1008 - CAI & Education	0.00	166.00	(166.00)	2,067.60	833.00	1,234.60	2,000.00	(67.60)
6010-1009 - Workers Comp Insurance	137.69	125.00	12.69	688.45	624.00	64.45	1,498.00	809.55
Total Management - Staff	24,979.99	27,135.00	(2,155.01)	125,161.12	135,672.00	(10,510.88)	325,613.00	200,451.88

Income Statement Report
Bell Canyon Association
 November 01, 2018 thru November 30, 2018

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Management - Business								
6010-1100 - Supplies - Electronic	0.00	34.00	(34.00)	21.89	167.00	(145.11)	400.00	378.11
6010-1101 - Supplies - Domestic	350.72	375.00	(24.28)	1,311.25	1,875.00	(563.75)	4,500.00	3,188.75
6010-1102 - Supplies - Office	219.59	300.00	(80.41)	2,151.80	1,500.00	651.80	3,600.00	1,448.20
6010-1103 - Supplies - Drinking Water	107.66	0.00	107.66	399.88	0.00	399.88	0.00	(399.88)
6010-1104 - Supplies - Computer Equipment	19.99	134.00	(114.01)	1,454.88	667.00	787.88	1,600.00	145.12
6010-1105 - Supplies - Printer & Supplies	706.51	225.00	481.51	1,274.79	1,125.00	149.79	2,700.00	1,425.21
6010-1106 - Postage	1,000.00	356.00	644.00	1,850.03	1,781.00	69.03	4,275.00	2,424.97
6010-1107 - Blueprint	0.00	9.00	(9.00)	4,100.00	42.00	4,058.00	100.00	(4,000.00)
6010-1108 - Communication	0.00	0.00	0.00	391.68	0.00	391.68	0.00	(391.68)
6010-1109 - IT Support	0.00	500.00	(500.00)	1,006.25	2,500.00	(1,493.75)	6,000.00	4,993.75
6010-1110 - Copying	295.17	251.00	44.17	1,665.68	1,258.00	407.68	3,020.00	1,354.32
6010-1111 - Electricity	450.59	260.00	190.59	1,487.16	1,300.00	187.16	3,120.00	1,632.84
6010-1112 - Fax & Phone	253.21	316.00	(62.79)	1,063.63	1,583.00	(519.37)	3,800.00	2,736.37
6010-1113 - Internet	199.98	100.00	99.98	799.92	500.00	299.92	1,200.00	400.08
6010-1114 - Accounting Services	3,112.30	3,138.00	(25.70)	17,807.65	15,688.00	2,119.65	37,650.00	19,842.35
Total Management - Business	6,715.72	5,998.00	717.72	36,786.49	29,986.00	6,800.49	71,965.00	35,178.51
Management - General								
6010-1201 - Miscellaneous - MG	71.57	125.00	(53.43)	469.68	625.00	(155.32)	1,500.00	1,030.32
6010-1202 - Shareholder Functions	348.53	284.00	64.53	3,741.34	1,417.00	2,324.34	3,400.00	(341.34)
6010-1203 - Insurance	9,208.94	13,500.00	(4,291.06)	47,805.48	67,500.00	(19,694.52)	162,000.00	114,194.52
6010-1204 - Property Taxes/Licenses	0.00	175.00	(175.00)	863.12	875.00	(11.88)	2,100.00	1,236.88
6010-1205 - Bank Charge, Finance, Fee	0.00	21.00	(21.00)	1,369.27	104.00	1,265.27	250.00	(1,119.27)
6010-1206 - CSD Expenses	0.00	4.00	(4.00)	55.31	21.00	34.31	50.00	(5.31)
6010-1208 - Vehicle	236.58	240.00	(3.42)	1,577.90	1,200.00	377.90	2,880.00	1,302.10
6010-1209 - Patrol Services	898.70	4,000.00	(3,101.30)	4,596.51	20,000.00	(15,403.49)	48,000.00	43,403.49

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	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Management - General								
6010-1210 - Bus Stop Wi-Fi	69.99	0.00	69.99	487.22	0.00	487.22	0.00	(487.22)
