

**Board of Directors General Meeting
February 13, 2020
Agenda**

1. 7:00 – CALL TO ORDER
2. OPEN FORUM
3. APPROVAL OF MINUTES
 - a. January 9,2020
 - b. January 23, 2020
4. REPORT OUT OF EXECUTIVE SESSION
5. MANAGER’S REPORT
 - a. Selection of annual meeting and candidates forum dates – Board decision
6. COMMITTEE, COUNCIL, AND SUBSIDIARIES REPORTS AND DECISIONS
 - a. Committees
 - i. Architectural
 - ii. Social, digital, and online media committee - report
 - b. Subsidiaries
 - i. BCCC
 - ii. BCEC
7. TREASURER’S REPORT
 - a. December 2019 financials
8. CONTINUING BUSINESS
 - a. BCCC redevelopment – update
 - b. New party/event entry policy – Board decision
 - c. BCA political contributions to Assemblymember Jesse Gabriel and others – Board decision
9. NEW BUSINESS
 - a. Purchase and installation of new camera speed signs – Board decision
 - b. Changing policy of reflecting Open Forum comments in minutes – Board decision
 - c. Association providing referrals for vendors to residents – Board decision
10. ADJOURNMENT

Note: The Board will consider approval of the new election rules at the March 12 General Board meeting.

BELL CANYON ASSOCIATION
Board of Directors General Meeting Minutes
January 9, 2020

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

MEMBERS PRESENT – President Eric Wolf, Vice President Lisa Riccomini, Treasurer, Richard Levy, Secretary Geoff Abadee, Second Vice President Steve Kent, Dustin Glodney, Melissa Raff**, Yossi Kviatkovsky, and Adam Johansson

**Joined the meeting at 7:29

ABSENT – None

OTHERS PRESENT - Diane Rossiter, General Manger, and owners Sarah Berman, Casey Hamlin, and Greg McHugh

OPEN FORUM – Owner stated that construction workers need to park their vehicles completely off the street. Owner asked about party policy. It will be discussed during the meeting. Owner asked about political contributions. A legal opinion will be obtained. Owner asked about audit.

APPROVAL OF MINUTES

*Richard made a motion to approve the December 12, 2019 general meeting minutes. Lisa seconded the motion. The Board discussed. Approved 7/1; Yossi voted no

REPORT OUT OF EXECUTIVE SESSION

At the December 12, 2019 meeting, the Board considered an appeal of a violation fine and decided to uphold the fine. The Board approved the November 21, 2019 meeting minutes. The Board reviewed the collections and delinquency report. At the executive litigation committee meeting, the committee heard updates on current litigation and approved the November meeting minutes.

MANAGEMENT REPORT

The Board reviewed the management report.

TREASURER’S REPORT

November 2019 financials - Richard reviewed the financials with the Board.

Operating Funds	\$1,229,498
Replacement Funds	\$3,620,264
Capital Improvement Funds	\$1,075,677
TOTAL	\$5,925,439

CONTINUING BUSINESS

BCCC redevelopment – Lisa reported that the plans have been submitted to Ventura County Plan Check.

New event/activity policy –Richard and Steve presented a draft a policy for the Board’s review. The Board discussed. Postponed until the next meeting for revision. Adam stated that checking I.D. should continue regardless of entry volume.

*Lisa made a motion to adopt the Election Rules and send them to the the owners for review. Richard seconded the motion. Approved unanimously

ADJOURNMENT

The meeting was adjourned at 8:14 PM to begin the Executive Session.

APPROVED: _____
Geoff Abadee, BOARD SECRETARY

BELLCANYON ASSOCIATION
Board of Directors Special Board Meeting Minutes
January 23, 2020

CALL TO ORDER- The meeting was called to order at 6:07 PM by Eric Wolf.

MEMBERS PRESENT – Members Present: President Eric Wolf, Vice President Lisa Riccomini, Treasurer Richard Levy, Second Vice President Steve Kent**, Yossi Kviatkovsky, and Melissa Raff

**Left the meeting at 7:32 PM

ABSENT - Secretary Geoff Abadee, Dustin Glodney, and Adam Johansson

OTHERS PRESENT – Diane Rossiter, General Manager, Association attorney Kelly Weil, and owners Sarah Berman, Ian Shrago, Michael Glassman, Dennis Roy, Kevin Keegan, Katherine Stark, Azam Sher, and Bill Raff

OPEN FORUM – None

DRAFT AMENDMENTS - Eric stated that everyone should be respectful and thoughtful during the meeting. He acknowledged the committee for all their work on the amendments. Michael Glassman gave a statement. The Board members will discuss any issues they have with the attorney.

CC&Rs

- Page 5; Item 3; view protection – the Board discussed and listed to attorney advice - revise.
- Pages 7-8; Item 5; animals – revise-expand. Take out letter H. F and G - limit to four dogs and six cats maximum to comply with County code.
- Page 9; Item 7; front easements – the Board discussed and approved.
- Page 12; Item 10B; AC- the Board discussed with the attorney. Include a mandate that the AC use a professional plan consultant. The AC should continue making the decisions with owners able to appeal denials to the Board. More work is needed on the amendment.
- Page 19; Item 13; legal committee – the Board discussed and agreed that it would not be mandatory or included in the CC&R's.
- Page 21; Item 17; property clearance – the Board discussed. To be determined later.
- Page 23; Item 19; grading - the Board discussed. The Board agreed that this be removed.
- Page 24; Item 20B; AC/Board – the Board agreed that this would be removed.

DRAFT

DRAFT

The Board agreed that they will continue to consider the amendments and meet again.

ADJOURNMENT

The meeting was adjourned at 8:02 PM.

APPROVED: _____
Geoff Abadee, BOARD SECRETARY

BELL CANYON ASSOCIATION **MINUTES**

Architectural Committee Meeting – Tuesday, December 10, 2019

Members Present: Peter Carniglia, Daniel Burgess, Scott Sand

Others Present: Steve Kent (Board AC Liaison), Eric Wolf (BCCC Remodel Team), Lisa Riccomini (BCCC Remodel Team) Omar Nassery (AC Alternate Member), Chiedu Chijindu (AC Consultant), Paul Gulsrud, Alicja Hrabia, Paul Lewis, Tim Trella, Alex and Teresa Panameno, Julie Leavelle, Mike Hizak

The meeting was called to order at 7:09PM.

November 26, 2019 AC Minutes: Scott made a motion to approve the minutes of November 26, 2019. 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)

Gulsrud, 128 Saddlebow: Paul Gulsrud expressed his concerns regarding the removal of a rock formation on the slope behind the property and the garage location of the new house in construction at 6 Trigger Lane. Pictures and letters from the AC and Mr. Gulsrud were referenced during the discussion. He would like the AC to request the owners of 6 Trigger Lane protect the remaining rock formation and provide screen planting along the garage. The AC thanked him for bringing his concerns to the AC.

