

**Board of Directors General Meeting  
September 12, 2019  
Agenda**

1. 7:00 – CALL TO ORDER
2. OPEN FORUM
3. APPROVAL OF MINUTES
  - a. August 8, 2019
4. REPORT OUT OF EXECUTIVE SESSION
5. MANAGER’S REPORT
  - a. Replacement election inspector – Board decision
  - b. Community cell service – possible Board decision
6. COMMITTEE AND SUBSIDIARIES REPORTS AND DECISIONS
  - a. Committees
    - i. Architectural
      1. Lot 151 – temporary interference of the unpaved roadway – Board decision
    - ii. CC&Rs and Bylaws amendments
    - iii. Fire Safe Council
  - b. Subsidiaries
    - i. BCCC
    - ii. BCEC
7. TREASURER’S REPORT
  - a. July 2019 financials
8. CONTINUING BUSINESS
  - a. BCCC redevelopment – update and AV and cost consultant contracts – Board decision
  - b. Revision of Speeding and Stop Sign Rules – Board decision
9. NEW BUSINESS
  - a. Formation of committee to explore possibility of BCA forming a private fire department with paramedic services – Board decision
  - b. Approving a \$20,000 fund for political contributions related to Bell Canyon interests – Board decision
  - c. Dedications of main BCA facilities – Board decision
  - d. Open house entry policy – Board decision
  - e. Installing book exchanges at the bus stop – Board decision
10. ADJOURNMENT

BELL CANYON ASSOCIATION  
**Board of Directors General Meeting Minutes**  
August 8, 2019

CALL TO ORDER - The meeting was called to order at 7:03 PM by Vice President Steve Kent.

MEMBERS PRESENT – President Eric Wolf\*\*, Vice President Steve Kent, Treasurer Richard Levy, Secretary Frank Sarabia, Lisa Riccomini, Dustin Glodney, Yossi Kviatkovsky, and Melissa Raff

\*\*Joined the meeting at 7:45 PM

ABSENT - Second Vice President Geoff Abadee

OTHERS PRESENT - Diane Rossiter, General Manger, Ron Sercy of Eukon Group and Ursula Moran from AT&T, and owners Bob Clarke, Kathleen Clemens, Michael Glassman, Ginger Oldham, Sarah Berman, Bill Raff, John Tickner, Casey Hamlin, Cathy Balin, Michael Nolan, Joan Skilbeck, Ursula Moran, and Byron Bobbitt

AT&T CELL SERVICE PRESENTATION - Ron and Ursula gave an update and provided an overview and photographs of the potential for cell service in Bell Canyon. The initial locations would be the street light pole next to the BCCC and on Boeing property. The Board asked them to proceed and thanked them for the update.

OPEN FORUM – Owner stated that she wanted the construction consultant position reinstated to conduct inspections. That might prevent construction and grading problems and protect the Association. Owner stated that overnight parking on the streets has become a wide-spread problem without any consequences. Owner thinks it devalues the community to have cars parked on the streets overnight. Owner suggested that it would be best if multiple cell carriers use Boeing property and BCA should ask for Boeing's cooperation. Owner asked about the video recording of the meeting. Owner stated that obtaining better cell coverage is important and the Board should be working as fast as possible to obtain it. Owner asked if being in wildlife corridor would impact cell towers. No.

#### APPROVAL OF MINUTES

\*Richard made a motion to approve the July 11, 2019 general meeting minutes. Frank seconded the motion. Approved 6-1 Yossi voted no.

#### REPORT OUT OF EXECUTIVE SESSION

At the July 11, 2019 executive session, the Board approved the June 13, 2019 meeting minutes, heard an appeal of a violation fine, and held a hearing on a vehicle storage violation. The Board reviewed the collections and delinquency report. At the executive litigation committee meeting, the committee heard reports on current litigation.

#### MANAGEMENT REPORT

*Access road pepper tree proposals* – the Board reviewed the report and five proposals submitted. The Board discussed.

\*Frank made a motion to approve up to \$42,000 to undertake removing the dead trees, trimming the remainder, planting replacement trees, and installing irrigation. Lisa seconded the motion. Approved unanimously.

**Hydroseeding open space proposals** – the Board reviewed the four proposals submitted.

\*Richard made a motion to approve the All Preferred Hydroseed proposal to hydroseed three acres of the BCA Open Space above properties on Flintlock. Frank seconded the motion. Approved unanimously.

**Selection of Election Inspectors**

\*Frank made a motion to select Lee Pasternak, Susan Katzman, and Vicki Mongillo as the 2019 election inspectors. Melissa seconded the motion. Approved unanimously

COMMITTEES AND SUBSIDIARIES REPORTS

**Architectural Committee**

**Lot 490 – temporary interference with easement** – the AC recommends approval.

\*Steve made a motion to approve lot 490’s TIWE in accordance with their application and the AC’s recommendation. Ricahrd seconded the motion The Board discussed. Approved unanimously

**CC&Rs and Bylaws amendments committee** – Michael Glassman reported to the Board on their submitted amendments. The committee requests that the Board provide their questions to the committee and that the amendments be sent to the community by the end of the year.

**Fire Safe Council** – the Board reviewed the report.

**BCEC** – Lisa reported that the Pony Camps are very successful, Cellar Door Farm moved up to Barn A, and a new dressage trainer moved into the BCEC.

TREASURER’S REPORT

**June 2019 financials** - Richard reviewed the financials with the Board.

Operating Funds	\$1,092,544
Replacement Funds	\$3,516,035
Capital Improvement Funds	\$1,176,113
TOTAL	\$5,784,692

CONTINUING BUSINESS

**BCCC redevelopment** – Lisa reported that they met with the landscape architect and are still trying to satisfy the Cultural Heritage Board. The Board discussed.

\*Frank made a motion to find out if it is possible to remove the BCCC from the Cultural Heritage Board’s authority. Richard seconded the motion. Approved unanimously.

ADJOURNMENT

The meeting was adjourned at 8:01 PM for the Executive Session.

APPROVED: \_\_\_\_\_  
Frank Sarabia, BOARD SECRETARY

## BELL CANYON ASSOCIATION **MINUTES**

### Architectural Committee Meeting – Tuesday, July 23, 2019

**Members Present:** Peter Carniglia, Daniel Burgess, Scott Sand

**Others Present:** Steve Kent (Board AC Liaison), Chiedu Chijindu (AC Consultant), Mike Nolan (AC Alternate Member), Alex Panameno, Jack Magers

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

**July 9, 2019 AC Minutes:** Peter noticed that the AC is lagging behind when it comes to follow up on project status. The AC agreed that follow ups should be a calendared item every two weeks. Daniel made a motion to approve the minutes of July 9, 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

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**7:10 Panameno, Lot 676, 6 Trigger Lane:** Alex and Teresa Panameno were present to discuss the County approved grading plan they submitted. The grading permit, civil engineering consultant's review, grading and house plans were referenced during the discussion. Daniel made a motion to grant final approval of the grading plan. Scott seconded the motion. Approved.

#### APPLICATION FOR DEVIATION

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**Talebian, Lot 151, 123 Buckskin Rd.:** The AC discussed and reviewed the request for Application for TIWE of Unpaved Roadway for concrete berm and drain. The application for interference, agreement letter, agreement of interference, and picture of berm and upgraded drain cover were referenced during the discussion. The AC is aware that the property is for sale and agreed that the owner is responsible in disclosing the approved agreement while in escrow, and any future latent defect will be the responsibility of the current owner of the property. These additional conditions will be added in the agreement for AC review and recommendation to the Board for approval.

**Magers, Lot 490, 5 Ranchero Rd.:** Jack Magers and architect, Mike Nolan, were present to discuss the revised Application for TIWE of retaining wall and driveway. The revised TIWE application, grading and house plans were referenced during the discussion. The owner and architect explained the need to revise the application. Peter made a motion to approve the revised TIWE and recommend for Board approval. Daniel seconded the motion. Approved.

BELL CANYON ASSOCIATION **MINUTES**

**Architectural Committee Meeting – Tuesday, July 23, 2019**

RATIFICATION

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**Davidovicz, Lot 377, 19 Wrangler Lane:** The AC reviewed and discussed the County approved balcony addition plan. The County permit, plan, and architectural consultant's review were referenced during the discussion. The owner needs to provide an estimate for export of dirt due to footings foundation and caissons. Peter made a motion to grant final approval subject to the owner submitting an estimate for export of dirt. Daniel seconded the motion. Approved.

**Berry, Lot 786, 69 Flintlock Lane:** The AC reviewed and discussed the County approved structural plan for fire repair. The County permit, plan, and architectural consultant's review were referenced during the discussion. Peter made a motion to grant final approval of the plan. Daniel seconded the motion. Approved.

OTHER BUSINESS

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**List of updated Destroyed and Damaged Houses:** The AC discussed the updated spreadsheet, listing the re-build status and Right of Entry Permits issued by the County. The AC noted that there is a total of 50 houses that were damaged by the fire, 43 of which were red tagged.

**Status of Houses with burnt fences:** The AC discussed the updated list of houses with burnt fences and the present condition of the fences. The AC noted that there are 37 houses with fences that were burned.

**AC Construction Projects Spreadsheets:** The AC reviewed the updated AC construction project spreadsheets. The AC noted that currently, there are 16 active construction projects; 15 awaiting AC or County approval; 29 minor projects; and 20 small fire damaged projects. The AC instructed the AC Coordinator to obtain a County permit update for 155 Saddlebow, including a copy of inspection reports, permits and structural observation notices, and County correction notices for 158 BCR. The AC agreed to give the consultants more time to review plans. Peter suggested that for fire re-build plans review is 7-10 working days, while for non-fire re-build and regular plans review is 12-14 days.