Total Management - General	10,834.31	18,349.00	(7,514.69)	60,965.83	91,742.00	(30,776.17)	220,180.00	159,214.17
Architectural Committee								
6020-1000 - Architectural - Printing Supplies	0.00	66.00	(66.00)	0.00	333.00	(333.00)	800.00	800.00
6020-1001 - Architectural - Miscellaneous	134.00	29.00	105.00	189.55	146.00	43.55	350.00	160.45
6020-1002 - Architectural - Consulting Fee	1,155.11	4,334.00	(3,178.89)	9,170.11	21,667.00	(12,496.89)	52,000.00	42,829.89
6020-1003 - Architectural - Payroll	2,917.53	2,136.00	781.53	14,837.34	10,683.00	4,154.34	25,640.00	10,802.66
6020-1004 - Architectural - Payroll Taxes	215.13	184.00	31.13	1,105.32	917.00	188.32	2,200.00	1,094.68
6020-1005 - Architectural - Scanning of A/C	17.83	84.00	(66.17)	783.62	417.00	366.62	1,000.00	216.38
6020-1007 - Architectural - Life Insurance	0.00	9.00	(9.00)	30.60	48.00	(17.40)	116.00	85.40
6020-1008 - Architectural - Dental Insurance	17.10	17.00	0.10	75.05	86.00	(10.95)	206.00	130.95
6020-1009 - Architectural - Health Insurance	(84.50)	161.00	(245.50)	3,775.85	808.00	2,967.85	1,940.00	(1,835.85)
6020-1010 - Architectural - 401K Plan	252.90	63.00	189.90	627.31	313.00	314.31	750.00	122.69
6020-1011 - Architectural - Workers Comp	7.50	13.00	(5.50)	37.50	65.00	(27.50)	156.00	118.50
Total Architectural Committee	4,632.60	7,096.00	(2,463.40)	30,632.25	35,483.00	(4,850.75)	85,158.00	54,525.75
Professional Fees								
6030-1000 - Professional - General Counsel	6,093.97	5,000.00	1,093.97	34,567.22	25,000.00	9,567.22	60,000.00	25,432.78
6030-1001 - Professional - Legal HR	0.00	100.00	(100.00)	0.00	500.00	(500.00)	1,200.00	1,200.00
6030-1003 - Professional - Cost of Collector	1,537.10	604.00	933.10	(1,542.00)	3,021.00	(4,563.00)	7,250.00	8,792.00
6030-1004 - Professional - Audit/Accounting	8,000.00	1,250.00	6,750.00	13,000.00	6,250.00	6,750.00	15,000.00	2,000.00
6030-1005 - Professional - Consulting	0.00	584.00	(584.00)	600.00	2,917.00	(2,317.00)	7,000.00	6,400.00
6030-1006 - Professional - Legal Services S:	0.00	416.00	(416.00)	0.00	2,083.00	(2,083.00)	5,000.00	5,000.00
6030-1007 - Professional - SSFL Expert Con	0.00	584.00	(584.00)	0.00	2,917.00	(2,917.00)	7,000.00	7,000.00
6030-1008 - Professional - Legal Fee Others	(56,936.93)	20,084.00	(77,020.93)	283,520.92	100,417.00	183,103.92	241,000.00	(42,520.92)
Total Professional Fees	(41,305.86)	28,622.00	(69,927.86)	330,146.14	143,105.00	187,041.14	343,450.00	13,303.86

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	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Front Gate Service - Staff								
6050-1000 - Entry - Payroll	26,496.93	28,461.00	(1,964.07)	152,208.72	142,308.00	9,900.72	341,540.00	189,331.28
6050-1001 - Entry - Payroll Taxes	2,172.95	2,654.00	(481.05)	12,512.54	13,267.00	(754.46)	31,840.00	19,327.46
6050-1002 - Entry - Education/Renewal	0.00	13.00	(13.00)	0.00	63.00	(63.00)	150.00	150.00
6050-1003 - Entry - Uniform	311.40	166.00	145.40	1,364.13	833.00	531.13	2,000.00	635.87
