

**Board of Directors General Meeting
November 8, 2017
Agenda**

1. **7:00 PM – CALL TO ORDER**
2. **OPEN FORUM**
3. **INSURANCE PRESENTATION** – presentation by LaBarre/Oksnee Insurance on property and liability insurance coverage
4. **ELECTION OF BOARD OFFICERS**
5. **APPROVAL OF MINUTES**
 - a. October 12, 2017
 - b. October 22, 2017
6. **REPORT OUT OF EXECUTIVE SESSION**
7. **MANAGER’S REPORT**
 - a. Decision on insurance presentation
8. **COMMITTEE AND SUBSIDIARIES REPORTS AND DECISIONS**
 - a. Committees
 - i. Architectural - if any Board decisions required
 - ii. Governing Documents – committee report
 - b. Subsidiaries
 - i. BCCC
 1. Selection of BCCC Board members for 2017-18
 - ii. BCEC
 1. Board decision on estimates for repair of water truck
9. **TREASURER’S REPORT**
 - a. August 2017 financials
10. **CONTINUING BUSINESS**
 - a. Board decision on traffic mirror at the corner of Stagecoach and Hackamore
 - b. SSFL – review of list of pros and cons regarding clean-up from environmental consultant and scheduling of meeting with consultant to discuss; also scheduling of community meeting
11. **NEW BUSINESS**
 - a. Board decision on granting authority to the President to waive up to three late fees on delinquent accounts
12. **ADJOURNMENT**

BELL CANYON ASSOCIATION
Board of Directors General Meeting Minutes
October 12, 2017

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

MEMBERS PRESENT – President Eric Wolf, Vice President Steve Kent, Treasurer Richard Levy, Secretary Frank Sarabia**, Second Vice President Geoff Abadee, Lisa Riccomini, and Barry Schehr

**Joined the meeting at 7:27 PM

Mike Klein resigned from the Board effective October 1.

ABSENT - Kevin Kegan

OTHERS PRESENT - Diane Rossiter, General Manager

Eric asked the Board to add an emergency item to the agenda regarding the inspectors of election.

*Geoff made a motion to add inspectors of election issue to the end of the New Business agenda.

Lisa seconded the motion. Approved

OPEN FORUM – Owner asked when the concrete roads will be repaired. The road engineer recently wrote that the Stagecoach concrete section is stable. Owner thanked the Board for enforcing the CC&Rs especially related to the building project near Stagecoach. Owner asked for Richard to provide numbers of fobs sold and the cost of running the gym. 1,380 fobs to the gym have been sold. \$3,000 a month is the cost for the gym equipment. Owner asked about meeting agendas and thinks they are not detailed enough. Owner doesn't think that 20 MPH speed when children are present is a good idea at the bus stop. The GM will ask the traffic engineer if traffic studies have to be conducted for enforcement of the 20 MPH speed limit at the bus stop when children are present. Owner would like to know which agenda items are action items. Owner read a statement regarding the recent release of the environmental impact report on the SSFL. Eric thanked her for the report. Owner wants due process and thinks communities should coordinate their efforts on SSFL. Owner thinks that P.R. may be needed related to recent SSFL studies. Owner stated the SSFL reports may impact real estate values. Eric stated that the recent DTSC studies have shown there is little effect from SSFL on surrounding areas. Owner stated that it would be beneficial for an expert to read all the studies and provide an overview of the results. Owner stated that the Association needs to be careful about response. The Board will consider holding a special SSFL community meeting. Eric reported that a house fire on Hitching Post was stopped by the LAFD using helicopters. No one was injured.

APPROVAL OF MINUTES

* Frank made a motion to approve the September 14, 2017 general meeting minutes. Richard seconded the motion. Approved Barry abstained

*Richard made a motion to approve the September 19, 2017 general meeting minutes. Frank seconded the motion. Approved Steve abstained.