EXECUTIVE SESSION

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**Construction Issues**

**The meeting was adjourned at 8:15 PM**

**Next Architectural Committee Meeting:**

**August 13, 2019**

BELL CANYON ASSOCIATION **MINUTES**

**Architectural Committee Meeting – Tuesday, August 13, 2019**

**Members Present:** Peter Carniglia, Daniel Burgess, Scott Sand

**Others Present:** Chiedu Chijindu (Consultant), Mike Nolan (Alternate Member), Mark di Cecco, Kenneth & Lianne Krekorian

**Call the meeting was called to order at 6:56 PM**

**July 23, 2019 AC Minutes:** Daniel made a motion to approve the July 23, 2019 minutes. 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**

**APPOINTMENT**

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**7:10 Krekorian, Lot 354, 1 Stirrup Lane:** Kenneth and Lianne Krekorian, and architect, Mark di Cecco, were present to discuss the preliminary grading and fire re-build new SFR plans. The plans were referenced during the discussion. The owners advised the AC that the existing pool remains, no new retaining walls will be built since all existing walls were not impacted by the fire. The AC reminded the owners that for the landscape plan, they must comply with the VCFD plant list. Peter made a motion to grant preliminary approval subject to the submittal of the grading and drainage plan. Daniel seconded the motion. Approved.

**CONTINUING ITEMS**

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**Eblast:** The AC discussed the eblast about the time period for the AC to review fire re-build plans and regular construction plans.

**158 Bell Canyon Rd.:** The AC reviewed the inspection report submitted by the owner. The report consists of engineers' structural observations. The AC instructed the AC Coordinator to remind the owner to submit other inspection reports, corrections, and notice previously requested by the AC, and to contact the County arborist regarding oak trees on the property. Update on this property will be tabled on the next AC agenda.

**73 Hackamore Lane:** The AC reviewed and discussed the proposal submitted by the owner to correct the shotcreted hillside. The proposal was referenced during the discussion. Mike Nolan, architect for the owner, presented additional information and possible plants that will grow on the shotcrete hillside. The AC reiterated that manufactured slope faces are not allowed in Bell Canyon and the owner did this without AC approval. The AC agreed that a decision is pending upon the submittal of additional information for AC review.

## BELL CANYON ASSOCIATION **MINUTES**

### Architectural Committee Meeting – Tuesday, August 13, 2019

**67 Rancho Rd.:** The AC discussed the outside storage issue. The picture showing the stored items were referenced during the discussion. Neighbors complained that a tractor and construction materials are being stored when there is no construction activity going on. The AC agreed to send a letter to the owner asking removal of the tractor and construction materials.

**155 Saddlebow Lane:** The AC reviewed and discussed the latest update received from the County regarding current status of County permits. The County update, emails, and letters were referenced during the discussion. According to the County, the grading permit will expire on September 30, 2019 and the balance due for grading fees remains unpaid. There is no record of County inspection reports received from the County. The AC instructed the AC Coordinator to issue a stop work order due to the expiring grading permit and unstable shoring. The Stop Work Order issued by the County is still in effect except for actions to facilitate proper Best Management Practices (BMP's) including erosion control and site safety. Further discussions will be postponed to the next AC agenda.

**44 Silver Spur Lane:** The AC reviewed and discussed the civil engineering consultant's review on the remediation grading plan. The consultant's review, plan, and pictures were referenced during the discussion. Based on the consultant's review, the pool and the house were not constructed according to the approved AC and County grading plan. Retaining walls were not constructed according to the approved plan. The AC agreed to deny the remediation grading plan. The AC will send the owner a letter denying the plan with a copy of the consultant's review.

#### OTHER BUSINESS

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

**Status of Houses with burnt fences:** The AC discussed the updated list of houses with burnt fences and the present condition of the fences

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

#### EXECUTIVE SESSION

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##### **Construction Issues**

**The meeting was adjourned at 8:38 PM**

**Next Architectural Committee Meeting:**

**August 27, 2019**

**Balance Sheet Report**  
**Bell Canyon Community Center**  
 As of July 31, 2019

	<u>Balance Jul 31, 2019</u>	<u>Balance Jun 30, 2019</u>	<u>Change</u>
<b><u>Assets</u></b>			
<b>Operating Assets</b>			
1003 - Union Bank Operating Checking - 9741	149,946.38	128,549.71	21,396.67
1005 - Union Bank Onsite Checking - 6676	8,441.33	23,441.33	(15,000.00)
<b>Total Operating Assets</b>	<b>158,387.71</b>	<b>151,991.04</b>	<b>6,396.67</b>
<b>Reserve Assets</b>			
1101 - Union Bank MM - 4219	1,511.05	1,510.23	0.82
<b>Total Reserve Assets</b>	<b>1,511.05</b>	<b>1,510.23</b>	<b>0.82</b>
<b>Capital Improvements</b>			
1405 - Investment in Subsidiary - BCEC	128,564.74	128,564.74	0.00
1406 - Investment in Subsidiary - BCEC Improvem	11,742.00	11,742.00	0.00
<b>Total Capital Improvements</b>	<b>140,306.74</b>	<b>140,306.74</b>	<b>0.00</b>
<b>Current Assets</b>			
1280 - Accounts Receivable - Tenants	97.11	555.50	(458.39)
1690 - Clearing Account	(350.00)	(350.00)	0.00
<b>Total Current Assets</b>	<b>(252.89)</b>	<b>205.50</b>	<b>(458.39)</b>
<b>Fixed Assets</b>			
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
1515 - Allow. For Depreciation - BCCC Building	(392,241.72)	(389,491.72)	(2,750.00)



**Balance Sheet Report**  
**Bell Canyon Community Center**  
 As of July 31, 2019

	<u>Balance</u> <u>Jul 31, 2019</u>	<u>Balance</u> <u>Jun 30, 2019</u>	<u>Change</u>
<b><u>Assets</u></b>			
<b>Fixed Assets</b>			
1516 - Allow. For Depreciation - Land Improveme	(37,935.00)	(37,935.00)	0.00
1517 - Allow. For Depreciation - Building Impro	(110,632.38)	(110,632.38)	0.00
1518 - Allow. For Depreciation - Equip/Furnitur	(110,132.18)	(110,132.18)	0.00
<b>Total Fixed Assets</b>	<u><b>619,651.77</b></u>	<u><b>622,401.77</b></u>	<u><b>(2,750.00)</b></u>
<b>Total Assets</b>	<u><b>919,604.38</b></u>	<u><b>916,415.28</b></u>	<u><b>3,189.10</b></u>
<b><u>Liabilities</u></b>			
<b>Current Liabilities</b>			
2101 - Prepaid Assessment	0.00	63.00	(63.00)
2105 - Payable to BCA	19,876.60	19,876.60	0.00
2107 - Security Deposit - Hall Rentals	3,444.74	2,444.74	1,000.00
2108 - Security Deposit - Rental Suites	908.86	908.86	0.00
2225 - Accrued Expenses	667.00	0.00	667.00
2799 - Accounts Payable	2,999.10	0.00	2,999.10
<b>Total Current Liabilities</b>	<u><b>27,896.30</b></u>	<u><b>23,293.20</b></u>	<u><b>4,603.10</b></u>
<b>Total Liabilities</b>	<u><b>27,896.30</b></u>	<u><b>23,293.20</b></u>	<u><b>4,603.10</b></u>
<b><u>Owners' Equity</u></b>			
<b>Owners' Equity</b>			
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 July 31, 2019

	<u>Balance Jul 31, 2019</u>	<u>Balance Jun 30, 2019</u>	<u>Change</u>
<b><u>Owners' Equity</u></b>			
<b>Owners' Equity</b>			
4998 - Retain Earnings	(738,006.92)	(738,006.92)	0.00
<b>Total Owners' Equity</b>	<u>893,122.08</u>	<u>893,122.08</u>	<u>0.00</u>
<b>Total Owners' Equity</b>	<u>893,122.08</u>	<u>893,122.08</u>	<u>0.00</u>
<b>Income / (Loss)</b>	<u>(1,414.00)</u>	<u>0.00</u>	<u>(1,414.00)</u>
<b>Total Liabilities and Owner Equity</b>	<u>919,604.38</u>	<u>916,415.28</u>	<u>3,189.10</u>

**Income Statement Report**  
**Bell Canyon Community Center**  
 July 01, 2019 thru July 31, 2019

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<b>Income</b>								
5040 - Late Fees	3.70	0.00	3.70	3.70	0.00	3.70	0.00	(3.70)
5042 - Late Interest	0.91	0.00	0.91	0.91	0.00	0.91	0.00	(0.91)
5045 - Rental Income - Office	9,817.00	9,260.00	557.00	9,817.00	9,260.00	557.00	111,120.00	101,303.00
5046 - Rental Income - Social Hall	0.00	167.00	(167.00)	0.00	167.00	(167.00)	2,000.00	2,000.00
5047 - Gym Access Income	180.00	233.00	(53.00)	180.00	233.00	(53.00)	2,800.00	2,620.00
5050 - Interest Earned - Reserve	0.82	0.00	0.82	0.82	0.00	0.82	2.00	1.18
5100 - Miscellaneous Income	0.00	21.00	(21.00)	0.00	21.00	(21.00)	250.00	250.00
<b>Total Income</b>	<b>10,002.43</b>	<b>9,681.00</b>	<b>321.43</b>	<b>10,002.43</b>	<b>9,681.00</b>	<b>321.43</b>	<b>116,172.00</b>	<b>106,169.57</b>
<b>Total Bell Canyon Community Center Inco</b>	<b>10,002.43</b>	<b>9,681.00</b>	<b>321.43</b>	<b>10,002.43</b>	<b>9,681.00</b>	<b>321.43</b>	<b>116,172.00</b>	<b>106,169.57</b>
<b>Expense</b>								
<b>General &amp; Administration Expenses</b>								
6013 - Cleaning	336.47	83.00	253.47	336.47	83.00	253.47	1,000.00	663.53
6021 - Depreciation	2,750.00	2,750.00	0.00	2,750.00	2,750.00	0.00	33,000.00	30,250.00
6023 - Access Equipment	0.00	117.00	(117.00)	0.00	117.00	(117.00)	1,400.00	1,400.00
6024 - Gym Equipment Rental	3,393.17	3,435.00	(41.83)	3,393.17	3,435.00	(41.83)	41,220.00	37,826.83
6035 - Supplies	0.00	83.00	(83.00)	0.00	83.00	(83.00)	1,000.00	1,000.00
6043 - Equipments	0.00	50.00	(50.00)	0.00	50.00	(50.00)	600.00	600.00
6050 - Fees & Licenses	131.36	167.00	(35.64)	131.36	167.00	(35.64)	2,000.00	1,868.64
6080 - Miscellaneous General Administration	0.00	50.00	(50.00)	0.00	50.00	(50.00)	600.00	600.00
6150 - Insurance	667.00	667.00	0.00	667.00	667.00	0.00	8,000.00	7,333.00
6180 - Property Taxes	0.00	1,583.00	(1,583.00)	0.00	1,583.00	(1,583.00)	19,000.00	19,000.00
<b>Total General &amp; Administration Expenses</b>	<b>7,278.00</b>	<b>8,985.00</b>	<b>(1,707.00)</b>	<b>7,278.00</b>	<b>8,985.00</b>	<b>(1,707.00)</b>	<b>107,820.00</b>	<b>100,542.00</b>
<b>Repairs &amp; Maintenances</b>								
6525 - Repair - Lighting/Electrical	0.00	25.00	(25.00)	0.00	25.00	(25.00)	300.00	300.00
6526 - Repair - HVAC	0.00	233.00	(233.00)	0.00	233.00	(233.00)	2,800.00	2,800.00
6527 - Repair - Plumbing	0.00	17.00	(17.00)	0.00	17.00	(17.00)	200.00	200.00