6050-1004 - Entry - Life Insurance	0.00	95.00	(95.00)	254.40	475.00	(220.60)	1,140.00	885.60
6050-1005 - Entry - Dental Insurance	299.26	343.00	(43.74)	1,369.27	1,713.00	(343.73)	4,110.00	2,740.73
6050-1006 - Entry - Health Insurance	1,890.55	2,989.00	(1,098.45)	12,089.97	14,942.00	(2,852.03)	35,860.00	23,770.03
6050-1007 - Entry - 401K Plan	1,125.58	416.00	709.58	2,627.75	2,083.00	544.75	5,000.00	2,372.25
6050-1008 - Entry - Workers Comp	1,365.20	1,787.00	(421.80)	6,826.00	8,937.00	(2,111.00)	21,449.00	14,623.00
Total Front Gate Service - Staff	33,661.87	36,924.00	(3,262.13)	189,252.78	184,621.00	4,631.78	443,089.00	253,836.22
Front Gate Service - General								
6050-1101 - Entry - Electricity	459.90	694.00	(234.10)	3,320.05	3,471.00	(150.95)	8,330.00	5,009.95
6050-1102 - Entry - Fax & Phone	143.05	155.00	(11.95)	715.27	775.00	(59.73)	1,860.00	1,144.73
6050-1103 - Entry - Internet	179.97	186.00	(6.03)	923.15	933.00	(9.85)	2,240.00	1,316.85
6050-1104 - Entry - Water	1,073.58	625.00	448.58	5,571.84	3,125.00	2,446.84	7,500.00	1,928.16
6050-1105 - Entry - Decals/Access System	(660.00)	84.00	(744.00)	1,734.50	417.00	1,317.50	1,000.00	(734.50)
6050-1106 - Entry - Surveillance System	0.00	66.00	(66.00)	0.00	333.00	(333.00)	800.00	800.00
6050-1107 - Entry - Fountain Maintenance	120.00	166.00	(46.00)	600.00	833.00	(233.00)	2,000.00	1,400.00
6050-1108 - Entry - Radios	109.49	16.00	93.49	159.49	83.00	76.49	200.00	40.51
6050-1110 - Entry - Electronic	0.00	16.00	(16.00)	1,012.30	83.00	929.30	200.00	(812.30)
6050-1111 - Entry - Office Supplies	0.00	41.00	(41.00)	6.96	208.00	(201.04)	500.00	493.04
6050-1112 - Entry - Computer Equipment/Su	0.00	41.00	(41.00)	0.00	208.00	(208.00)	500.00	500.00
6050-1113 - Entry - Printer Supplies	0.00	50.00	(50.00)	187.91	250.00	(62.09)	600.00	412.09
6050-1114 - Entry - Domestic Supply	164.05	125.00	39.05	646.85	625.00	21.85	1,500.00	853.15
6050-1115 - Entry - Miscellaneous	344.83	41.00	303.83	428.77	208.00	220.77	500.00	71.23
6050-1117 - Entry - Holiday Decorations	213.28	100.00	113.28	343.04	500.00	(156.96)	1,200.00	856.96

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	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Front Gate Service - General								
6050-1116 - Entry - Truck/Vehicle	273.00	500.00	(227.00)	1,926.28	2,500.00	(573.72)	6,000.00	4,073.72
Total Front Gate Service - General	2,421.15	2,908.00	(484.85)	17,578.41	14,552.00	3,024.41	34,930.00	17,353.59
Maintenance - Staff								
6100-1000 - Maintenance - Payroll	24,919.75	28,017.00	(3,097.25)	137,774.07	140,082.00	(2,307.93)	336,196.00	198,421.93
6100-1001 - Maintenance - Payroll Taxes	1,874.00	2,461.00	(587.00)	10,868.13	12,303.00	(1,434.87)	29,527.00	18,658.87
6100-1002 - Maintenance - Training/Educatic	295.00	41.00	254.00	295.00	208.00	87.00	500.00	205.00
6100-1003 - Maintenance - Contract Service	0.00	84.00	(84.00)	0.00	417.00	(417.00)	1,000.00	1,000.00