REPORT OUT OF EXECUTIVE SESSION – At the September 14, 2107 meeting, the Board made a decision to have the attorney write to an owner to remove the vehicle stored on his land. The Board directed that a letter be sent to an owner that rental of their guest house is not allowed and decided that an owner’s rental of rooms in her house is not a violation of the governing documents. The Board approved the minutes from the August 10 and 16 meetings. The Board discussed the Chai lawsuit and requested a letter from the HOA attorney and decided on the direction to provide the attorney and to request legal advice on several issues related to the case. The Board voted not to reimburse a Board member for his legal bill. The Board discussed the signing of exemplar letters by named defendants and postponed the decision until the next month’s executive session for the attorneys to review and advise their clients. The Board made a decision on a settlement question related to another lawsuit. The Board asked for legal advice related to drainage issues at a property. On collections, the Board authorized ALS to proceed to foreclosure on a delinquent account. At the September 19 meeting, the Board agreed to submit a claim to the Association’s umbrella insurance carrier related to a lawsuit and directed that the attorneys bill the insurance company directly.

MANAGEMENT REPORT

BCR and Hackamore crosswalks – the Board reviewed the four bids received and discussed.

*Richard made a motion to stripe the crosswalks. Barry seconded the motion. The Board discussed. Failed Barry voted yes.

*Frank made a motion to approve up to \$40,000 for the pavers crosswalk job and let the contractors who met the RFP know. Eric seconded the motion. Approved Barry voted no.

Bus stop update – The project has been approved by the school district, bus company, and County and work will begin immediately. Barry suggested that a separate agreement be written with the owners. According to Eric, the existing settlement agreement makes that unnecessary.

COMMITTEES AND SUBSIDIARIES REPORTS

AC – Steve reported that 47 Dapplegray drainage issues may be progressing to a resolution.

Steve stated that there are issues and concerns related to 9 Wagon that should be addressed.

BCCC – conceptual plans will be sent to the community for input.

BCEC – Geoff reported financials have improved.

TREASURER’S REPORT

Richard reported on the July 31, 2017 financials and answered Board member questions.

UNFINISHED BUSINESS

Traffic mirrors – The Board agreed that a mirror for an individual owner would not be in the best interests of community. The Board considered an owner’s request for a mirror at Stagecoach and Hackamore. The Board decided that Board members will check the location for themselves and postponed the decision until the next meeting.

SSFL – the Board wants an opinion from the consultant on the risk of not doing anything at SSFL versus clean-up and impact on Bell Canyon; what is his opinion for the best option for Bell Canyon.

NEW BUSINESS

Gardeners blowing leaves onto BCA roads/drains – the Board considered the ACO report of the company blowing leaves into the street. The current policy is to warn and on second report to ban the vendor. The Board decided to continue with the current policy.

Bus stop crossing guards – the Board directed that an ACO be posted from 7:00-8:00 for three school days to conduct a census of all kids crossing the street around the bus stop between Hackamore and the bus stop.

Owner letters and e-mails – the Board reviewed the correspondence and directed that responses be sent to the owners.

Election inspectors – Eric reported that one inspector opened two ballot envelopes and that the other inspectors have lost confidence in her. Does the Board think she should be replaced?

*Frank made a motion to replace that inspector with the next volunteer. Lisa seconded the motion. The Board discussed. Approved Eric and Richard abstained.

ADJOURNMENT

The meeting was adjourned at 9:05 PM for the Executive Session.

APPROVED: _____
Frank Sarabia, BOARD SECRETARY

BELL CANYON ASSOCIATION
Annual Homeowners Meeting Minutes
October 22, 2017

CALL TO ORDER – At 2:15 PM President Eric Wolf announced that quorum had been established and called the meeting to order.

The President introduced the Board members, candidates, and election inspectors.

PRESENTATION OF FINANCIAL REPORT – The Treasurer, Richard Levy, presented the unaudited financial statement for the year ending June 30, 2017.

POLLS CLOSED – The President announced the polls were closed.

ANNUAL REPORT – Eric presented the annual report, covering completed and upcoming projects, current issues, improvements, and events.

REPORTS — Geoff and Lisa reported on the BCEC's status and plans for improvements and the status of the riding academy. Lisa and Geoff acknowledged and thanked Diane, the General Manager, for her efforts on the BCEC. Eric reported on the plans for redevelopment of the community center.