**Income Statement Report**  
**Bell Canyon Community Center**  
 July 01, 2019 thru July 31, 2019

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Repairs &amp; Maintenances</b>								
6528 - Repair - Appliance	0.00	33.00	(33.00)	0.00	33.00	(33.00)	400.00	400.00
6530 - Repair - Social Hall	0.00	17.00	(17.00)	0.00	17.00	(17.00)	200.00	200.00
6531 - Repair - Exterior	0.00	17.00	(17.00)	0.00	17.00	(17.00)	200.00	200.00
6533 - Repair - Miscellaneous	4.95	50.00	(45.05)	4.95	50.00	(45.05)	600.00	595.05
6545 - Repair - Restrooms	0.00	17.00	(17.00)	0.00	17.00	(17.00)	200.00	200.00
<b>Total Repairs &amp; Maintenances</b>	<b>4.95</b>	<b>409.00</b>	<b>(404.05)</b>	<b>4.95</b>	<b>409.00</b>	<b>(404.05)</b>	<b>4,900.00</b>	<b>4,895.05</b>
<b>Utilities Expenses</b>								
6700 - Sewer/Water	507.22	286.00	221.22	507.22	286.00	221.22	3,430.00	2,922.78
6705 - Electric	3,457.00	1,458.00	1,999.00	3,457.00	1,458.00	1,999.00	17,500.00	14,043.00
6710 - Gas	42.46	83.00	(40.54)	42.46	83.00	(40.54)	1,000.00	957.54
6720 - Gym Cable/Phone Services	126.80	125.00	1.80	126.80	125.00	1.80	1,500.00	1,373.20
<b>Total Utilities Expenses</b>	<b>4,133.48</b>	<b>1,952.00</b>	<b>2,181.48</b>	<b>4,133.48</b>	<b>1,952.00</b>	<b>2,181.48</b>	<b>23,430.00</b>	<b>19,296.52</b>
<b>Total Bell Canyon Community Center Expense</b>	<b>11,416.43</b>	<b>11,346.00</b>	<b>70.43</b>	<b>11,416.43</b>	<b>11,346.00</b>	<b>70.43</b>	<b>136,150.00</b>	<b>124,733.57</b>
<b>Total Bell Canyon Community Center Income</b>	<b>(1,414.00)</b>	<b>(1,665.00)</b>	<b>251.00</b>	<b>(1,414.00)</b>	<b>(1,665.00)</b>	<b>251.00</b>	<b>(19,978.00)</b>	<b>(18,564.00)</b>
<b>Total Association Net Income / (Loss)</b>	<b>(1,414.00)</b>	<b>(1,665.00)</b>	<b>251.00</b>	<b>(1,414.00)</b>	<b>(1,665.00)</b>	<b>251.00</b>	<b>(19,978.00)</b>	<b>(18,564.00)</b>

**Balance Sheet Report**  
**Bell Canyon Equestrian Center**  
 As of July 31, 2019

	<u>Balance Jul 31, 2019</u>	<u>Balance Jun 30, 2019</u>	<u>Change</u>
<b><u>Assets</u></b>			
<b>Operating Funds</b>			
1003 - Union Bank Operating Checking - 9733	171,414.65	169,925.57	1,489.08
1010 - Union Bank Operating MM - 1234	24,887.82	23,597.82	1,290.00
1090 - Due to Replacement Fund	(1,250.00)	0.00	(1,250.00)
<b>Total Operating Funds</b>	<b>195,052.47</b>	<b>193,523.39</b>	<b>1,529.08</b>
<b>Replacement Fund Assets</b>			
1100 - Union Bank - Replacement Fund	18,007.67	18,007.05	0.62
1190 - Due from Operating Funds	1,250.00	0.00	1,250.00
<b>Total Replacement Fund Assets</b>	<b>19,257.67</b>	<b>18,007.05</b>	<b>1,250.62</b>
<b>Current Assets</b>			
1280 - Accounts Receivable - Tenants	5,786.42	9,577.07	(3,790.65)
<b>Total Current Assets</b>	<b>5,786.42</b>	<b>9,577.07</b>	<b>(3,790.65)</b>
<b>Fixed Assets</b>			
1501 - Improvement to Building - BCEC	57,883.11	57,883.11	0.00
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)	(815,364.00)	0.00
<b>Total Fixed Assets</b>	<b>180,436.82</b>	<b>180,436.82</b>	<b>0.00</b>
<b>Total Assets</b>	<b>400,533.38</b>	<b>401,544.33</b>	<b>(1,010.95)</b>

**Balance Sheet Report**  
**Bell Canyon Equestrian Center**  
 As of July 31, 2019

	<u>Balance</u> <u>Jul 31, 2019</u>	<u>Balance</u> <u>Jun 30, 2019</u>	<u>Change</u>
<b><u>Liabilities</u></b>			
<b>Current Liabilities</b>			
2101 - Prepaid Rentals	5,801.76	2,726.32	3,075.44
2102 - Other Payables	54,373.11	54,373.11	0.00
2103 - Payable Due To BCCC	673.00	673.00	0.00
2104 - Clearing Payroll - BCA	114,379.44	115,980.50	(1,601.06)
2110 - Security Deposit - Stalls Rental	23,320.50	22,030.50	1,290.00
2225 - Accrued Expenses	6,766.15	6,766.15	0.00
2502 - Kubota Loan	8,313.14	8,313.14	0.00
2799 - Accounts Payable	4,137.86	0.00	4,137.86
<b>Total Current Liabilities</b>	<u><b>217,764.96</b></u>	<u><b>210,862.72</b></u>	<u><b>6,902.24</b></u>
<b>Total Liabilities</b>	<u><b>217,764.96</b></u>	<u><b>210,862.72</b></u>	<u><b>6,902.24</b></u>
<b><u>Owners' Equity</u></b>			
<b>Replacement Fund</b>			
4000 - Replacement Funds	19,250.00	18,000.00	1,250.00
4095 - Replacement Fund Interest	7.67	7.05	0.62
<b>Total Replacement Fund</b>	<u><b>19,257.67</b></u>	<u><b>18,007.05</b></u>	<u><b>1,250.62</b></u>
<b>Owners' Equity</b>			
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 July 31, 2019

	<u>Balance Jul 31, 2019</u>	<u>Balance Jun 30, 2019</u>	<u>Change</u>
<b><u>Owners' Equity</u></b>			
<b>Owners' Equity</b>			
4998 - Retained Earning	(738,601.29)	(738,601.29)	0.00
<b>Total Owners' Equity</b>	<u>172,674.56</u>	<u>172,674.56</u>	<u>0.00</u>
<b>Total Owners' Equity</b>	<u>191,932.23</u>	<u>190,681.61</u>	<u>1,250.62</u>
<b>Income / (Loss)</b>	<u>(9,163.81)</u>	<u>0.00</u>	<u>(9,163.81)</u>
<b>Total Liabilities and Owner Equity</b>	<u>400,533.38</u>	<u>401,544.33</u>	<u>(1,010.95)</u>

**Income Statement Report**  
**Bell Canyon Equestrian Center**  
 July 01, 2019 thru July 31, 2019

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<b>Income</b>								
5014 - Dry Barn Rent	0.00	10,750.00	(10,750.00)	0.00	10,750.00	(10,750.00)	129,000.00	129,000.00
5015 - Box Stall Income	13,820.00	14,620.00	(800.00)	13,820.00	14,620.00	(800.00)	175,440.00	161,620.00
5017 - Lower Paddocks Income	5,430.00	5,563.00	(133.00)	5,430.00	5,563.00	(133.00)	66,750.00	61,320.00
5018 - Extra Feed Income	2,215.50	2,583.00	(367.50)	2,215.50	2,583.00	(367.50)	31,000.00	28,784.50
5022 - Trailer Storage Income	325.00	470.00	(145.00)	325.00	470.00	(145.00)	5,640.00	5,315.00
5025 - Temporary Boarding Income	50.00	100.00	(50.00)	50.00	100.00	(50.00)	1,200.00	1,150.00
5027 - Holiday Fund	0.00	25.00	(25.00)	0.00	25.00	(25.00)	300.00	300.00
5040 - Late Fees	(142.50)	200.00	(342.50)	(142.50)	200.00	(342.50)	2,400.00	2,542.50
5042 - Late Interest	(12.23)	0.00	(12.23)	(12.23)	0.00	(12.23)	0.00	12.23
5051 - Apartment Rental Income	500.00	500.00	0.00	500.00	500.00	0.00	6,000.00	5,500.00
5100 - Miscellaneous Income	97.66	42.00	55.66	97.66	42.00	55.66	500.00	402.34
5200 - Full Care Income	0.00	25.00	(25.00)	0.00	25.00	(25.00)	300.00	300.00
5300 - Private Lessons	2,800.00	1,333.00	1,467.00	2,800.00	1,333.00	1,467.00	16,000.00	13,200.00
5303 - Day Camp	2,038.77	800.00	1,238.77	2,038.77	800.00	1,238.77	9,600.00	7,561.23
<b>Total Income</b>	<b>27,122.20</b>	<b>37,011.00</b>	<b>(9,888.80)</b>	<b>27,122.20</b>	<b>37,011.00</b>	<b>(9,888.80)</b>	<b>444,130.00</b>	<b>417,007.80</b>
<b>Total Bell Canyon Equestrian Center Income</b>	<b>27,122.20</b>	<b>37,011.00</b>	<b>(9,888.80)</b>	<b>27,122.20</b>	<b>37,011.00</b>	<b>(9,888.80)</b>	<b>444,130.00</b>	<b>417,007.80</b>
<b>Expense</b>								
<b>Administration Expense</b>								
6035 - Office Supplies	0.00	10.00	(10.00)	0.00	10.00	(10.00)	120.00	120.00
6050 - Licenses & Fees	464.34	33.00	431.34	464.34	33.00	431.34	400.00	(64.34)
6076 - Communications/Outreach	0.00	29.00	(29.00)	0.00	29.00	(29.00)	350.00	350.00
6085 - Miscellaneous Administration	0.00	50.00	(50.00)	0.00	50.00	(50.00)	600.00	600.00
6095 - Repay loans to BCA	0.00	1,000.00	(1,000.00)	0.00	1,000.00	(1,000.00)	12,000.00	12,000.00
6150 - Insurance Master	1,191.00	1,000.00	191.00	1,191.00	1,000.00	191.00	12,000.00	10,809.00
6180 - Property Taxes	0.00	708.00	(708.00)	0.00	708.00	(708.00)	8,500.00	8,500.00
<b>Total Administration Expense</b>	<b>1,655.34</b>	<b>2,830.00</b>	<b>(1,174.66)</b>	<b>1,655.34</b>	<b>2,830.00</b>	<b>(1,174.66)</b>	<b>33,970.00</b>	<b>32,314.66</b>