6100-1004 - Maintenance - Life Insurance	0.00	79.00	(79.00)	284.96	396.00	(111.04)	950.00	665.04
6100-1005 - Maintenance - Dental Insurance	273.84	343.00	(69.16)	1,340.85	1,713.00	(372.15)	4,110.00	2,769.15
6100-1006 - Maintenance - Health Insurance	1,361.77	2,373.00	(1,011.23)	9,869.53	11,865.00	(1,995.47)	28,475.00	18,605.47
6100-1007 - Maintenance - 401K Plan	1,296.47	116.00	1,180.47	2,242.59	583.00	1,659.59	1,400.00	(842.59)
6100-1008 - Maintenance - Workers Comp	1,688.78	1,759.00	(70.22)	9,343.90	8,797.00	546.90	21,113.00	11,769.10
Total Maintenance - Staff	31,709.61	35,273.00	(3,563.39)	172,019.03	176,364.00	(4,344.97)	423,271.00	251,251.97
Maintenance - Kit								
6100-1100 - Maintenance - Miscellaneous	109.35	50.00	59.35	197.91	250.00	(52.09)	600.00	402.09
6100-1101 - Equipment Supplies - Repair	6,108.32	666.00	5,442.32	11,107.78	3,333.00	7,774.78	8,000.00	(3,107.78)
6100-1102 - Equipment Supplies - New Equi	2,943.13	125.00	2,818.13	4,254.11	625.00	3,629.11	1,500.00	(2,754.11)
6100-1103 - Equipment Supplies - Rental	0.00	234.00	(234.00)	150.00	1,167.00	(1,017.00)	2,800.00	2,650.00
6100-1104 - Equipment Supplies - Maint Sup	749.17	266.00	483.17	1,650.31	1,333.00	317.31	3,200.00	1,549.69
6100-1105 - Equipment Supplies - Protective	0.00	125.00	(125.00)	435.86	625.00	(189.14)	1,500.00	1,064.14
6100-1106 - Equipment Supplies - Kitchen/B	24.09	41.00	(16.91)	82.85	208.00	(125.15)	500.00	417.15
6100-1107 - Equipment Supplies - Equipmen	0.00	63.00	(63.00)	0.00	313.00	(313.00)	750.00	750.00
6100-1108 - Equipment Supplies - Drinking V	44.89	54.00	(9.11)	199.57	271.00	(71.43)	650.00	450.43
6100-1109 - Equipment Supplies - Cellphone	949.13	16.00	933.13	1,053.00	83.00	970.00	200.00	(853.00)
6100-1110 - Maintenance - Uniform	783.76	416.00	367.76	783.76	2,083.00	(1,299.24)	5,000.00	4,216.24
6100-1111 - Truck - Registration	40.00	275.00	(235.00)	1,686.00	1,375.00	311.00	3,300.00	1,614.00

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Expense	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Maintenance - Kit								
6100-1112 - Truck - Service & Repair	128.34	1,000.00	(871.66)	1,511.52	5,000.00	(3,488.48)	12,000.00	10,488.48
6100-1113 - Truck - Fuel	835.35	450.00	385.35	3,365.90	2,250.00	1,115.90	5,400.00	2,034.10
Total Maintenance - Kit	12,715.53	3,781.00	8,934.53	26,478.57	18,916.00	7,562.57	45,400.00	18,921.43
Maintenance - Categories								
6100-1200 - Maintenance - Street Cleaning	0.00	1,250.00	(1,250.00)	0.00	6,250.00	(6,250.00)	15,000.00	15,000.00
6100-1202 - Maintenance Utilities - Water Irr	286.28	800.00	(513.72)	2,930.30	4,000.00	(1,069.70)	9,600.00	6,669.70
6100-1203 - Maintenance Utilities - Street Lig	2,402.85	650.00	1,752.85	7,420.34	3,250.00	4,170.34	7,800.00	379.66
6100-1204 - Maintenance Utilities - Electricity	24.18	109.00	(84.82)	449.13	542.00	(92.87)	1,300.00	850.87
6100-1205 - Maintenance Utilities - Waste Di	0.00	291.00	(291.00)	0.00	1,458.00	(1,458.00)	3,500.00	3,500.00