Panameno, 6 Trigger: Alex and Teresa Panameno presented a change order grading plan to move the location of the pool house. The AC expressed their concerns regarding the 15ft. setback encroachment and additional grading to be done. The owners advised the AC that there is no additional grading and the new pool house location is not encroaching into the setback. The AC advised the owners that the remaining rock formation must remain untouched and protected. The AC agreed that the owners may build within the confines of their approved plans and allowed the owners to move forward with their plan and submit the change order to the County.

APPOINTMENTS

7:10 BCCC Revised Remodel Plans: Alicja Hrabia, Architect, made a short presentation of the revised BCCC remodel plan to the AC. The list of changes and consultant's review were referenced during the discussion. The changes are as follow:

1. Lightweight concrete tiles for the roof.
- 2) Some minor floor plan changes per AC comments:
 - Double door from the kitchen - has been placed with a straight-through connection to the other double door to the event room for functionality purposes
 - Mezzanine access - Metal mezzanine stair has been added to the exterior of the building as the best solution for access to the 'mechanical attic' space which has now been extended over the vestibule due to the fact the HVAC units take up most of the space of the first allocation
 - Door to kitchen - door from lounge is now through a vestibule so that it is out of view from the main lounge area
 - Windows - added windows to the replacement list (seen from the main street side)
 - Trellis – alternate design has been provided that provides more adequate shading and sun control and reduces overall cost
Reduced the amount of metal tube structure to just main posts and main frame with durable 'Infinity Canopy' able to withstand high wind factor.

BELL CANYON ASSOCIATION MINUTES
Architectural Committee Meeting – Tuesday, December 10, 2019

- 3) Some changes due to cost:
- Recreation Room – it has been removed from this scope of work.
 - Trellis – as described in (2)
 - Lighting – simplified lighting design somewhat although more work is required to come to the final solution

Eric Wolf requested that the AC grant preliminary approval for plan submittal to the County before Dec. 31, 2019. Their goal is to get a County plan check number with a 2019 stamp since plan check corrections are easier compared with the 2020 buildings codes. Construction will be between 9-10 months. Peter made a motion to grant preliminary approval on the revised remodel plan. Daniel seconded the motion. Approved.

7:20 Trella, 9 Morgan Rd.: Tim Trella was present to discuss the neighbor's concern regarding the location of pool equipment. The neighbor's letter, AC minutes, and rendering of proposed pool equipment were referenced during the discussion. The AC informed the owner that his neighbor is concerned about the proposed location of his pool equipment and the noise from the air conditioners located on the side of their property. An existing agreement between the previous owner of his property and his neighbor is recorded in the AC minutes of Feb. 2010 regarding the location of the air conditioners. Tim promised the AC that he will build block walls to buffer the sound of the air conditioners and pool equipment, clear the area along the air conditioners, and provide planting to prevent soil erosion into the neighbor's side yard. The AC agreed to respond to the neighbor's concerns.

7:30 Leavelle, 97 Flintlock Ln: Julie Leavelle, together with her designer and contractor, presented the fire re-build grading and new SFR plans. The plans, consultants' review, and renderings were referenced during the discussion. The designer advised the AC that the same floor plan will be used and the style will be similar to that of the original house. The AC informed the owner that the consultant's review has noted that the submitted plans were not and must be stamped by a licensed professional. The AC directed that the designer comply with the AC consultant's height requirement, and the revised plans be stamped by a licensed professional and submitted to the County for approval. Peter made a motion to grant preliminary approval. Scott seconded the motion. Approved.

CONTINUING ITEMS

155 Saddlebow: The AC discussed the draft AC response letter to the neighbor's attorney. The AC's and attorney's letters were referenced during the discussion. The AC had a few corrections in the letter. Peter made a motion to approve the changes. Daniel seconded the motion. Approved.

208 BCR: The AC discussed a letter received from the County. According to Peter, the County will not do any additional onsite inspections. The County will do a pass on the house being built 4 ft. into the 15 ft. setback. Peter suggested building an underground pipe connected to a catch basin. He also advised the AC that he received a call from Dave Ward, Planning Dept., and was advised that the caissons were signed-off by the County Building Inspector. The AC will have the owner make modifications to the plans since the location of the house was moved.

47 Dapplegray Rd.: The AC discussed the updated remediation plan incorporating the signed supplemental agreement by the owner. The signed/notarized agreement and updated plan were referenced during the discussion. The AC agreed that it is the current owners' responsibility to maintain the storm drain and trail. The AC agreed that the contractor should incorporate the requirements from the AC civil engineering consultant into the plan, have the revised plan signed and stamped by the engineer, and submitted with the County permit prior to the AC granting final approval.

BELL CANYON ASSOCIATION MINUTES
Architectural Committee Meeting – Tuesday, December 10, 2019

OTHER BUSINESS

AC Resolution on Grading Rule: The AC signed the resolution on grading standards revised by the Board.

List of updated Destroyed and Damaged Houses: The AC reviewed the updated spreadsheet, listing the re-build status and Right of Entry Permits issued by the County.

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

EXECUTIVE SESSION

Construction Issues

The meeting was adjourned at 9:25PM

**Next Architectural Committee Meeting:
January 14, 2020**

BELL CANYON ASSOCIATION MINUTES
Architectural Committee Meeting – Tuesday, January 14, 2020

Members Present: Peter Carniglia, Daniel Burgess, Scott Sand

Others Present: Chiedu Chijindu, Mike Nolan (Alternate AC Member), Omar Nassery (Alternate AC Member), Mohamad and Nooshin Tabatabai, Eddie Ehsan

The meeting was called to order at 7:05PM

December 10, 2019 AC Minutes: Daniel made a motion to approve the minutes of December 10, 2019. Scott 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)

None

APPOINTMENTS

7:10 Tabatabai, 208 BCR: Nooshin and Mohamad Tabatabai, together with their architect, Richard Coach, were present to discuss stop work related issues. The building height and setback certifications and AC consultant's review were referenced during the discussion. Richard said they regretted the error on the house being relocated four feet to the west. County Building and Safety agreed the error does not cause a health, safety or fire hazard. He proposed adding landscaping to mitigate the concerns of the neighbors and violation of the CC&Rs. The architect also mentioned the concern of the adjacent neighbor about the location of the window overlooking their bedroom. The window being referenced is more than six feet high from the floor and below grade, it will provide natural light and reduce lighting cost. According to the AC, the house plan was approved with some exceptions. However, the movement of the house four feet into the setback was not approved. In theory, the AC is looking for an adequate solution to correct the error. This could include planting to screen the trash enclosure and planting along the retaining wall to screen the view of the window from the adjacent neighbor. The AC agreed that an on-site visit is needed to check issues regarding the formed v-ditch location, retaining wall, and screen planting.