**Income Statement Report**  
**Bell Canyon Equestrian Center**  
 July 01, 2019 thru July 31, 2019

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Operations Expense</b>								
6102 - Salaries - Barn Labor	7,362.00	8,571.00	(1,209.00)	7,362.00	8,571.00	(1,209.00)	102,850.00	95,488.00
6105 - Payroll Taxes	742.31	836.00	(93.69)	742.31	836.00	(93.69)	10,028.00	9,285.69
6125 - Workers Comp Insurance	1,477.00	1,120.00	357.00	1,477.00	1,120.00	357.00	13,442.00	11,965.00
6127 - Employee Benefits	1,763.22	1,867.00	(103.78)	1,763.22	1,867.00	(103.78)	22,400.00	20,636.78
6130 - Miscellaneous	0.00	100.00	(100.00)	0.00	100.00	(100.00)	1,200.00	1,200.00
6401 - Hay & Feed	0.00	4,754.00	(4,754.00)	0.00	4,754.00	(4,754.00)	57,050.00	57,050.00
6402 - Shavings	7,207.20	3,667.00	3,540.20	7,207.20	3,667.00	3,540.20	44,000.00	36,792.80
6404 - Manure Removal	2,412.65	2,500.00	(87.35)	2,412.65	2,500.00	(87.35)	30,000.00	27,587.35
6405 - Academy Trainers	4,597.08	1,500.00	3,097.08	4,597.08	1,500.00	3,097.08	18,000.00	13,402.92
6406 - Academy Horse Expenses	1,372.00	450.00	922.00	1,372.00	450.00	922.00	5,400.00	4,028.00
6407 - Academy Miscellaneous	304.05	100.00	204.05	304.05	100.00	204.05	1,200.00	895.95
6555 - Pest Control	1,153.91	550.00	603.91	1,153.91	550.00	603.91	6,600.00	5,446.09
<b>Total Operations Expense</b>	<b>28,391.42</b>	<b>26,015.00</b>	<b>2,376.42</b>	<b>28,391.42</b>	<b>26,015.00</b>	<b>2,376.42</b>	<b>312,170.00</b>	<b>283,778.58</b>
<b>Equipment Expense</b>								
6070 - Kubota Payment	462.11	462.00	0.11	462.11	462.00	0.11	5,545.00	5,082.89
6540 - Equipment Repairs	0.00	200.00	(200.00)	0.00	200.00	(200.00)	2,400.00	2,400.00
6541 - Fuel	575.01	333.00	242.01	575.01	333.00	242.01	4,000.00	3,424.99
6542 - Tractor/Cart Expenses	0.00	517.00	(517.00)	0.00	517.00	(517.00)	6,200.00	6,200.00
6543 - Equipment/Fixture Improvement	0.00	200.00	(200.00)	0.00	200.00	(200.00)	2,400.00	2,400.00
<b>Total Equipment Expense</b>	<b>1,037.12</b>	<b>1,712.00</b>	<b>(674.88)</b>	<b>1,037.12</b>	<b>1,712.00</b>	<b>(674.88)</b>	<b>20,545.00</b>	<b>19,507.88</b>
<b>Facilities Expense</b>								
6501 - Arena & Corral Maintenance	0.00	650.00	(650.00)	0.00	650.00	(650.00)	7,800.00	7,800.00
6502 - Apartment Maintenance & Repairs	0.00	50.00	(50.00)	0.00	50.00	(50.00)	600.00	600.00
6503 - Office Maintenance & Repairs	0.00	17.00	(17.00)	0.00	17.00	(17.00)	200.00	200.00
6506 - Landscaping	0.00	200.00	(200.00)	0.00	200.00	(200.00)	2,400.00	2,400.00
6510 - Barn Maintenance & Repairs	0.00	417.00	(417.00)	0.00	417.00	(417.00)	5,000.00	5,000.00

**Income Statement Report**  
**Bell Canyon Equestrian Center**  
 July 01, 2019 thru July 31, 2019

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Facilities Expense</b>								
6511 - Sand and Footing	0.00	83.00	(83.00)	0.00	83.00	(83.00)	1,000.00	1,000.00
6512 - D.G.	0.00	167.00	(167.00)	0.00	167.00	(167.00)	2,000.00	2,000.00
6520 - Facilities Maintenance/Repairs	0.00	300.00	(300.00)	0.00	300.00	(300.00)	3,600.00	3,600.00
6546 - Maintenance & Supplies	44.95	100.00	(55.05)	44.95	100.00	(55.05)	1,200.00	1,155.05
6547 - Fencing	0.00	200.00	(200.00)	0.00	200.00	(200.00)	2,400.00	2,400.00
6550 - Janitorial/Restroom	0.00	75.00	(75.00)	0.00	75.00	(75.00)	900.00	900.00
6551 - Lighting and Electrical	0.00	333.00	(333.00)	0.00	333.00	(333.00)	4,000.00	4,000.00
6575 - Miscellaneous - Facilities	0.00	50.00	(50.00)	0.00	50.00	(50.00)	600.00	600.00
<b>Total Facilities Expense</b>	<b>44.95</b>	<b>2,642.00</b>	<b>(2,597.05)</b>	<b>44.95</b>	<b>2,642.00</b>	<b>(2,597.05)</b>	<b>31,700.00</b>	<b>31,655.05</b>
<b>Utilities Expenses</b>								
6700 - Sewer/Water	2,033.62	1,500.00	533.62	2,033.62	1,500.00	533.62	18,000.00	15,966.38
6705 - Electric	1,788.56	833.00	955.56	1,788.56	833.00	955.56	10,000.00	8,211.44
6720 - Telephone - Internet	85.00	50.00	35.00	85.00	50.00	35.00	600.00	515.00
<b>Total Utilities Expenses</b>	<b>3,907.18</b>	<b>2,383.00</b>	<b>1,524.18</b>	<b>3,907.18</b>	<b>2,383.00</b>	<b>1,524.18</b>	<b>28,600.00</b>	<b>24,692.82</b>
<b>Replacement Fund Allocation</b>								
9000 - Reserve Contribution Reserve	1,250.00	1,250.00	0.00	1,250.00	1,250.00	0.00	15,000.00	13,750.00
9030 - Boarding Deposit Make-Up Reserve	0.00	100.00	(100.00)	0.00	100.00	(100.00)	1,200.00	1,200.00
<b>Total Replacement Fund Allocation</b>	<b>1,250.00</b>	<b>1,350.00</b>	<b>(100.00)</b>	<b>1,250.00</b>	<b>1,350.00</b>	<b>(100.00)</b>	<b>16,200.00</b>	<b>14,950.00</b>
<b>Total Bell Canyon Equestrian Center Expense</b>	<b>36,286.01</b>	<b>36,932.00</b>	<b>(645.99)</b>	<b>36,286.01</b>	<b>36,932.00</b>	<b>(645.99)</b>	<b>443,185.00</b>	<b>406,898.99</b>
<b>Total Bell Canyon Equestrian Center Income</b>	<b>(9,163.81)</b>	<b>79.00</b>	<b>(9,242.81)</b>	<b>(9,163.81)</b>	<b>79.00</b>	<b>(9,242.81)</b>	<b>945.00</b>	<b>10,108.81</b>
<b>Total Association Net Income / (Loss)</b>	<b>(9,163.81)</b>	<b>79.00</b>	<b>(9,242.81)</b>	<b>(9,163.81)</b>	<b>79.00</b>	<b>(9,242.81)</b>	<b>945.00</b>	<b>10,108.81</b>