6100-1206 - Maintenance - Pest Control	170.00	209.00	(39.00)	1,283.73	1,042.00	241.73	2,500.00	1,216.27
6100-1207 - Maintenance - Traffic Sign Repa	776.99	250.00	526.99	2,800.12	1,250.00	1,550.12	3,000.00	199.88
6100-1208 - Maintenance - Landscape	1,713.08	900.00	813.08	13,399.10	4,500.00	8,899.10	10,800.00	(2,599.10)
6100-1209 - Maintenance - Irrigation	206.67	84.00	122.67	956.49	417.00	539.49	1,000.00	43.51
6100-1210 - Maintenance - Tree Maintenanc	53.05	166.00	(112.95)	3,473.05	833.00	2,640.05	2,000.00	(1,473.05)
6100-1211 - Maintenance - Weed Control	0.00	209.00	(209.00)	0.00	1,042.00	(1,042.00)	2,500.00	2,500.00
6100-1212 - Maintenance - Park	0.00	84.00	(84.00)	0.00	417.00	(417.00)	1,000.00	1,000.00
6100-1213 - Maintenance - Fences	3,526.19	416.00	3,110.19	8,128.90	2,083.00	6,045.90	5,000.00	(3,128.90)
6100-1214 - Maintenance - Roadway	0.00	834.00	(834.00)	143.37	4,167.00	(4,023.63)	10,000.00	9,856.63
6100-1215 - Maintenance - Others	0.00	250.00	(250.00)	(343.81)	1,250.00	(1,593.81)	3,000.00	3,343.81
6100-1216 - Maintenance - Office Maintenanc	0.00	66.00	(66.00)	803.51	333.00	470.51	800.00	(3.51)
6100-1217 - Maintenance - Entry Maintenanc	0.00	250.00	(250.00)	1,469.42	1,250.00	219.42	3,000.00	1,530.58
6100-1218 - Maintenance - BCCC Maintenan	290.24	300.00	(9.76)	1,981.69	1,500.00	481.69	3,600.00	1,618.31
6100-1219 - Maintenance - BCEC Maintenan	1,858.22	2,084.00	(225.78)	16,896.36	10,417.00	6,479.36	25,000.00	8,103.64
6100-1220 - Maintenance - Maintenance Yar	0.00	300.00	(300.00)	14.21	1,500.00	(1,485.79)	3,600.00	3,585.79
6100-1221 - Maintenance - Lighting/Electrics	43.06	166.00	(122.94)	171.70	833.00	(661.30)	2,000.00	1,828.30
6100-1222 - Maintenance - Gym Supplies/Rt	49.94	125.00	(75.06)	2,477.66	625.00	1,852.66	1,500.00	(977.66)
6100-1223 - Tennis Court - Maintenance	39.43	84.00	(44.57)	239.43	417.00	(177.57)	1,000.00	760.57

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	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Maintenance - Categories								
6100-1224 - Tennis Court - Electricity	325.62	163.00	162.62	881.30	813.00	68.30	1,950.00	1,068.70
6100-1225 - Tennis Court - Equipment Suppl	552.02	50.00	502.02	704.76	250.00	454.76	600.00	(104.76)
Total Maintenance - Categories	12,317.82	10,090.00	2,227.82	66,280.76	50,439.00	15,841.76	121,050.00	54,769.24
Disaster Response								
6200-0000 - Disaster Response	1,883.03	209.00	1,674.03	2,608.03	1,042.00	1,566.03	2,500.00	(108.03)
Total Disaster Response	1,883.03	209.00	1,674.03	2,608.03	1,042.00	1,566.03	2,500.00	(108.03)
Community Events								
6200-1000 - Hot Summer Night	0.00	1,916.00	(1,916.00)	(181.00)	9,583.00	(9,764.00)	23,000.00	23,181.00
6200-1001 - New Owners Welcome	0.00	500.00	(500.00)	204.32	2,500.00	(2,295.68)	6,000.00	5,795.68
6200-1002 - Community Events	0.00	625.00	(625.00)	759.91	3,125.00	(2,365.09)	7,500.00	6,740.09
Total Community Events	0.00	3,041.00	(3,041.00)	783.23	15,208.00	(14,424.77)	36,500.00	35,716.77
Community & Club								