COMMENDATIONS – Eric commended owner Bill Speer for his many contributions to the Bell Canyon community, including working for cell towers and paramedics. Bill was not present to accept his plaque. Eric introduced Erman, Watch Commander for the ACOs, to the owners and issued a commendation to him for his actions during the recent house fire in Bell Canyon.

ISSUES – Eric reported on current litigation and community communication issues.

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

Eric Wolf	553
Richard Levy	334
Yossi Kviatkovsky	300
Ian Shrago	110
Judy Lantz	73

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

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

ADJOURNMENT - All business having been completed, the meeting was adjourned at 4:20 PM.

**BELL CANYON ASSOCIATION
COMMUNITY CENTER BOARD MEETING
MINUTES
MONDAY, MAY 15, 2017**

Board Members Present: Geoff Abadee, Ryan Stomel, Ory Nitzan, Jared Goldstein, Hansel Pollack

- I. The meeting was called to order at 6:30 PM.
- II. The BCCC Board minutes of January 5, 2017 were approved.
- III. TREASURER'S REPORT:
 1. January 2017 BCCC Financials – Geoff Abadee discussed the BCCC financials.
 2. BCCC Budget FY 2017-2018 - Geoff Abadee discussed the BCCC budget.
 3. BCCC Rent Roll FY 2017-2018 – The BCCC rent roll for FY 2017-2018 was approved.
 4. BCEC Budget FY 2017-2018 - Geoff Abadee discussed the BCEC budget.
- IV. BCEC UPDATE: Andrea Young, BCEC Manager, reported the various upgrades being done at the equestrian center as well as activities that she has lined up for the coming months:
 1. BCEC raised the board prices closer to what the market will bear for the area and ceased all “discounted deals” that several of the boarders were getting.
 2. BCEC brought in Mark Bone “Huntover” stables to lease barn “A”.
 3. A Euro-felt all-weather footing is now in place in the main arena. Presently, the arenas are being upgraded to industry standards.
 4. The pipe corral fencing has been replaced with white split rail fencing.
 5. There is now a Bell Canyon Riding Academy. A beginner arena has been provided where students can learn safely.
 6. As of May 2017, there are 70 horses boarded. 5 belong to the riding academy giving a total of 75. The center can hold 86.
 7. Wendy Doulton, a new resident and boarder proposed to open an equestrian boutique that would be in the front half of what is now the office. She will carry equestrian clothing, tack, accessory, pet supplies, gift etc.
 8. To help bring the center back to life, flowers were back in the aisles.
 9. The last upgrade that would put the equestrian center up to complete industry standards is replacing the “Hot Walker” with a EuroSizer. Upgrade may start in July 2017.
- VI. The meeting was adjourned at 8:00 PM.

Balance Sheet Report
Bell Canyon Community Center
As of August 31, 2017

<u>Assets</u>	<u>Balance Aug 31, 2017</u>	<u>Balance Jul 31, 2017</u>	<u>Change</u>
Operating Assets			
1003 - Union Bank Operating Checking - 9741	100,267.22	101,993.27	(1,726.05)
1005 - Union Bank Onsite Checking - 6676	23,441.33	23,441.33	0.00
Total Operating Assets	123,708.55	125,434.60	(1,726.05)
Reserve Assets			
1101 - Union Bank MM - 4219	1,506.34	1,506.34	0.00
Total Reserve Assets	1,506.34	1,506.34	0.00
Capital Improvements			
1405 - Investment in Subsidiary - BCEC	195,582.00	195,582.00	0.00
1406 - Investment in Subsidiary - BCEC Improvem	11,742.00	11,742.00	0.00
Total Capital Improvements	207,324.00	207,324.00	0.00
Current Assets			
1280 - Accounts Receivable - Tenants	1,654.56	1,184.89	469.67
1282 - Accounts Receivable - from BCEC	1,015.31	1,015.31	0.00
1285 - Accounts Receivable - Others	1,800.00	1,800.00	0.00
1690 - Clearing Account	(36.43)	(36.43)	0.00
Total Current Assets	4,433.44	3,963.77	469.67
Fixed Assets			
1503 - Land Improvement	124,686.55	124,686.55	0.00
1505 - Building - BCCC	565,490.50	565,490.50	0.00
1506 - Equipment/Furniture - BCCC	106,824.48	106,824.48	0.00
1507 - Land - BCCC	235,000.00	235,000.00	0.00