**Balance Sheet Report**  
**Bell Canyon Association**  
 As of July 31, 2019

	<u>Balance</u> <u>Jul 31, 2019</u>	<u>Balance</u> <u>Jun 30, 2019</u>	<u>Change</u>
<b><u>Assets</u></b>			
<b>Operating Funds</b>			
1003 - Union Bank Operating Checking - 9725	538,075.09	365,461.92	172,613.17
1005 - Union Bank Onsite Checking - 6650	30,456.30	6,368.30	24,088.00
1006 - Union Bank Payroll Checking - 6668	34,455.94	98,216.71	(63,760.77)
1020 - ARCH funds Well Fargo - 8544	0.00	1,111.27	(1,111.27)
1022 - Wells Fargo Const Deposits - 6462	482,885.06	304,799.07	178,085.99
1023 - Wells Fargo Constr CD's - 6462	150,000.00	300,000.00	(150,000.00)
1025 - Petty Cash	700.00	700.00	0.00
<b>Total Operating Funds</b>	<b>1,236,572.39</b>	<b>1,076,657.27</b>	<b>159,915.12</b>
<b>Committee Funds</b>			
1050 - Union Bank Broadway Checking - 2866	14,096.37	15,887.10	(1,790.73)
<b>Total Committee Funds</b>	<b>14,096.37</b>	<b>15,887.10</b>	<b>(1,790.73)</b>
<b>Replacement Fund</b>			
1100 - Wells Fargo Advisor MM - 7371	870,699.99	748,910.13	121,789.86
1101 - Wells Fargo Advisor CDs - 7371	2,525,000.00	2,645,000.00	(120,000.00)
1105 - BCA/BCCC Rplmt Union Bank - 2748	122,130.44	122,124.93	5.51
<b>Total Replacement Fund</b>	<b>3,517,830.43</b>	<b>3,516,035.06</b>	<b>1,795.37</b>
<b>Accounts Receivable</b>			
1280 - Accounts Receivable - Homeowner	93,267.75	96,522.32	(3,254.57)
1282 - Accounts Receivable - From BCEC	60,594.17	59,525.39	1,068.78
1283 - Payroll Clearing - BCEC	115,980.68	115,980.68	0.00

**Balance Sheet Report**  
**Bell Canyon Association**  
 As of July 31, 2019

	<u>Balance Jul 31, 2019</u>	<u>Balance Jun 30, 2019</u>	<u>Change</u>
<b>Assets</b>			
<b>Accounts Receivable</b>			
1290 - Allowance for Doubtful Accounts	(72,148.64)	(72,148.64)	0.00
<b>Total Accounts Receivable</b>	<b>197,693.96</b>	<b>199,879.75</b>	<b>(2,185.79)</b>
<b>Prepaid Expenses</b>			
1300 - Prepaid Insurance	32,173.68	41,242.91	(9,069.23)
1305 - Prepaid Expenses- Other	4,273.00	4,273.00	0.00
<b>Total Prepaid Expenses</b>	<b>36,446.68</b>	<b>45,515.91</b>	<b>(9,069.23)</b>
<b>Capital Improvement Fund</b>			
1399 - Capital Fund Wells Fargo CDs - 6956	600,000.00	600,000.00	0.00
1400 - Capital Fund Wells Fargo - 6956	428,677.51	437,969.17	(9,291.66)
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
<b>Total Capital Improvement Fund</b>	<b>1,166,821.07</b>	<b>1,176,112.73</b>	<b>(9,291.66)</b>
<b>Fixed Assets</b>			
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 Improveme	(19,391.42)	(19,391.42)	0.00
1518 - Allow. For Depreciation - Equip/Furnitur	(450,056.95)	(450,056.95)	0.00
1520 - Allow. For Depreciation - Leasehold Impr	(32,137.00)	(32,137.00)	0.00

**Balance Sheet Report**  
**Bell Canyon Association**  
 As of July 31, 2019

	<u>Balance</u> <u>Jul 31, 2019</u>	<u>Balance</u> <u>Jun 30, 2019</u>	<u>Change</u>
<b><u>Assets</u></b>			
<b>Fixed Assets</b>			
1522 - Allow. For Depreciation - Vehicle	(271,593.31)	(271,593.31)	0.00
<b>Total Fixed Assets</b>	<b>136,003.84</b>	<b>136,003.84</b>	<b>0.00</b>
<b>Other Assets</b>			
1270 - Investment in Community Center	964,583.00	964,583.00	0.00
1690 - Clearing Account	(1,722.95)	(1,913.95)	191.00
<b>Total Other Assets</b>	<b>962,860.05</b>	<b>962,669.05</b>	<b>191.00</b>
<b>Total Assets</b>	<b>7,268,324.79</b>	<b>7,128,760.71</b>	<b>139,564.08</b>
<b><u>Liabilities</u></b>			
<b>Current Liabilities</b>			
2101 - Prepaid Owners Assessments	81,290.70	51,439.38	29,851.32
2103 - Other Payable - Due to BCCC	(21,826.60)	(21,826.60)	0.00
2110 - Homeowner Refund Payables	955.78	955.78	0.00
2115 - Refundable Construction Deposits	565,473.39	545,463.39	20,010.00
2120 - Fire Safety Council	25,000.00	0.00	25,000.00
2401 - Compensated Absences	38,275.03	38,275.03	0.00
2402 - Accrued Payroll	16,997.72	16,997.72	0.00
2799 - Accounts Payable	14,516.18	0.00	14,516.18
<b>Total Current Liabilities</b>	<b>720,682.20</b>	<b>631,304.70</b>	<b>89,377.50</b>
<b>Total Liabilities</b>	<b>720,682.20</b>	<b>631,304.70</b>	<b>89,377.50</b>

**Balance Sheet Report**  
**Bell Canyon Association**  
 As of July 31, 2019

	<u>Balance Jul 31, 2019</u>	<u>Balance Jun 30, 2019</u>	<u>Change</u>
<b><u>Owners' Equity</u></b>			
<b>Owners' Equity</b>			
4991 - Funds Balance - Operating	1,553,969.16	1,553,969.16	0.00
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	(949,916.65)	(949,916.65)	0.00
<b>Total Owners' Equity</b>	<b>6,497,456.01</b>	<b>6,497,456.01</b>	<b>0.00</b>
<b>Total Owners' Equity</b>	<b>6,497,456.01</b>	<b>6,497,456.01</b>	<b>0.00</b>
<b>Income / (Loss)</b>	<b>50,186.58</b>	<b>0.00</b>	<b>50,186.58</b>
<b>Total Liabilities and Owner Equity</b>	<b>7,268,324.79</b>	<b>7,128,760.71</b>	<b>139,564.08</b>

**Income Statement Report**  
**Bell Canyon Association**  
 July 01, 2019 thru July 31, 2019

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<b>Operating Incomes</b>								
5010 - Regular Assessments	209,085.00	209,075.00	10.00	209,085.00	209,075.00	10.00	2,508,894.00	2,299,809.00
5027 - Holiday Bonus Fund	0.00	1,583.00	(1,583.00)	0.00	1,583.00	(1,583.00)	19,000.00	19,000.00
5028 - Contract Income - BC/CSD	100.00	50.00	50.00	100.00	50.00	50.00	600.00	500.00
5030 - Interest Income-Operating	2,018.47	18.00	2,000.47	2,018.47	18.00	2,000.47	220.00	(1,798.47)
5031 - Interest Income-Reserve	270.00	0.00	270.00	270.00	0.00	270.00	0.00	(270.00)
5035 - Transfer/Handling Fee	1,164.00	1,333.00	(169.00)	1,164.00	1,333.00	(169.00)	16,000.00	14,836.00
5040 - Late Fees	921.06	833.00	88.06	921.06	833.00	88.06	10,000.00	9,078.94
5050 - Tennis Court Fees	20.00	25.00	(5.00)	20.00	25.00	(5.00)	300.00	280.00
5061 - Architectural Design Fees	19,677.88	5,833.00	13,844.88	19,677.88	5,833.00	13,844.88	70,000.00	50,322.12
5100 - Miscellaneous Income	35.00	100.00	(65.00)	35.00	100.00	(65.00)	1,200.00	1,165.00
5105 - Attorney/Collection Fees	75.00	0.00	75.00	75.00	0.00	75.00	0.00	(75.00)
5110 - Fines/Violations	100.00	683.00	(583.00)	100.00	683.00	(583.00)	8,200.00	8,100.00
<b>Total Operating Incomes</b>	<b>233,466.41</b>	<b>219,533.00</b>	<b>13,933.41</b>	<b>233,466.41</b>	<b>219,533.00</b>	<b>13,933.41</b>	<b>2,634,414.00</b>	<b>2,400,947.59</b>
<b>Total Bell Canyon Association Income</b>	<b>233,466.41</b>	<b>219,533.00</b>	<b>13,933.41</b>	<b>233,466.41</b>	<b>219,533.00</b>	<b>13,933.41</b>	<b>2,634,414.00</b>	<b>2,400,947.59</b>
<b>Expense</b>								
<b>Management - Staff</b>								
6010-1000 - Payroll	21,042.65	23,796.00	(2,753.35)	21,042.65	23,796.00	(2,753.35)	285,553.00	264,510.35
6010-1001 - Payroll Taxes	1,502.59	1,947.00	(444.41)	1,502.59	1,947.00	(444.41)	23,366.00	21,863.41
6010-1002 - Payroll Processing Fees	656.79	917.00	(260.21)	656.79	917.00	(260.21)	11,000.00	10,343.21
6010-1003 - Life Insurance	66.50	78.00	(11.50)	66.50	78.00	(11.50)	940.00	873.50
6010-1004 - Dental Insurance	119.92	140.00	(20.08)	119.92	140.00	(20.08)	1,684.00	1,564.08
6010-1005 - Health Insurance	1,298.56	1,658.00	(359.44)	1,298.56	1,658.00	(359.44)	19,900.00	18,601.44
6010-1006 - 401K Plan	576.68	655.00	(78.32)	576.68	655.00	(78.32)	7,860.00	7,283.32
6010-1007 - Employee Recognition	781.29	600.00	181.29	781.29	600.00	181.29	7,200.00	6,418.71
6010-1008 - CAI & Education	0.00	183.00	(183.00)	0.00	183.00	(183.00)	2,200.00	2,200.00
6010-1009 - Workers Comp Insurance	153.11	357.00	(203.89)	153.11	357.00	(203.89)	4,288.00	4,134.89