6200-1100 - Community Planning	137.98	41.00	96.98	2,510.09	208.00	2,302.09	500.00	(2,010.09)
6200-1101 - Bell Canyon Broadway	(640.00)	0.00	(640.00)	(968.78)	0.00	(968.78)	0.00	968.78
6200-1102 - September Sizzle	0.00	0.00	0.00	292.26	0.00	292.26	0.00	(292.26)
6200-1103 - Garden Club	0.00	125.00	(125.00)	0.00	625.00	(625.00)	1,500.00	1,500.00
6200-1104 - Kids Committee - Snow Day	0.00	416.00	(416.00)	0.00	2,083.00	(2,083.00)	5,000.00	5,000.00
6200-1105 - Kids Committee - Egg Day	0.00	750.00	(750.00)	0.00	3,750.00	(3,750.00)	9,000.00	9,000.00
6200-1106 - Kids Committee - Movie Nights	0.00	250.00	(250.00)	(1,223.18)	1,250.00	(2,473.18)	3,000.00	4,223.18
6200-1107 - Kids Committee - Camp Out	0.00	66.00	(66.00)	0.00	333.00	(333.00)	800.00	800.00
6200-1108 - Kids Committee - Summer Arts	0.00	9.00	(9.00)	0.00	42.00	(42.00)	100.00	100.00
6200-1109 - Kids Committee - Halloween	(243.00)	1,334.00	(1,577.00)	(243.00)	6,667.00	(6,910.00)	16,000.00	16,243.00
Total Community & Club	(745.02)	2,991.00	(3,736.02)	367.39	14,958.00	(14,590.61)	35,900.00	35,532.61
BCCC - Leasing Expense								
6250-1000 - Office Lease	3,577.00	3,377.00	200.00	17,885.00	16,885.00	1,000.00	40,524.00	22,639.00
6250-1100 - Room Lease	259.00	459.00	(200.00)	1,295.00	2,295.00	(1,000.00)	5,508.00	4,213.00

Income Statement Report
Bell Canyon Association
 November 01, 2018 thru November 30, 2018

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
BCCC - Leasing Expense								
6250-1200 - Gym/Yoga Room Lease	2,000.00	2,000.00	0.00	10,000.00	10,000.00	0.00	24,000.00	14,000.00
Total BCCC - Leasing Expense	5,836.00	5,836.00	0.00	29,180.00	29,180.00	0.00	70,032.00	40,852.00
Contingency Funds								
6300-0000 - Contingency Fund	0.00	1,854.00	(1,854.00)	0.00	9,270.00	(9,270.00)	22,248.00	22,248.00
Total Contingency Funds	0.00	1,854.00	(1,854.00)	0.00	9,270.00	(9,270.00)	22,248.00	22,248.00
Depreciation Expenses								
6350-1000 - Depreciation Expense	0.00	2,084.00	(2,084.00)	0.00	10,417.00	(10,417.00)	25,000.00	25,000.00
Total Depreciation Expenses	0.00	2,084.00	(2,084.00)	0.00	10,417.00	(10,417.00)	25,000.00	25,000.00
Replacement Fund Contribution								
7600-1000 - Replacement Fund Contribution	24,833.00	24,834.00	(1.00)	124,165.00	124,167.00	(2.00)	298,000.00	173,835.00
7600-1001 - Non-Refund Deposit Contributio	0.00	4,166.00	(4,166.00)	0.00	20,833.00	(20,833.00)	50,000.00	50,000.00
7600-1002 - Annual Contributions - BCCC	3,250.00	3,250.00	0.00	16,250.00	16,250.00	0.00	39,000.00	22,750.00
7600-1003 - Interest Income - Reserves	0.00	834.00	(834.00)	0.00	4,167.00	(4,167.00)	10,000.00	10,000.00
Total Replacement Fund Contribution	28,083.00	33,084.00	(5,001.00)	140,415.00	165,417.00	(25,002.00)	397,000.00	256,585.00
Total Bell Canyon Association Expense	133,739.75	225,273.00	(91,533.25)	1,228,653.03	1,126,372.00	102,281.03	2,703,286.00	1,474,632.97
Income								
Replacement Fund Income								