7:20 Ehsan, 73 Hackamore: Eddie Ehsan was present to discuss his request for refund of construction deposits and proposed planting plan to correct the shotcrete hillside. The request for refund and proposed planting plan were referenced during the discussion. The owner was advised that the AC's preference was not to allow shotcrete on the hillside. The owner informed the AC that the shotcrete hillside will protect his home from fire reaching his house. He showed a picture of the hillside after the rain where plants were coming out of the holes he bored into the shotcrete. The owner said that whatever the AC suggests, he will accept it. He will remove the shotcrete from the hillside if the AC requires it. This will make the hillside look terrible and will return it to its original dirt condition. He has listed the property and is on the market. He wanted to offer a home with fire protection to prospective buyers. The AC advised the owner that the AC will further discuss the issue and inform him of its decision.

BELL CANYON ASSOCIATION MINUTES
Architectural Committee Meeting – Tuesday, January 14, 2020

CONTINUING ITEMS

73 Hackamore: The AC further discussed the shotcrete hillside planting plan. The precedent it would set to allow this shotcrete hillside to remain outweighs any consideration for the expense of removing this un-approved “manufactured” slope face and returning the hillside to its native look. The AC agreed that the shotcrete must be removed from the hillside. Daniel made a motion that the owner remove the shotcrete. Scott seconded the motion. Approved.

OTHER BUSINESS

AC Consultant to chair AC meeting: Eric Wolf discussed the benefits of the AC consultant chairing the AC meetings. He informed the AC that details on how the AC consultant will chair the AC meetings is being prepared.

15 Holster Lane: The AC discussed the request of the owner of 15 Holster Lane for a refund of the construction deposits that were posted prior to starting work on the property before the fire and the concern of the neighbor regarding a burned leaning tree. Daniel made a motion to approve the refund. Scott seconded the motion. Approved.

List of updated Destroyed and Damaged Houses: The AC reviewed the updated spreadsheet with re-build status and Right of Entry Permit issued by the County.

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

EXECUTIVE SESSION

Construction Issues

The meeting was adjourned at 8:37PM

**Next Architectural Committee Meeting:
January 28, 2020**

Balance Sheet Report
Bell Canyon Association
 As of December 31, 2019

	<u>Balance</u> <u>Dec 31, 2019</u>	<u>Balance</u> <u>Nov 30, 2019</u>	<u>Change</u>
Assets			
Operating Funds			
1003 - Union Bank Operating Checking - 9725	701,768.65	475,358.10	226,410.55
1005 - Union Bank Onsite Checking - 6650	1,216.30	1,216.30	0.00
1006 - Union Bank Payroll Checking - 6668	76,149.76	111,246.35	(35,096.59)
1022 - Wells Fargo Const Deposits - 6462	456,781.49	478,512.22	(21,730.73)
1023 - Wells Fargo Constr CD's - 6462	190,000.00	150,000.00	40,000.00
1025 - Petty Cash	700.00	700.00	0.00
Total Operating Funds	1,426,616.20	1,217,032.97	209,583.23
Committee Funds			
1050 - Union Bank Broadway Checking - 2866	14,931.18	12,465.25	2,465.93
Total Committee Funds	14,931.18	12,465.25	2,465.93
Replacement Fund			
1100 - Wells Fargo Advisor MM - 7371	1,683,819.03	1,507,112.08	176,706.95
1101 - Wells Fargo Advisor CDs - 7371	1,825,000.00	1,975,000.00	(150,000.00)
1103 - Wells Fargo Advisor CD's - 9259	380.00	0.00	380.00
1105 - BCA/BCCC Rplmt Union Bank - 2748	141,357.78	138,151.71	3,206.07
Total Replacement Fund	3,650,556.81	3,620,263.79	30,293.02
Accounts Receivable			
1280 - Accounts Receivable - Homeowner	108,706.78	98,532.16	10,174.62
1282 - Accounts Receivable - From BCEC	60,594.17	60,594.17	0.00
1283 - Payroll Clearing - BCEC	113,858.56	112,778.56	1,080.00

Balance Sheet Report
Bell Canyon Association
 As of December 31, 2019

	<u>Balance</u> <u>Dec 31, 2019</u>	<u>Balance</u> <u>Nov 30, 2019</u>	<u>Change</u>
<u>Assets</u>			
Accounts Receivable			
1290 - Allowance for Doubtful Accounts	(72,148.64)	(72,148.64)	0.00
Total Accounts Receivable	211,010.87	199,756.25	11,254.62
Prepaid Expenses			
1300 - Prepaid Insurance	28,807.94	37,533.88	(8,725.94)
Total Prepaid Expenses	28,807.94	37,533.88	(8,725.94)
Capital Improvement Fund			
1399 - Capital Fund Wells Fargo CDs - 6956	400,000.00	300,000.00	100,000.00
1400 - Capital Fund Wells Fargo - 6956	529,042.09	655,318.99	(126,276.90)
1401 - Equipment - Capital Improvement	24,079.42	24,079.42	0.00
1402 - Leasehold - Capital Improvement	104,105.97	104,105.97	0.00
1403 - Accum. Depreciation - Capital Improvemen	(7,827.00)	(7,827.00)	0.00
Total Capital Improvement Fund	1,049,400.48	1,075,677.38	(26,276.90)
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	195,619.31	195,619.31	0.00
1512 - Equipment/Furniture BCA	231,245.95	231,245.95	0.00
1516 - Allow. For Depreciation - Land Improveme	(19,391.42)	(19,391.42)	0.00
1518 - Allow. For Depreciation - Equip/Furnitur	(205,979.95)	(205,979.95)	0.00
1520 - Allow. For Depreciation - Leasehold Impr	(37,192.00)	(37,192.00)	0.00