**Income Statement Report**  
**Bell Canyon Association**  
 July 01, 2019 thru July 31, 2019

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Management - Staff</b>								
6010-1010 - Contract Service	0.00	333.00	(333.00)	0.00	333.00	(333.00)	4,000.00	4,000.00
<b>Total Management - Staff</b>	<b>26,198.09</b>	<b>30,664.00</b>	<b>(4,465.91)</b>	<b>26,198.09</b>	<b>30,664.00</b>	<b>(4,465.91)</b>	<b>367,991.00</b>	<b>341,792.91</b>
<b>Management - Business</b>								
6010-1100 - Supplies - Electronic	0.00	50.00	(50.00)	0.00	50.00	(50.00)	600.00	600.00
6010-1101 - Supplies - Domestic	198.74	267.00	(68.26)	198.74	267.00	(68.26)	3,200.00	3,001.26
6010-1102 - Supplies - Office	358.03	300.00	58.03	358.03	300.00	58.03	3,600.00	3,241.97
6010-1103 - Supplies - Drinking Water	194.75	100.00	94.75	194.75	100.00	94.75	1,200.00	1,005.25
6010-1104 - Supplies - Computer Equipment	77.97	300.00	(222.03)	77.97	300.00	(222.03)	3,600.00	3,522.03
6010-1105 - Supplies - Printer & Supplies	768.08	200.00	568.08	768.08	200.00	568.08	2,400.00	1,631.92
6010-1106 - Postage	32.10	500.00	(467.90)	32.10	500.00	(467.90)	6,000.00	5,967.90
6010-1107 - Blueprint	0.00	50.00	(50.00)	0.00	50.00	(50.00)	600.00	600.00
6010-1109 - IT Support	237.50	400.00	(162.50)	237.50	400.00	(162.50)	4,800.00	4,562.50
6010-1110 - Copying	299.16	450.00	(150.84)	299.16	450.00	(150.84)	5,400.00	5,100.84
6010-1111 - Electricity	505.06	300.00	205.06	505.06	300.00	205.06	3,600.00	3,094.94
6010-1112 - Fax & Phone	228.95	300.00	(71.05)	228.95	300.00	(71.05)	3,600.00	3,371.05
6010-1113 - Internet	99.99	100.00	(0.01)	99.99	100.00	(0.01)	1,200.00	1,100.01
6010-1114 - Accounting Services	3,143.90	410.00	2,733.90	3,143.90	410.00	2,733.90	4,920.00	1,776.10
6010-1115 - Software	0.00	125.00	(125.00)	0.00	125.00	(125.00)	1,500.00	1,500.00
6010-1116 - Bad Debt-Write Off	0.00	417.00	(417.00)	0.00	417.00	(417.00)	5,000.00	5,000.00
<b>Total Management - Business</b>	<b>6,144.23</b>	<b>4,269.00</b>	<b>1,875.23</b>	<b>6,144.23</b>	<b>4,269.00</b>	<b>1,875.23</b>	<b>51,220.00</b>	<b>45,075.77</b>
<b>Management - General</b>								
6010-1201 - Miscellaneous - MG	45.00	130.00	(85.00)	45.00	130.00	(85.00)	1,560.00	1,515.00
6010-1202 - Shareholder Functions	86.63	600.00	(513.37)	86.63	600.00	(513.37)	7,200.00	7,113.37
6010-1203 - Insurance	11,473.89	11,800.00	(326.11)	11,473.89	11,800.00	(326.11)	141,600.00	130,126.11
6010-1204 - Property Taxes/Licenses	19.00	186.00	(167.00)	19.00	186.00	(167.00)	2,230.00	2,211.00
6010-1205 - Bank Charge, Finance, Fee	0.00	33.00	(33.00)	0.00	33.00	(33.00)	400.00	400.00



**Income Statement Report**  
**Bell Canyon Association**  
 July 01, 2019 thru July 31, 2019

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Management - General</b>								
6010-1206 - CSD Expenses	(315.00)	4.00	(319.00)	(315.00)	4.00	(319.00)	50.00	365.00
6010-1208 - Vehicle	236.58	237.00	(0.42)	236.58	237.00	(0.42)	2,844.00	2,607.42
6010-1209 - Patrol Services	602.49	3,999.00	(3,396.51)	602.49	3,999.00	(3,396.51)	47,988.00	47,385.51
6010-1210 - Bus Stop Wi-Fi	69.99	100.00	(30.01)	69.99	100.00	(30.01)	1,200.00	1,130.01
<b>Total Management - General</b>	<b>12,218.58</b>	<b>17,089.00</b>	<b>(4,870.42)</b>	<b>12,218.58</b>	<b>17,089.00</b>	<b>(4,870.42)</b>	<b>205,072.00</b>	<b>192,853.42</b>
<b>Architectural Committee</b>								
6020-1000 - Architectural - Printing Supplies	0.00	50.00	(50.00)	0.00	50.00	(50.00)	600.00	600.00
6020-1001 - Architectural - Miscellaneous	0.00	25.00	(25.00)	0.00	25.00	(25.00)	300.00	300.00
6020-1002 - Architectural - Consulting Fee	3,150.00	3,000.00	150.00	3,150.00	3,000.00	150.00	36,000.00	32,850.00
6020-1003 - Architectural - Payroll	2,794.47	3,611.00	(816.53)	2,794.47	3,611.00	(816.53)	43,326.00	40,531.53
6020-1004 - Architectural - Payroll Taxes	205.71	296.00	(90.29)	205.71	296.00	(90.29)	3,552.00	3,346.29
6020-1005 - Architectural - Scanning of A/C	3.29	100.00	(96.71)	3.29	100.00	(96.71)	1,200.00	1,196.71
6020-1007 - Architectural - Life Insurance	10.50	11.00	(0.50)	10.50	11.00	(0.50)	132.00	121.50
6020-1008 - Architectural - Dental Insurance	17.10	18.00	(0.90)	17.10	18.00	(0.90)	216.00	198.90
6020-1009 - Architectural - Health Insurance	(84.52)	488.00	(572.52)	(84.52)	488.00	(572.52)	5,850.00	5,934.52
6020-1010 - Architectural - 401K Plan	83.83	86.00	(2.17)	83.83	86.00	(2.17)	1,031.00	947.17
6020-1011 - Architectural - Workers Comp	8.00	22.00	(14.00)	8.00	22.00	(14.00)	264.00	256.00
<b>Total Architectural Committee</b>	<b>6,188.38</b>	<b>7,707.00</b>	<b>(1,518.62)</b>	<b>6,188.38</b>	<b>7,707.00</b>	<b>(1,518.62)</b>	<b>92,471.00</b>	<b>86,282.62</b>
<b>Professional Fees</b>								
6030-1000 - Professional - General Counsel	4,212.50	6,000.00	(1,787.50)	4,212.50	6,000.00	(1,787.50)	72,000.00	67,787.50
6030-1001 - Professional - Legal HR	0.00	100.00	(100.00)	0.00	100.00	(100.00)	1,200.00	1,200.00
6030-1002 - Professional - Court Fees	112.00	20.00	92.00	112.00	20.00	92.00	240.00	128.00
6030-1003 - Professional - Cost of Collector	75.00	100.00	(25.00)	75.00	100.00	(25.00)	1,200.00	1,125.00
6030-1004 - Professional - Audit/Accounting	5,250.00	1,333.00	3,917.00	5,250.00	1,333.00	3,917.00	16,000.00	10,750.00
6030-1005 - Professional - Consulting	750.00	1,000.00	(250.00)	750.00	1,000.00	(250.00)	12,000.00	11,250.00
6030-1006 - Professional - Legal Services S:	0.00	100.00	(100.00)	0.00	100.00	(100.00)	1,200.00	1,200.00

**Income Statement Report**  
**Bell Canyon Association**  
 July 01, 2019 thru July 31, 2019

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Professional Fees</b>								
6030-1007 - Professional - SSFL Expert Con	0.00	500.00	(500.00)	0.00	500.00	(500.00)	6,000.00	6,000.00
6030-1008 - Professional - Legal Fee Others	12,413.99	20,833.00	(8,419.01)	12,413.99	20,833.00	(8,419.01)	250,000.00	237,586.01
<b>Total Professional Fees</b>	<b>22,813.49</b>	<b>29,986.00</b>	<b>(7,172.51)</b>	<b>22,813.49</b>	<b>29,986.00</b>	<b>(7,172.51)</b>	<b>359,840.00</b>	<b>337,026.51</b>
<b>Front Gate Service - Staff</b>								
6050-1000 - Entry - Payroll	27,900.78	30,012.00	(2,111.22)	27,900.78	30,012.00	(2,111.22)	360,142.00	332,241.22
6050-1001 - Entry - Payroll Taxes	2,305.47	2,772.00	(466.53)	2,305.47	2,772.00	(466.53)	33,263.00	30,957.53
6050-1002 - Entry - Education/Renewal	0.00	20.00	(20.00)	0.00	20.00	(20.00)	240.00	240.00
6050-1003 - Entry - Uniform	0.00	200.00	(200.00)	0.00	200.00	(200.00)	2,400.00	2,400.00
6050-1004 - Entry - Life Insurance	84.68	95.00	(10.32)	84.68	95.00	(10.32)	1,140.00	1,055.32
6050-1005 - Entry - Dental Insurance	408.88	285.00	123.88	408.88	285.00	123.88	3,420.00	3,011.12
6050-1006 - Entry - Health Insurance	3,721.14	2,986.00	735.14	3,721.14	2,986.00	735.14	35,830.00	32,108.86
6050-1007 - Entry - 401K Plan	425.30	537.00	(111.70)	425.30	537.00	(111.70)	6,440.00	6,014.70
6050-1008 - Entry - Workers Comp	1,834.51	2,212.00	(377.49)	1,834.51	2,212.00	(377.49)	26,543.00	24,708.49
<b>Total Front Gate Service - Staff</b>	<b>36,680.76</b>	<b>39,119.00</b>	<b>(2,438.24)</b>	<b>36,680.76</b>	<b>39,119.00</b>	<b>(2,438.24)</b>	<b>469,418.00</b>	<b>432,737.24</b>
<b>Front Gate Service - General</b>								
6050-1101 - Entry - Electricity	1,787.92	830.00	957.92	1,787.92	830.00	957.92	9,960.00	8,172.08
6050-1102 - Entry - Fax & Phone	91.80	115.00	(23.20)	91.80	115.00	(23.20)	1,380.00	1,288.20
6050-1103 - Entry - Internet	174.98	151.00	23.98	174.98	151.00	23.98	1,812.00	1,637.02
6050-1104 - Entry - Water	936.83	958.00	(21.17)	936.83	958.00	(21.17)	11,500.00	10,563.17
6050-1105 - Entry - Decals/Access System	(802.00)	550.00	(1,352.00)	(802.00)	550.00	(1,352.00)	6,600.00	7,402.00
6050-1106 - Entry - Surveillance System	0.00	200.00	(200.00)	0.00	200.00	(200.00)	2,400.00	2,400.00
6050-1107 - Entry - Fountain Maintenance	0.00	250.00	(250.00)	0.00	250.00	(250.00)	3,000.00	3,000.00
6050-1108 - Entry - Radios	0.00	270.00	(270.00)	0.00	270.00	(270.00)	3,240.00	3,240.00
6050-1110 - Entry - Electronic	0.00	50.00	(50.00)	0.00	50.00	(50.00)	600.00	600.00
6050-1111 - Entry - Office Supplies	248.96	50.00	198.96	248.96	50.00	198.96	600.00	351.04
6050-1112 - Entry - Computer Equipment/Sl	130.00	133.00	(3.00)	130.00	133.00	(3.00)	1,600.00	1,470.00