Balance Sheet Report
Bell Canyon Community Center
As of August 31, 2017

	<u>Balance Aug 31, 2017</u>	<u>Balance Jul 31, 2017</u>	<u>Change</u>
<u>Assets</u>			
<u>Fixed Assets</u>			
1508 - Building Improvement	238,591.52	238,591.52	0.00
1515 - Allow. For Depreciation - BCCC Building	(371,415.96)	(370,333.88)	(1,082.08)
1516 - Allow. For Depreciation - Land Improvement	(37,935.00)	(37,935.00)	0.00
1517 - Allow. For Depreciation - Building Impro	(72,126.72)	(70,734.31)	(1,392.41)
1518 - Allow. For Depreciation - Equip/Furnitur	(100,020.48)	(99,370.15)	(650.33)
Total Fixed Assets	689,094.89	692,219.71	(3,124.82)
Total Assets	1,026,067.22	1,030,448.42	(4,381.20)
<u>Liabilities</u>			
<u>Current Liabilities</u>			
2102 - Other Payables	27,633.49	29,438.74	(1,805.25)
2107 - Security Deposit - Hall Rentals	(565.17)	434.83	(1,000.00)
2108 - Security Deposit - Rental Suites	(1,161.14)	(1,161.14)	0.00
2230 - Deferred Rents	(7,999.92)	(7,999.92)	0.00
Total Current Liabilities	17,907.26	20,712.51	(2,805.25)
Total Liabilities	17,907.26	20,712.51	(2,805.25)
<u>Owners' Equity</u>			
<u>Owners' Equity</u>			
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 August 31, 2017

<u>Owners' Equity</u>	<u>Balance Aug 31, 2017</u>	<u>Balance Jul 31, 2017</u>	<u>Change</u>
Owners' Equity			
4998 - Retain Earnings	(618,300.90)	(618,300.90)	0.00
Total Owners' Equity	1,012,828.10	1,012,828.10	0.00
Total Owners' Equity	1,012,828.10	1,012,828.10	0.00
Income / (Loss)	(4,668.14)	(3,092.19)	(1,575.95)
Total Liabilities and Owner Equity	1,026,067.22	1,030,448.42	(4,381.20)