**Balance Sheet Report
Bell Canyon Association**

As of December 31, 2019

	<u>Balance Dec 31, 2019</u>	<u>Balance Nov 30, 2019</u>	<u>Change</u>
<u>Assets</u>			
Fixed Assets			
1522 - Allow. For Depreciation - Vehicle	(179,355.31)	(179,355.31)	0.00
Total Fixed Assets	163,190.84	163,190.84	0.00
Other Assets			
1270 - Investment in Community Center	964,583.00	964,583.00	0.00
1690 - Clearing Account	(2,920.22)	(2,661.22)	(259.00)
Total Other Assets	961,662.78	961,921.78	(259.00)
Total Assets	<u>7,506,177.10</u>	<u>7,287,842.14</u>	<u>218,334.96</u>
<u>Liabilities</u>			
Current Liabilities			
2101 - Prepaid Owners Assessments	49,940.07	47,284.31	2,655.76
2103 - Other Payable - Due to BCCC	(22,126.60)	(22,126.60)	0.00
2110 - Homeowner Refund Payables	956.73	956.73	0.00
2115 - Refundable Construction Deposits	560,753.64	549,906.14	10,847.50
2120 - Fire Safety Council	(2,500.00)	(2,500.00)	0.00
2401 - Compensated Absences	43,940.36	43,940.36	0.00
2402 - Accrued Payroll	16,997.72	16,997.72	0.00
Total Current Liabilities	647,961.92	634,458.66	13,503.26
Total Liabilities	<u>647,961.92</u>	<u>634,458.66</u>	<u>13,503.26</u>
<u>Owners' Equity</u>			
Owners' Equity			
4991 - Funds Balance - Operating	1,553,969.16	1,553,969.16	0.00

**Balance Sheet Report
Bell Canyon Association**

As of December 31, 2019

	<u>Balance Dec 31, 2019</u>	<u>Balance Nov 30, 2019</u>	<u>Change</u>
<u>Owners' Equity</u>			
Owners' Equity			
4992 - Funds Balance - Capital Improvement	1,193,714.69	1,193,714.69	0.00
4993 - Funds Balance - Replacement	3,201,181.81	3,201,181.81	0.00
4995 - Capital Contributions	1,498,507.00	1,498,507.00	0.00
4998 - Retain Earning	(1,045,832.38)	(1,045,832.38)	0.00
Total Owners' Equity	<u>6,401,540.28</u>	<u>6,401,540.28</u>	<u>0.00</u>
Total Owners' Equity	<u>6,401,540.28</u>	<u>6,401,540.28</u>	<u>0.00</u>
Income / (Loss)	<u>456,674.90</u>	<u>251,843.20</u>	<u>204,831.70</u>
Total Liabilities and Owner Equity	<u>7,506,177.10</u>	<u>7,287,842.14</u>	<u>218,334.96</u>

Income Statement Report
Bell Canyon Association
 December 01, 2019 thru December 31, 2019

	Current Period			Year to Date (6 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Operating Incomes								
5010 - Regular Assessments	209,085.00	209,074.00	11.00	1,254,510.00	1,254,447.00	63.00	2,508,894.00	1,254,384.00
5020 - Special Assessments	348.50	0.00	348.50	348.50	0.00	348.50	0.00	(348.50)
5027 - Holiday Bonus Fund	(4,830.93)	1,583.00	(6,413.93)	(4,760.93)	9,500.00	(14,260.93)	19,000.00	23,760.93
5028 - Contract Income - BC/CSD	15.00	50.00	(35.00)	197.50	300.00	(102.50)	600.00	402.50
5030 - Interest Income-Operating	798.64	18.00	780.64	4,911.91	110.00	4,801.91	220.00	(4,691.91)
5031 - Interest Income-Reserve	0.00	0.00	0.00	270.00	0.00	270.00	0.00	(270.00)
5035 - Transfer/Handling Fee	905.00	1,333.00	(428.00)	7,172.00	8,000.00	(828.00)	16,000.00	8,828.00
5040 - Late Fees	857.60	833.00	24.60	5,415.62	5,000.00	415.62	10,000.00	4,584.38
5050 - Tennis Court Fees	40.00	25.00	15.00	180.00	150.00	30.00	300.00	120.00
5061 - Architectural Design Fees	3,566.25	5,833.00	(2,266.75)	40,480.63	35,000.00	5,480.63	70,000.00	29,519.37
5100 - Miscellaneous Income	9,036.00	100.00	8,936.00	193,091.86	600.00	192,491.86	1,200.00	(191,891.86)
5105 - Attorney/Collection Fees	0.00	0.00	0.00	150.00	0.00	150.00	0.00	(150.00)
5110 - Fines/Violations	6,700.00	683.00	6,017.00	16,653.00	4,100.00	12,553.00	8,200.00	(8,453.00)
Total Operating Incomes	226,521.06	219,532.00	6,989.06	1,518,620.09	1,317,207.00	201,413.09	2,634,414.00	1,115,793.91
Total Bell Canyon Association Income	226,521.06	219,532.00	6,989.06	1,518,620.09	1,317,207.00	201,413.09	2,634,414.00	1,115,793.91
Expense								
Management - Staff								
6010-1000 - Payroll	33,276.51	23,797.00	9,479.51	151,714.36	142,777.00	8,937.36	285,553.00	133,838.64
6010-1001 - Payroll Taxes	2,375.67	1,947.00	428.67	10,882.22	11,683.00	(800.78)	23,366.00	12,483.78
6010-1002 - Payroll Processing Fees	965.53	917.00	48.53	4,180.58	5,500.00	(1,319.42)	11,000.00	6,819.42
6010-1003 - Life Insurance	101.50	78.00	23.50	490.00	470.00	20.00	940.00	450.00
6010-1004 - Dental Insurance	(68.30)	140.00	(208.30)	549.07	842.00	(292.93)	1,684.00	1,134.93
6010-1005 - Health Insurance	(673.68)	1,658.00	(2,331.68)	5,705.64	9,950.00	(4,244.36)	19,900.00	14,194.36
6010-1006 - 401K Plan	606.57	655.00	(48.43)	3,741.15	3,930.00	(188.85)	7,860.00	4,118.85
6010-1007 - Employee Recognition	2,057.45	600.00	1,457.45	3,642.00	3,600.00	42.00	7,200.00	3,558.00
6010-1008 - CAI & Education	45.00	183.00	(138.00)	1,192.70	1,100.00	92.70	2,200.00	1,007.30

Income Statement Report
Bell Canyon Association
 December 01, 2019 thru December 31, 2019