**Income Statement Report**  
**Bell Canyon Association**  
 July 01, 2019 thru July 31, 2019

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Front Gate Service - General</b>								
6050-1113 - Entry - Printer Supplies	0.00	50.00	(50.00)	0.00	50.00	(50.00)	600.00	600.00
6050-1114 - Entry - Domestic Supply	95.39	145.00	(49.61)	95.39	145.00	(49.61)	1,740.00	1,644.61
6050-1115 - Entry - Miscellaneous	0.00	50.00	(50.00)	0.00	50.00	(50.00)	600.00	600.00
6050-1117 - Entry - Holiday Decorations	0.00	100.00	(100.00)	0.00	100.00	(100.00)	1,200.00	1,200.00
6050-1116 - Entry - Truck/Vehicle	967.45	600.00	367.45	967.45	600.00	367.45	7,200.00	6,232.55
<b>Total Front Gate Service - General</b>	<b>3,631.33</b>	<b>4,502.00</b>	<b>(870.67)</b>	<b>3,631.33</b>	<b>4,502.00</b>	<b>(870.67)</b>	<b>54,032.00</b>	<b>50,400.67</b>
<b>Maintenance - Staff</b>								
6100-1000 - Maintenance - Payroll	25,848.32	28,715.00	(2,866.68)	25,848.32	28,715.00	(2,866.68)	344,575.00	318,726.68
6100-1001 - Maintenance - Payroll Taxes	1,945.02	2,514.00	(568.98)	1,945.02	2,514.00	(568.98)	30,168.00	28,222.98
6100-1002 - Maintenance - Training/Educatic	0.00	67.00	(67.00)	0.00	67.00	(67.00)	800.00	800.00
6100-1003 - Maintenance - Contract Service	0.00	250.00	(250.00)	0.00	250.00	(250.00)	3,000.00	3,000.00
6100-1004 - Maintenance - Life Insurance	78.75	80.00	(1.25)	78.75	80.00	(1.25)	960.00	881.25
6100-1005 - Maintenance - Dental Insurance	273.84	274.00	(0.16)	273.84	274.00	(0.16)	3,288.00	3,014.16
6100-1006 - Maintenance - Health Insurance	2,622.71	2,600.00	22.71	2,622.71	2,600.00	22.71	31,200.00	28,577.29
6100-1007 - Maintenance - 401K Plan	316.28	533.00	(216.72)	316.28	533.00	(216.72)	6,400.00	6,083.72
6100-1008 - Maintenance - Workers Comp	1,630.80	2,118.00	(487.20)	1,630.80	2,118.00	(487.20)	25,413.00	23,782.20
<b>Total Maintenance - Staff</b>	<b>32,715.72</b>	<b>37,151.00</b>	<b>(4,435.28)</b>	<b>32,715.72</b>	<b>37,151.00</b>	<b>(4,435.28)</b>	<b>445,804.00</b>	<b>413,088.28</b>
<b>Maintenance - Kit</b>								
6100-1100 - Maintenance - Miscellaneous	0.00	42.00	(42.00)	0.00	42.00	(42.00)	500.00	500.00
6100-1101 - Equipment Supplies - Repair	1,355.65	933.00	422.65	1,355.65	933.00	422.65	11,200.00	9,844.35
6100-1102 - Equipment Supplies - New Equi	524.61	200.00	324.61	524.61	200.00	324.61	2,400.00	1,875.39
6100-1103 - Equipment Supplies - Rental	0.00	200.00	(200.00)	0.00	200.00	(200.00)	2,400.00	2,400.00
6100-1104 - Equipment Supplies - Maint Sup	17.52	425.00	(407.48)	17.52	425.00	(407.48)	5,100.00	5,082.48
6100-1105 - Equipment Supplies - Protective	271.07	125.00	146.07	271.07	125.00	146.07	1,500.00	1,228.93
6100-1106 - Equipment Supplies - Kitchen/B	0.00	50.00	(50.00)	0.00	50.00	(50.00)	600.00	600.00
6100-1107 - Equipment Supplies - Equipmen	161.00	100.00	61.00	161.00	100.00	61.00	1,200.00	1,039.00

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	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Maintenance - Kit</b>								
6100-1108 - Equipment Supplies - Drinking V	137.67	55.00	82.67	137.67	55.00	82.67	660.00	522.33
6100-1109 - Equipment Supplies - Cellphone	0.00	20.00	(20.00)	0.00	20.00	(20.00)	240.00	240.00
6100-1110 - Maintenance - Uniform	119.36	400.00	(280.64)	119.36	400.00	(280.64)	4,800.00	4,680.64
6100-1111 - Truck - Registration	3,340.00	267.00	3,073.00	3,340.00	267.00	3,073.00	3,200.00	(140.00)
6100-1112 - Truck - Service & Repair	4,357.30	1,333.00	3,024.30	4,357.30	1,333.00	3,024.30	16,000.00	11,642.70
6100-1113 - Truck - Fuel	686.91	750.00	(63.09)	686.91	750.00	(63.09)	9,000.00	8,313.09
<b>Total Maintenance - Kit</b>	<b>10,971.09</b>	<b>4,900.00</b>	<b>6,071.09</b>	<b>10,971.09</b>	<b>4,900.00</b>	<b>6,071.09</b>	<b>58,800.00</b>	<b>47,828.91</b>
<b>Maintenance - Categories</b>								
6100-1200 - Maintenance - Street Cleaning	0.00	1,250.00	(1,250.00)	0.00	1,250.00	(1,250.00)	15,000.00	15,000.00
6100-1202 - Maintenance Utilities - Water Irr	617.25	694.00	(76.75)	617.25	694.00	(76.75)	8,330.00	7,712.75
6100-1203 - Maintenance Utilities - Street Liq	0.00	600.00	(600.00)	0.00	600.00	(600.00)	7,200.00	7,200.00
6100-1204 - Maintenance Utilities - Electricity	21.37	83.00	(61.63)	21.37	83.00	(61.63)	1,000.00	978.63
6100-1205 - Maintenance Utilities - Waste Di	0.00	350.00	(350.00)	0.00	350.00	(350.00)	4,200.00	4,200.00
6100-1206 - Maintenance - Pest Control	215.00	267.00	(52.00)	215.00	267.00	(52.00)	3,200.00	2,985.00
6100-1207 - Maintenance - Traffic Sign Repa	369.31	417.00	(47.69)	369.31	417.00	(47.69)	5,000.00	4,630.69
6100-1208 - Maintenance - Landscape	1,600.00	2,167.00	(567.00)	1,600.00	2,167.00	(567.00)	26,000.00	24,400.00
6100-1209 - Maintenance - Irrigation	(2,700.00)	200.00	(2,900.00)	(2,700.00)	200.00	(2,900.00)	2,400.00	5,100.00
6100-1210 - Maintenance - Tree Maintenanc	0.00	800.00	(800.00)	0.00	800.00	(800.00)	9,600.00	9,600.00
6100-1211 - Maintenance - Weed Control	37.41	500.00	(462.59)	37.41	500.00	(462.59)	6,000.00	5,962.59
6100-1213 - Maintenance - Fences	0.00	500.00	(500.00)	0.00	500.00	(500.00)	6,000.00	6,000.00
6100-1214 - Maintenance - Roadway	176.91	300.00	(123.09)	176.91	300.00	(123.09)	3,600.00	3,423.09
6100-1215 - Maintenance - Others	0.00	100.00	(100.00)	0.00	100.00	(100.00)	1,200.00	1,200.00
6100-1216 - Maintenance - Office Maintenanc	13.73	100.00	(86.27)	13.73	100.00	(86.27)	1,200.00	1,186.27
6100-1217 - Maintenance - Entry Maintenan	0.00	200.00	(200.00)	0.00	200.00	(200.00)	2,400.00	2,400.00
6100-1218 - Maintenance - BCCC Maintenanc	0.00	150.00	(150.00)	0.00	150.00	(150.00)	1,800.00	1,800.00
6100-1219 - Maintenance - BCEC Maintenanc	929.42	2,000.00	(1,070.58)	929.42	2,000.00	(1,070.58)	24,000.00	23,070.58
6100-1220 - Maintenance - Maintenance Yar	1,555.42	100.00	1,455.42	1,555.42	100.00	1,455.42	1,200.00	(355.42)