5010-1100 - Assessment - Replacement Fun	24,833.00	24,834.00	(1.00)	124,165.00	124,167.00	(2.00)	298,000.00	173,835.00
5010-1101 - Non-Refund Deposit Contributio	0.00	4,166.00	(4,166.00)	0.00	20,833.00	(20,833.00)	50,000.00	50,000.00
5010-1102 - Annual Contribution - BCCC	3,250.00	3,250.00	0.00	16,250.00	16,250.00	0.00	39,000.00	22,750.00
5010-1200 - Interest Income - Replacement	2,662.95	916.00	1,746.95	10,207.35	4,583.00	5,624.35	11,000.00	792.65
Total Replacement Fund Income	30,745.95	33,166.00	(2,420.05)	150,622.35	165,833.00	(15,210.65)	398,000.00	247,377.65
Total Bell Canyon Association Income	30,745.95	33,166.00	(2,420.05)	150,622.35	165,833.00	(15,210.65)	398,000.00	247,377.65

Income Statement Report
Bell Canyon Association
 November 01, 2018 thru November 30, 2018

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Replacement Fund Expenses								
9002-1100 - Replacement Fund-Road Renov	0.00	0.00	0.00	31,500.00	0.00	31,500.00	0.00	(31,500.00)
9002-1200 - Replacement Fund-Concrete St	0.00	8,334.00	(8,334.00)	1,657.17	41,667.00	(40,009.83)	100,000.00	98,342.83
9002-1300 - Replacement Fund-Storm Drain	0.00	104.00	(104.00)	228.95	521.00	(292.05)	1,250.00	1,021.05
9002-1400 - Replacement Fund-Maint Truck	0.00	2,834.00	(2,834.00)	0.00	14,167.00	(14,167.00)	34,000.00	34,000.00
9002-1500 - Replacement Fund-Unpaved Rc	794.34	625.00	169.34	9,310.15	3,125.00	6,185.15	7,500.00	(1,810.15)
9002-1700 - Replacement Fund-Equipment	0.00	209.00	(209.00)	0.00	1,042.00	(1,042.00)	2,500.00	2,500.00
Total Replacement Fund Expenses	794.34	12,106.00	(11,311.66)	42,696.27	60,522.00	(17,825.73)	145,250.00	102,553.73
Total Bell Canyon Association Expense	794.34	12,106.00	(11,311.66)	42,696.27	60,522.00	(17,825.73)	145,250.00	102,553.73
Income								
Capital Improvement Income								
5010-2100 - Interest Income - Capital Improv	913.11	166.00	747.11	3,624.94	833.00	2,791.94	2,000.00	(1,624.94)
Total Capital Improvement Income	913.11	166.00	747.11	3,624.94	833.00	2,791.94	2,000.00	(1,624.94)
Total Bell Canyon Association Income	913.11	166.00	747.11	3,624.94	833.00	2,791.94	2,000.00	(1,624.94)
Expense								
Capital Improvement Expenses								
8900-1200 - Bus Stop Project	0.00	0.00	0.00	15.29	0.00	15.29	0.00	(15.29)
8900-1300 - Capital Improvement-BCCC	0.00	66,666.00	(66,666.00)	2,560.40	333,333.00	(330,772.60)	800,000.00	797,439.60
8900-1500 - Capital Improvement-BCEC Rec	0.00	4,166.00	(4,166.00)	31,577.09	20,833.00	10,744.09	50,000.00	18,422.91
Total Capital Improvement Expenses	0.00	70,832.00	(70,832.00)	34,152.78	354,166.00	(320,013.22)	850,000.00	815,847.22
Total Bell Canyon Association Expense	0.00	70,832.00	(70,832.00)	34,152.78	354,166.00	(320,013.22)	850,000.00	815,847.22
Total Bell Canyon Association Income / (Loss)	115,584.19	(57,228.00)	172,812.19	(81,157.29)	(286,140.00)	204,982.71	(686,728.00)	(605,570.71)
Total Association Net Income / (Loss)	115,584.19	(57,228.00)	172,812.19	(81,157.29)	(286,140.00)	204,982.71	(686,728.00)	(605,570.71)