	Current Period			Year to Date (6 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Management - Staff								
6010-1009 - Workers Comp Insurance	324.06	357.00	(32.94)	1,173.00	2,144.00	(971.00)	4,288.00	3,115.00
6010-1010 - Contract Service	0.00	333.00	(333.00)	0.00	2,000.00	(2,000.00)	4,000.00	4,000.00
Total Management - Staff	39,010.31	30,665.00	8,345.31	183,270.72	183,996.00	(725.28)	367,991.00	184,720.28
Management - Business								
6010-1100 - Supplies - Electronic	0.00	50.00	(50.00)	4.38	300.00	(295.62)	600.00	595.62
6010-1101 - Supplies - Domestic	288.80	267.00	21.80	924.26	1,600.00	(675.74)	3,200.00	2,275.74
6010-1102 - Supplies - Office	157.77	300.00	(142.23)	1,445.72	1,800.00	(354.28)	3,600.00	2,154.28
6010-1103 - Supplies - Drinking Water	38.95	100.00	(61.05)	263.05	600.00	(336.95)	1,200.00	936.95
6010-1104 - Supplies - Computer Equipment	2,151.73	300.00	1,851.73	4,286.40	1,800.00	2,486.40	3,600.00	(686.40)
6010-1105 - Supplies - Printer & Supplies	0.00	200.00	(200.00)	1,168.81	1,200.00	(31.19)	2,400.00	1,231.19
6010-1106 - Postage	178.35	500.00	(321.65)	1,310.45	3,000.00	(1,689.55)	6,000.00	4,689.55
6010-1107 - Blueprint	0.00	50.00	(50.00)	0.00	300.00	(300.00)	600.00	600.00
6010-1109 - IT Support	593.75	400.00	193.75	1,080.00	2,400.00	(1,320.00)	4,800.00	3,720.00
6010-1110 - Copying	383.54	450.00	(66.46)	2,250.27	2,700.00	(449.73)	5,400.00	3,149.73
6010-1111 - Electricity	0.00	300.00	(300.00)	1,506.03	1,800.00	(293.97)	3,600.00	2,093.97
6010-1112 - Fax & Phone	479.03	300.00	179.03	1,656.34	1,800.00	(143.66)	3,600.00	1,943.66
6010-1113 - Internet	99.99	100.00	(0.01)	599.94	600.00	(0.06)	1,200.00	600.06
6010-1114 - Accounting Services	0.00	2,910.00	(2,910.00)	12,595.60	17,460.00	(4,874.40)	34,920.00	22,334.40
6010-1115 - Software	0.00	125.00	(125.00)	0.00	750.00	(750.00)	1,500.00	1,500.00
6010-1116 - Bad Debt-Write Off	0.00	417.00	(417.00)	0.00	2,500.00	(2,500.00)	5,000.00	5,000.00
Total Management - Business	4,371.91	6,769.00	(2,397.09)	29,081.25	40,610.00	(11,528.75)	81,220.00	52,138.75
Management - General								
6010-1201 - Miscellaneous - MG	0.00	130.00	(130.00)	1,185.13	780.00	405.13	1,560.00	374.87
6010-1202 - Shareholder Functions	37.50	600.00	(562.50)	2,281.63	3,600.00	(1,318.37)	7,200.00	4,918.37
6010-1203 - Insurance	8,725.94	11,800.00	(3,074.06)	65,503.52	70,800.00	(5,296.48)	141,600.00	76,096.48
6010-1204 - Property Taxes/Licenses	0.00	186.00	(186.00)	864.79	1,115.00	(250.21)	2,230.00	1,365.21

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	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Management - General								
6010-1205 - Bank Charge, Finance, Fee	0.00	33.00	(33.00)	100.00	200.00	(100.00)	400.00	300.00
6010-1206 - CSD Expenses	43.22	4.00	39.22	(249.11)	25.00	(274.11)	50.00	299.11
6010-1208 - Vehicle	236.58	237.00	(0.42)	2,417.48	1,422.00	995.48	2,844.00	426.52
6010-1209 - Patrol Services	610.40	3,999.00	(3,388.60)	5,209.63	23,994.00	(18,784.37)	47,988.00	42,778.37
6010-1210 - Bus Stop Wi-Fi	0.00	100.00	(100.00)	342.96	600.00	(257.04)	1,200.00	857.04
Total Management - General	9,653.64	17,089.00	(7,435.36)	77,656.03	102,536.00	(24,879.97)	205,072.00	127,415.97
Architectural Committee								
6020-1000 - Architectural - Printing Supplies	0.00	50.00	(50.00)	0.00	300.00	(300.00)	600.00	600.00
6020-1001 - Architectural - Miscellaneous	7.69	25.00	(17.31)	7.69	150.00	(142.31)	300.00	292.31
6020-1002 - Architectural - Consulting Fee	225.00	3,000.00	(2,775.00)	17,720.00	18,000.00	(280.00)	36,000.00	18,280.00
6020-1003 - Architectural - Payroll	3,703.19	3,610.00	93.19	19,895.17	21,663.00	(1,767.83)	43,326.00	23,430.83
6020-1004 - Architectural - Payroll Taxes	274.06	296.00	(21.94)	1,466.07	1,776.00	(309.93)	3,552.00	2,085.93
6020-1005 - Architectural - Scanning of A/C	0.00	100.00	(100.00)	151.28	600.00	(448.72)	1,200.00	1,048.72
6020-1007 - Architectural - Life Insurance	17.50	11.00	6.50	98.00	66.00	32.00	132.00	34.00
6020-1008 - Architectural - Dental Insurance	(19.26)	18.00	(37.26)	59.07	108.00	(48.93)	216.00	156.93
6020-1009 - Architectural - Health Insurance	(101.42)	487.00	(588.42)	(159.37)	2,925.00	(3,084.37)	5,850.00	6,009.37
6020-1010 - Architectural - 401K Plan	87.62	86.00	1.62	558.61	516.00	42.61	1,031.00	472.39
6020-1011 - Architectural - Workers Comp	8.00	22.00	(14.00)	48.00	132.00	(84.00)	264.00	216.00
Total Architectural Committee	4,202.38	7,705.00	(3,502.62)	39,844.52	46,236.00	(6,391.48)	92,471.00	52,626.48
Professional Fees								
6030-1000 - Professional - General Counsel	3,081.25	6,000.00	(2,918.75)	21,377.50	36,000.00	(14,622.50)	72,000.00	50,622.50
6030-1001 - Professional - Legal HR	0.00	100.00	(100.00)	0.00	600.00	(600.00)	1,200.00	1,200.00
6030-1002 - Professional - Court Fees	0.00	20.00	(20.00)	112.00	120.00	(8.00)	240.00	128.00
6030-1003 - Professional - Cost of Collector	0.00	100.00	(100.00)	75.00	600.00	(525.00)	1,200.00	1,125.00
6030-1004 - Professional - Audit/Accounting	0.00	1,333.00	(1,333.00)	13,273.00	8,000.00	5,273.00	16,000.00	2,727.00
6030-1005 - Professional - Consulting	1,033.00	1,000.00	33.00	1,033.00	6,000.00	(4,967.00)	12,000.00	10,967.00