**Income Statement Report**  
**Bell Canyon Association**  
 July 01, 2019 thru July 31, 2019

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Maintenance - Categories</b>								
6100-1221 - Maintenance - Lighting/Electrics	0.00	150.00	(150.00)	0.00	150.00	(150.00)	1,800.00	1,800.00
6100-1222 - Maintenance - Gym Supplies/Rt	39.12	200.00	(160.88)	39.12	200.00	(160.88)	2,400.00	2,360.88
6100-1223 - Tennis Court - Maintenance	0.00	400.00	(400.00)	0.00	400.00	(400.00)	4,800.00	4,800.00
6100-1224 - Tennis Court - Electricity	300.62	133.00	167.62	300.62	133.00	167.62	1,600.00	1,299.38
6100-1225 - Tennis Court - Equipment Suppl	0.00	83.00	(83.00)	0.00	83.00	(83.00)	1,000.00	1,000.00
<b>Total Maintenance - Categories</b>	<b>3,175.56</b>	<b>11,744.00</b>	<b>(8,568.44)</b>	<b>3,175.56</b>	<b>11,744.00</b>	<b>(8,568.44)</b>	<b>140,930.00</b>	<b>137,754.44</b>
<b>Disaster Response</b>								
6200-0000 - Disaster Response	2,814.63	500.00	2,314.63	2,814.63	500.00	2,314.63	6,000.00	3,185.37
<b>Total Disaster Response</b>	<b>2,814.63</b>	<b>500.00</b>	<b>2,314.63</b>	<b>2,814.63</b>	<b>500.00</b>	<b>2,314.63</b>	<b>6,000.00</b>	<b>3,185.37</b>
<b>Community Events</b>								
6200-1002 - Community Events	292.91	717.00	(424.09)	292.91	717.00	(424.09)	8,600.00	8,307.09
<b>Total Community Events</b>	<b>292.91</b>	<b>717.00</b>	<b>(424.09)</b>	<b>292.91</b>	<b>717.00</b>	<b>(424.09)</b>	<b>8,600.00</b>	<b>8,307.09</b>
<b>Community &amp; Club</b>								
6200-1100 - Community Planning	228.77	400.00	(171.23)	228.77	400.00	(171.23)	4,800.00	4,571.23
6200-1101 - Bell Canyon Broadway	3,527.00	0.00	3,527.00	3,527.00	0.00	3,527.00	0.00	(3,527.00)
6200-1104 - Kids Committee	0.00	100.00	(100.00)	0.00	100.00	(100.00)	1,200.00	1,200.00
<b>Total Community &amp; Club</b>	<b>3,755.77</b>	<b>500.00</b>	<b>3,255.77</b>	<b>3,755.77</b>	<b>500.00</b>	<b>3,255.77</b>	<b>6,000.00</b>	<b>2,244.23</b>
<b>BCCC - Leasing Expense</b>								
6250-1000 - Office Lease	3,479.00	3,479.00	0.00	3,479.00	3,479.00	0.00	41,748.00	38,269.00
6250-1100 - Room Lease	574.00	574.00	0.00	574.00	574.00	0.00	6,888.00	6,314.00
6250-1200 - Gym/Yoga Room Lease	4,100.00	4,100.00	0.00	4,100.00	4,100.00	0.00	49,200.00	45,100.00
<b>Total BCCC - Leasing Expense</b>	<b>8,153.00</b>	<b>8,153.00</b>	<b>0.00</b>	<b>8,153.00</b>	<b>8,153.00</b>	<b>0.00</b>	<b>97,836.00</b>	<b>89,683.00</b>
<b>Contingency Funds</b>								
6300-0000 - Contingency Fund	0.00	2,955.00	(2,955.00)	0.00	2,955.00	(2,955.00)	35,460.00	35,460.00
<b>Total Contingency Funds</b>	<b>0.00</b>	<b>2,955.00</b>	<b>(2,955.00)</b>	<b>0.00</b>	<b>2,955.00</b>	<b>(2,955.00)</b>	<b>35,460.00</b>	<b>35,460.00</b>

**Income Statement Report**  
**Bell Canyon Association**  
 July 01, 2019 thru July 31, 2019

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Replacement Fund Contribution</b>								
7600-1000 - Replacement Fund Contribution	0.00	15,000.00	(15,000.00)	0.00	15,000.00	(15,000.00)	180,000.00	180,000.00
7600-1001 - Non-Refund Deposit Contributio	0.00	3,333.00	(3,333.00)	0.00	3,333.00	(3,333.00)	40,000.00	40,000.00
7600-1002 - Annual Contributions - BCCC	0.00	3,200.00	(3,200.00)	0.00	3,200.00	(3,200.00)	38,400.00	38,400.00
<b>Total Replacement Fund Contribution</b>	<b>0.00</b>	<b>21,533.00</b>	<b>(21,533.00)</b>	<b>0.00</b>	<b>21,533.00</b>	<b>(21,533.00)</b>	<b>258,400.00</b>	<b>258,400.00</b>
<b>Total Bell Canyon Association Expense</b>	<b>175,753.54</b>	<b>221,489.00</b>	<b>(45,735.46)</b>	<b>175,753.54</b>	<b>221,489.00</b>	<b>(45,735.46)</b>	<b>2,657,874.00</b>	<b>2,482,120.46</b>
<b>Income</b>								
<b>Replacement Fund Income</b>								
5010-1200 - Interest Income - Replacement	5,375.66	0.00	5,375.66	5,375.66	0.00	5,375.66	0.00	(5,375.66)
<b>Total Replacement Fund Income</b>	<b>5,375.66</b>	<b>0.00</b>	<b>5,375.66</b>	<b>5,375.66</b>	<b>0.00</b>	<b>5,375.66</b>	<b>0.00</b>	<b>(5,375.66)</b>
<b>Total Bell Canyon Association Income</b>	<b>5,375.66</b>	<b>0.00</b>	<b>5,375.66</b>	<b>5,375.66</b>	<b>0.00</b>	<b>5,375.66</b>	<b>0.00</b>	<b>(5,375.66)</b>
<b>Expense</b>								
<b>Replacement Fund Expenses</b>								
9002-1200 - Replacement Fund-Concrete St	3,610.29	0.00	3,610.29	3,610.29	0.00	3,610.29	0.00	(3,610.29)
<b>Total Replacement Fund Expenses</b>	<b>3,610.29</b>	<b>0.00</b>	<b>3,610.29</b>	<b>3,610.29</b>	<b>0.00</b>	<b>3,610.29</b>	<b>0.00</b>	<b>(3,610.29)</b>
<b>Total Bell Canyon Association Expense</b>	<b>3,610.29</b>	<b>0.00</b>	<b>3,610.29</b>	<b>3,610.29</b>	<b>0.00</b>	<b>3,610.29</b>	<b>0.00</b>	<b>(3,610.29)</b>
<b>Income</b>								
<b>Capital Improvement Income</b>								
5010-2100 - Interest Income - Capital Improv	366.54	0.00	366.54	366.54	0.00	366.54	0.00	(366.54)
<b>Total Capital Improvement Income</b>	<b>366.54</b>	<b>0.00</b>	<b>366.54</b>	<b>366.54</b>	<b>0.00</b>	<b>366.54</b>	<b>0.00</b>	<b>(366.54)</b>
<b>Total Bell Canyon Association Income</b>	<b>366.54</b>	<b>0.00</b>	<b>366.54</b>	<b>366.54</b>	<b>0.00</b>	<b>366.54</b>	<b>0.00</b>	<b>(366.54)</b>
<b>Expense</b>								
<b>Capital Improvement Expenses</b>								
8900-1000 - Capital Improvement Fund	0.00	1,000.00	(1,000.00)	0.00	1,000.00	(1,000.00)	12,000.00	12,000.00
8900-1300 - Capital Improvement-BCCC	7,075.00	0.00	7,075.00	7,075.00	0.00	7,075.00	0.00	(7,075.00)

**Income Statement Report**  
**Bell Canyon Association**  
 July 01, 2019 thru July 31, 2019

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
Capital Improvement Expenses								
8900-1500 - Capital Improvement-BCEC Rep	2,583.20	0.00	2,583.20	2,583.20	0.00	2,583.20	0.00	(2,583.20)
<b>Total Capital Improvement Expenses</b>	<b>9,658.20</b>	<b>1,000.00</b>	<b>8,658.20</b>	<b>9,658.20</b>	<b>1,000.00</b>	<b>8,658.20</b>	<b>12,000.00</b>	<b>2,341.80</b>
<b>Total Bell Canyon Association Expense</b>	<b>9,658.20</b>	<b>1,000.00</b>	<b>8,658.20</b>	<b>9,658.20</b>	<b>1,000.00</b>	<b>8,658.20</b>	<b>12,000.00</b>	<b>2,341.80</b>
<b>Total Bell Canyon Association Income / (Loss)</b>	<b>50,186.58</b>	<b>(2,956.00)</b>	<b>53,142.58</b>	<b>50,186.58</b>	<b>(2,956.00)</b>	<b>53,142.58</b>	<b>(35,460.00)</b>	<b>(85,646.58)</b>
<b>Total Association Net Income / (Loss)</b>	<b>50,186.58</b>	<b>(2,956.00)</b>	<b>53,142.58</b>	<b>50,186.58</b>	<b>(2,956.00)</b>	<b>53,142.58</b>	<b>(35,460.00)</b>	<b>(85,646.58)</b>

potential penalty. The Owner is allowed to attend the hearing and address the Board or submit a written response for Board review.

3. Within 15 days of the hearing date, the decision of the Board, including any disciplinary action, such as a fine or privilege suspension, will be sent to the Owner.
4. Regarding fines assessed for Visitor/Guest speeding or stop sign violation, if a fine is not paid within 30 days of the date notification is sent to Owner, then Visitor/Guest will be prohibited from driving in Bell Canyon until the fine is paid.
5. For speeding or stop sign violation within 12 months of the previous violation, a violation hearing letter will be sent to the Owner at least 10 days prior to the hearing date.
6. Fines for Resident violations will be added to the Owner's monthly account statement for payment. Visitor/Guest fines are the responsibility of the driver and non-payment will result in the driver being prohibited from driving in Bell Canyon, as will multiple infractions by any driver.
7. Non-payment of \$500 or more in fines by Owner will result in suspension of membership ~~rights privileges~~, such as use of Resident entry or use of recreational facilities ~~driving on Bell Canyon roads~~.
- ~~8. Multiple speeding or stop sign violations or reckless driving (20 MPH or more over the speed limit) will result in driver being barred from driving in Bell Canyon for up to 60 days.~~
- 9.8. For non-resident Owners, copies of letters sent to the Owner will be sent to the Tenant/ Resident electronically.

#### **Fine Schedule**

- Stop Sign Violations and Speeding six to nine miles per hour over the posted or maximum speed limit:
  - First fine - \$50
  - Second fine (within 12 months) - \$100
  - Third fine - \$150
  - Subsequent fines - \$200
- Speeding 10 or more miles per hour over the posted or maximum speed limit:
  - First fine - \$100
  - Second fine (within 12 months) - \$150
  - Third fine - \$200
  - Subsequent fines - \$250