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	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Professional Fees								
6030-1006 - Professional - Legal Services St	0.00	100.00	(100.00)	0.00	600.00	(600.00)	1,200.00	1,200.00
6030-1007 - Professional - SSFL Expert Con	0.00	500.00	(500.00)	0.00	3,000.00	(3,000.00)	6,000.00	6,000.00
6030-1008 - Professional - Legal Fee Others	(172,342.33)	20,833.00	(193,175.33)	(29,280.39)	125,000.00	(154,280.39)	250,000.00	279,280.39
Total Professional Fees	(168,228.08)	29,986.00	(198,214.08)	6,590.11	179,920.00	(173,329.89)	359,840.00	353,249.89
Front Gate Service - Staff								
6050-1000 - Entry - Payroll	44,669.14	30,012.00	14,657.14	199,519.55	180,071.00	19,448.55	360,142.00	160,622.45
6050-1001 - Entry - Payroll Taxes	3,568.77	2,772.00	796.77	16,063.09	16,632.00	(568.91)	33,263.00	17,199.91
6050-1002 - Entry - Education/Renewal	0.00	20.00	(20.00)	40.00	120.00	(80.00)	240.00	200.00
6050-1003 - Entry - Uniform	138.47	200.00	(61.53)	215.69	1,200.00	(984.31)	2,400.00	2,184.31
6050-1004 - Entry - Life Insurance	101.50	95.00	6.50	707.68	570.00	137.68	1,140.00	432.32
6050-1005 - Entry - Dental Insurance	(156.56)	285.00	(441.56)	1,691.45	1,710.00	(18.55)	3,420.00	1,728.55
6050-1006 - Entry - Health Insurance	1,787.21	2,986.00	(1,198.79)	13,004.61	17,915.00	(4,910.39)	35,830.00	22,825.39
6050-1007 - Entry - 401K Plan	312.35	537.00	(224.65)	2,097.50	3,220.00	(1,122.50)	6,440.00	4,342.50
6050-1008 - Entry - Workers Comp	1,663.56	2,212.00	(548.44)	10,752.72	13,272.00	(2,519.28)	26,543.00	15,790.28
Total Front Gate Service - Staff	52,084.44	39,119.00	12,965.44	244,092.29	234,710.00	9,382.29	469,418.00	225,325.71
Front Gate Service - General								
6050-1100 - Entry - Communication	0.00	0.00	0.00	156.72	0.00	156.72	0.00	(156.72)
6050-1101 - Entry - Electricity	0.00	830.00	(830.00)	4,994.33	4,980.00	14.33	9,960.00	4,965.67
6050-1102 - Entry - Fax & Phone	103.69	115.00	(11.31)	586.37	690.00	(103.63)	1,380.00	793.63
6050-1103 - Entry - Internet	178.48	151.00	27.48	1,125.38	906.00	219.38	1,812.00	686.62
6050-1104 - Entry - Water	982.12	958.00	24.12	5,159.70	5,750.00	(590.30)	11,500.00	6,340.30
6050-1105 - Entry - Decals/Access System	(90.00)	550.00	(640.00)	(968.60)	3,300.00	(4,268.60)	6,600.00	7,568.60
6050-1106 - Entry - Surveillance System	182.16	200.00	(17.84)	2,749.30	1,200.00	1,549.30	2,400.00	(349.30)
6050-1107 - Entry - Fountain Maintenance	0.00	250.00	(250.00)	360.00	1,500.00	(1,140.00)	3,000.00	2,640.00
6050-1108 - Entry - Radios	0.00	270.00	(270.00)	0.00	1,620.00	(1,620.00)	3,240.00	3,240.00
6050-1110 - Entry - Electronic	0.00	50.00	(50.00)	0.00	300.00	(300.00)	600.00	600.00

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	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Front Gate Service - General								
6050-1111 - Entry - Office Supplies	22.45	50.00	(27.55)	99.65	300.00	(200.35)	600.00	500.35
6050-1112 - Entry - Computer Equipment/St	164.23	133.00	31.23	294.23	800.00	(505.77)	1,600.00	1,305.77
6050-1113 - Entry - Printer Supplies	0.00	50.00	(50.00)	0.00	300.00	(300.00)	600.00	600.00
6050-1114 - Entry - Domestic Supply	41.92	145.00	(103.08)	303.55	870.00	(566.45)	1,740.00	1,436.45
6050-1115 - Entry - Miscellaneous	0.00	50.00	(50.00)	208.01	300.00	(91.99)	600.00	391.99
6050-1117 - Entry - Holiday Decorations	27.35	100.00	(72.65)	253.25	600.00	(346.75)	1,200.00	946.75
6050-1116 - Entry - Truck/Vehicle	1,343.02	600.00	743.02	4,013.59	3,600.00	413.59	7,200.00	3,186.41
Total Front Gate Service - General	2,955.42	4,502.00	(1,546.58)	19,335.48	27,016.00	(7,680.52)	54,032.00	34,696.52
Maintenance - Staff								
6100-1000 - Maintenance - Payroll	40,289.86	28,715.00	11,574.86	179,928.78	172,288.00	7,640.78	344,575.00	164,646.22
6100-1001 - Maintenance - Payroll Taxes	3,043.19	2,514.00	529.19	13,668.69	15,084.00	(1,415.31)	30,168.00	16,499.31
6100-1002 - Maintenance - Training/Educatk	0.00	67.00	(67.00)	0.00	400.00	(400.00)	800.00	800.00
6100-1003 - Maintenance - Contract Service	0.00	250.00	(250.00)	0.00	1,500.00	(1,500.00)	3,000.00	3,000.00
6100-1004 - Maintenance - Life Insurance	78.75	80.00	(1.25)	472.50	480.00	(7.50)	960.00	487.50
6100-1005 - Maintenance - Dental Insurance	(168.18)	274.00	(442.18)	1,138.50	1,644.00	(505.50)	3,288.00	2,149.50
6100-1006 - Maintenance - Health Insurance	2,179.48	2,600.00	(420.52)	15,956.99	15,600.00	356.99	31,200.00	15,243.01
6100-1007 - Maintenance - 401K Plan	505.28	533.00	(27.72)	3,014.52	3,200.00	(185.48)	6,400.00	3,385.48
6100-1008 - Maintenance - Workers Comp	1,630.80	2,118.00	(487.20)	9,784.80	12,707.00	(2,922.20)	25,413.00	15,628.20
Total Maintenance - Staff	47,559.18	37,151.00	10,408.18	223,964.78	222,903.00	1,061.78	445,804.00	221,839.22
Maintenance - Kit								
6100-1100 - Maintenance - Miscellaneous	0.00	42.00	(42.00)	521.66	250.00	271.66	500.00	(21.66)
6100-1101 - Equipment Supplies - Repair	229.09	933.00	(703.91)	2,859.42	5,600.00	(2,740.58)	11,200.00	8,340.58
6100-1102 - Equipment Supplies - New Equi	106.04	200.00	(93.96)	2,200.30	1,200.00	1,000.30	2,400.00	199.70
6100-1103 - Equipment Supplies - Rental	247.74	200.00	47.74	395.74	1,200.00	(804.26)	2,400.00	2,004.26
6100-1104 - Equipment Supplies - Maint Sup	128.40	425.00	(296.60)	1,296.21	2,550.00	(1,253.79)	5,100.00	3,803.79
6100-1105 - Equipment Supplies - Protective	176.10	125.00	51.10	572.68	750.00	(177.32)	1,500.00	927.32

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	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Maintenance - Kit								
6100-1106 - Equipment Supplles - Kitchen/B	25.81	50.00	(24.19)	25.81	300.00	(274.19)	600.00	574.19
6100-1107 - Equipment Supplies - Equipmer	0.00	100.00	(100.00)	189.14	600.00	(410.86)	1,200.00	1,010.86
6100-1108 - Equipment Supplies - Drinking v	57.82	55.00	2.82	303.16	330.00	(26.84)	660.00	356.84
6100-1109 - Equipment Supplles - Cellphone	0.00	20.00	(20.00)	294.52	120.00	174.52	240.00	(54.52)
6100-1110 - Maintenance - Uniform	240.00	400.00	(160.00)	478.48	2,400.00	(1,921.52)	4,800.00	4,321.52
6100-1111 - Truck - Registration	(3.00)	267.00	(270.00)	6,041.00	1,600.00	4,441.00	3,200.00	(2,841.00)
6100-1112 - Truck - Service & Repair	234.18	1,333.00	(1,098.82)	4,412.70	8,000.00	(3,587.30)	16,000.00	11,587.30
6100-1113 - Truck - Fuel	835.22	750.00	85.22	3,739.72	4,500.00	(760.28)	9,000.00	5,260.28
Total Maintenance - Kit	2,277.40	4,900.00	(2,622.60)	23,330.54	29,400.00	(6,069.46)	58,800.00	35,469.46
Maintenance - Categories								
6100-1200 - Maintenance - Street Cleaning	0.00	1,250.00	(1,250.00)	8,112.50	7,500.00	612.50	15,000.00	6,887.50
6100-1202 - Maintenance Utililties - Water Irr	609.54	694.00	(84.46)	3,095.40	4,165.00	(1,069.60)	8,330.00	5,234.60
6100-1203 - Maintenance Utililties - Street Li	0.00	600.00	(600.00)	6,156.42	3,600.00	2,556.42	7,200.00	1,043.58
6100-1204 - Maintenance Utililties - Electricit	0.00	83.00	(83.00)	141.29	500.00	(358.71)	1,000.00	858.71
6100-1205 - Maintenance Utililties - Waste Di	0.00	350.00	(350.00)	1,369.92	2,100.00	(730.08)	4,200.00	2,830.08
6100-1206 - Maintenance - Pest Control	215.00	267.00	(52.00)	1,290.00	1,600.00	(310.00)	3,200.00	1,910.00
6100-1207 - Maintenance - Traffic Sign Repe	1,553.14	417.00	1,136.14	1,970.52	2,500.00	(529.48)	5,000.00	3,029.48
6100-1208 - Maintenance - Landscape	3,339.96	2,167.00	1,172.96	13,991.69	13,000.00	991.69	26,000.00	12,008.31
6100-1209 - Maintenance - Irrigation	103.44	200.00	(96.56)	(2,198.62)	1,200.00	(3,398.62)	2,400.00	4,598.62
6100-1210 - Maintenance - Tree Maintenanc	0.00	800.00	(800.00)	40,995.00	4,800.00	36,195.00	9,600.00	(31,395.00)
6100-1211 - Maintenance - Weed Control	0.00	500.00	(500.00)	37.41	3,000.00	(2,962.59)	6,000.00	5,962.59
6100-1213 - Maintenance - Fences	0.00	500.00	(500.00)	3,724.38	3,000.00	724.38	6,000.00	2,275.62
6100-1214 - Maintenance - Roadway	15.66	300.00	(284.34)	15.66	1,800.00	(1,784.34)	3,600.00	3,584.34
6100-1215 - Maintenance - Others	0.00	100.00	(100.00)	459.03	600.00	(140.97)	1,200.00	740.97
6100-1216 - Maintenance - Office Maintenanc	74.99	100.00	(25.01)	1,036.88	600.00	436.88	1,200.00	163.12
6100-1217 - Maintenance - Entry Maintenanc	599.51	200.00	399.51	1,452.99	1,200.00	252.99	2,400.00	947.01
6100-1218 - Maintenance - BCCC Maintenanc	322.57	150.00	172.57	569.70	900.00	(330.30)	1,800.00	1,230.30

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	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Maintenance - Categories								
6100-1219 - Maintenance - BCEC Maintenan	1,397.88	2,000.00	(602.12)	6,562.89	12,000.00	(5,437.11)	24,000.00	17,437.11
6100-1220 - Maintenance - Maintenance Yar	0.00	100.00	(100.00)	0.00	600.00	(600.00)	1,200.00	1,200.00
6100-1221 - Maintenance - Lighting/Electrice	249.26	150.00	99.26	435.71	900.00	(464.29)	1,800.00	1,364.29
6100-1222 - Maintenance - Gym Supplies/Rt	0.00	200.00	(200.00)	571.15	1,200.00	(628.85)	2,400.00	1,828.85
6100-1223 - Tennis Court - Maintenance	0.00	400.00	(400.00)	86.00	2,400.00	(2,314.00)	4,800.00	4,714.00
6100-1224 - Tennis Court - Electricity	0.00	133.00	(133.00)	1,034.78	800.00	234.78	1,600.00	565.22
6100-1225 - Tennis Court - Equipment Suppl	0.00	83.00	(83.00)	28.90	500.00	(471.10)	1,000.00	971.10
Total Maintenance - Categories	8,480.95	11,744.00	(3,263.05)	90,939.60	70,465.00	20,474.60	140,930.00	49,990.40
Disaster Response								
6200-0000 - Disaster Response	5,779.03	500.00	5,279.03	(8,289.93)	3,000.00	(11,289.93)	6,000.00	14,289.93
Total Disaster Response	5,779.03	500.00	5,279.03	(8,289.93)	3,000.00	(11,289.93)	6,000.00	14,289.93
Community Events								
6200-1000 - Hot Summer Night	(21.81)	0.00	(21.81)	493.09	0.00	493.09	0.00	(493.09)
6200-1002 - Community Events	0.00	717.00	(717.00)	635.85	4,300.00	(3,664.15)	8,600.00	7,964.15
Total Community Events	(21.81)	717.00	(738.81)	1,128.94	4,300.00	(3,171.06)	8,600.00	7,471.06
Community & Club								
6200-1100 - Community Planning	571.89	400.00	171.89	1,605.78	2,400.00	(794.22)	4,800.00	3,194.22
6200-1101 - Bell Canyon Broadway	(2,465.68)	0.00	(2,465.68)	1,041.21	0.00	1,041.21	0.00	(1,041.21)
6200-1104 - Kids Committee	894.50	100.00	794.50	894.50	600.00	294.50	1,200.00	305.50
6200-1106 - Kids Committee - Movie Nights	0.00	0.00	0.00	(22.67)	0.00	(22.67)	0.00	22.67
6200-1109 - Kids Committee - Halloween	0.00	0.00	0.00	(43.22)	0.00	(43.22)	0.00	43.22
Total Community & Club	(999.29)	500.00	(1,499.29)	3,475.60	3,000.00	475.60	6,000.00	2,524.40
BCCC - Leasing Expense								
6250-1000 - Office Lease	0.00	3,479.00	(3,479.00)	13,916.00	20,874.00	(6,958.00)	41,748.00	27,832.00
6250-1100 - Room Lease	0.00	574.00	(574.00)	2,296.00	3,444.00	(1,148.00)	6,888.00	4,592.00

Income Statement Report
Bell Canyon Association
 December 01, 2019 thru December 31, 2019

	Current Period			Year to Date (6 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
BCCC - Leasing Expense								
6250-1200 - Gym/Yoga Room Lease	0.00	4,100.00	(4,100.00)	16,400.00	24,600.00	(8,200.00)	49,200.00	32,800.00
Total BCCC - Leasing Expense	0.00	8,153.00	(8,153.00)	32,612.00	48,918.00	(16,306.00)	97,836.00	65,224.00
Contingency Funds								
6300-0000 - Contingency Fund	0.00	2,955.00	(2,955.00)	13,068.00	17,730.00	(4,662.00)	35,460.00	22,392.00
Total Contingency Funds	0.00	2,955.00	(2,955.00)	13,068.00	17,730.00	(4,662.00)	35,460.00	22,392.00
Replacement Fund Contribution								
7600-1000 - Replacement Fund Contribution	15,000.00	15,000.00	0.00	90,000.00	90,000.00	0.00	180,000.00	90,000.00
7600-1001 - Non-Refund Deposit Contributio	0.00	3,333.00	(3,333.00)	0.00	20,000.00	(20,000.00)	40,000.00	40,000.00
7600-1002 - Annual Contributions - BCCC	3,200.00	3,200.00	0.00	19,200.00	19,200.00	0.00	38,400.00	19,200.00
Total Replacement Fund Contribution	18,200.00	21,533.00	(3,333.00)	109,200.00	129,200.00	(20,000.00)	258,400.00	149,200.00
Total Bell Canyon Association Expense	25,325.48	223,988.00	(198,662.52)	1,089,299.93	1,343,940.00	(254,640.07)	2,687,874.00	1,598,574.07
Income								
Replacement Fund Income								
5010-1100 - Assessment - Replacement Fun	15,000.00	0.00	15,000.00	90,000.00	0.00	90,000.00	0.00	(90,000.00)
5010-1102 - Annual Contribution - BCCC	3,200.00	0.00	3,200.00	19,200.00	0.00	19,200.00	0.00	(19,200.00)
5010-1200 - Interest Income - Replacement	11,731.72	0.00	11,731.72	39,543.25	0.00	39,543.25	0.00	(39,543.25)
Total Replacement Fund Income	29,931.72	0.00	29,931.72	148,743.25	0.00	148,743.25	0.00	(148,743.25)
Total Bell Canyon Association Income	29,931.72	0.00	29,931.72	148,743.25	0.00	148,743.25	0.00	(148,743.25)
Expense								
Replacement Fund Expenses								
9002-1100 - Replacement Fund-Road Renov	0.00	2,208.00	(2,208.00)	0.00	13,250.00	(13,250.00)	26,500.00	26,500.00
9002-1200 - Replacement Fund-Concrete St	0.00	3,008.00	(3,008.00)	13,388.40	18,050.00	(4,661.60)	36,100.00	22,711.60
9002-1300 - Replacement Fund-Storm Drain	0.00	175.00	(175.00)	1,163.66	1,050.00	113.66	2,100.00	936.34
9002-1700 - Replacement Fund-Equipment	18.70	208.00	(189.30)	79.44	1,250.00	(1,170.56)	2,500.00	2,420.56
9002-1800 - Replacement Fund-Tennis Cour	0.00	1,704.00	(1,704.00)	0.00	10,225.00	(10,225.00)	20,450.00	20,450.00

Income Statement Report
Bell Canyon Association
 December 01, 2019 thru December 31, 2019

	Current Period			Year to Date (6 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Replacement Fund Expenses								
9002-1900 - Replacement Fund-Tractor Rep	0.00	2,667.00	(2,667.00)	0.00	16,000.00	(16,000.00)	32,000.00	32,000.00
Total Replacement Fund Expenses	18.70	9,970.00	(9,951.30)	14,631.50	59,825.00	(45,193.50)	119,650.00	105,018.50
Total Bell Canyon Association Expense	18.70	9,970.00	(9,951.30)	14,631.50	59,825.00	(45,193.50)	119,650.00	105,018.50
Income								
Capital Improvement Income								
5010-2100 - Interest Income - Capital Improv	1,122.61	0.00	1,122.61	6,606.18	0.00	6,606.18	0.00	(6,606.18)
Total Capital Improvement Income	1,122.61	0.00	1,122.61	6,606.18	0.00	6,606.18	0.00	(6,606.18)
Total Bell Canyon Association Income	1,122.61	0.00	1,122.61	6,606.18	0.00	6,606.18	0.00	(6,606.18)
Expense								
Capital Improvement Expenses								
8900-1000 - Capital Improvement Fund	0.00	1,000.00	(1,000.00)	0.00	6,000.00	(6,000.00)	12,000.00	12,000.00
8900-1300 - Capital Improvement-BCCC	27,399.51	83,333.00	(55,933.49)	105,133.77	500,000.00	(394,866.23)	1,000,000.00	894,866.23
8900-1500 - Capital Improvement-BCEC Rep	0.00	0.00	0.00	8,229.42	0.00	8,229.42	0.00	(8,229.42)
Total Capital Improvement Expenses	27,399.51	84,333.00	(56,933.49)	113,363.19	506,000.00	(392,636.81)	1,012,000.00	898,636.81
Total Bell Canyon Association Expense	27,399.51	84,333.00	(56,933.49)	113,363.19	506,000.00	(392,636.81)	1,012,000.00	898,636.81
Total Bell Canyon Association Income / (Loss)	204,831.70	(98,759.00)	303,590.70	456,674.90	(592,558.00)	1,049,232.90	(1,185,110.00)	(1,641,784.90)
Total Association Net Income / (Loss)	204,831.70	(98,759.00)	303,590.70	456,674.90	(592,558.00)	1,049,232.90	(1,185,110.00)	(1,641,784.90)