Income Statement Report

Bell Canyon Community Center

August 01, 2017 thru August 31, 2017

	Current Period		Year to Date (2 months)		Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual		
Income						
5042 - Late Interest	1.53	0.00	1.53	3.36	0.00	(3.36)
5045 - Rental Income - Office	7,992.00	9,073.00	(1,081.00)	15,984.00	18,147.00	(2,163.00)
5046 - Rental Income - Social Hall	1,650.00	500.00	1,150.00	3,900.00	1,000.00	2,900.00
5047 - Gym Access Income	320.00	84.00	236.00	810.00	167.00	643.00
5050 - Interest Earned - Reserve	0.00	0.00	0.00	0.06	0.00	0.06
5100 - Miscellaneous Income	0.00	21.00	(21.00)	275.00	43.00	232.00
5400 - Room Rental Fees	0.00	0.00	0.00	220.00	0.00	220.00
Total Income	9,963.53	9,678.00	285.53	21,192.42	19,357.00	1,835.42
Total Bell Canyon Community Center Incor	9,963.53	9,678.00	285.53	21,192.42	19,357.00	1,835.42
Expense						
General & Administration Expenses						
6013 - Office Cleaning	0.00	166.00	(166.00)	0.00	333.00	(333.00)
6021 - Depreciation	2,361.57	2,365.00	(3.43)	4,723.14	4,730.00	(6.86)
6021-77 - Depreciation - Gym	763.25	760.00	3.25	1,526.50	1,520.00	6.50
6023 - Gym Access Equipment	0.00	134.00	(134.00)	0.00	267.00	(267.00)
6024 - Gym Equipment Rental	3,440.64	3,777.00	(336.36)	10,187.03	7,553.00	2,634.03
6030 - Professional Fees	0.00	66.00	(66.00)	0.00	133.00	(133.00)
6035 - Office Supplies	0.00	109.00	(109.00)	130.37	217.00	(86.63)
6043 - Equipments	0.00	50.00	(50.00)	0.00	100.00	(100.00)
6050 - Fees & Licenses	0.00	41.00	(41.00)	169.02	83.00	86.02
6080 - Miscellaneous General Administration	0.00	84.00	(84.00)	0.00	167.00	(167.00)
6150 - Insurance	1,339.00	1,339.00	0.00	2,678.00	2,678.00	0.00
6180 - Property Taxes	0.00	1,284.00	(1,284.00)	0.00	2,567.00	(2,567.00)
Total General & Administration Expenses	7,904.46	10,175.00	(2,270.54)	19,414.06	20,348.00	(933.94)
Repairs & Maintenance						
6525 - Repair - Lighting/Electrical	0.00	41.00	(41.00)	0.00	83.00	(83.00)
Total	116,142.00	116,142.00	0.00	116,142.00	116,142.00	0.00
Total	94,949.58	94,949.58	0.00	94,949.58	94,949.58	0.00

Income Statement Report

Bell Canyon Community Center

August 01, 2017 thru August 31, 2017

Expense	Current Period		Year to Date (2 months)		Annual Budget	Budget Remaining
	Actual	Budget	Actual	Budget		
Repairs & Maintenances						
6526 - Repair - HVAC	391.00	280.00	417.00	560.00	3,360.00	2,943.00
6527 - Repair - Plumbing	0.00	19.00	0.00	38.00	225.00	225.00
6528 - Repair - Appliance	0.00	34.00	0.00	67.00	400.00	400.00
6530 - Repair - Social Halls	0.00	84.00	0.00	167.00	1,000.00	1,000.00
6531 - Repair - Exterior	0.00	12.00	0.00	25.00	150.00	150.00
6532 - Repair - Painting	0.00	9.00	0.00	17.00	100.00	100.00
6533 - Repair - Miscellaneous	0.00	25.00	0.00	50.00	300.00	300.00
6545 - Repair - Restrooms	0.00	21.00	0.00	42.00	250.00	250.00
Total Repairs & Maintenances	391.00	525.00	417.00	1,049.00	6,285.00	5,868.00
Utilities Expenses						
6700 - Sewer/Water	151.02	166.00	261.39	333.00	2,000.00	1,738.61
6705 - Electric	2,737.09	1,709.00	5,235.25	3,417.00	20,500.00	15,264.75
6710 - Gas	36.74	71.00	60.31	142.00	850.00	789.69
6720 - Gym Cable/Phone Services	319.17	160.00	472.55	320.00	1,920.00	1,447.45
Total Utilities Expenses	3,244.02	2,106.00	6,029.50	4,212.00	25,270.00	19,240.50
Total Bell Canyon Community Center Expe	11,539.48	12,806.00	25,860.56	25,609.00	153,638.00	127,777.44
Total Bell Canyon Community Center Inco	(1,575.95)	(3,128.00)	(4,668.14)	(6,252.00)	(37,496.00)	(32,827.86)
Total Association Net Income / (Loss)	(1,575.95)	(3,128.00)	(4,668.14)	(6,252.00)	(37,496.00)	(32,827.86)

Balance Sheet Report
Bell Canyon Equestrian Center
As of August 31, 2017

<u>Assets</u>	<u>Balance Aug 31, 2017</u>	<u>Balance Jul 31, 2017</u>	<u>Change</u>
Operating Funds			
1003 - Union Bank Operating Checking - 9733	160,146.40	128,542.34	31,604.06
1010 - Union Bank Operating MM - 1234	16,500.40	17,270.40	(770.00)
Total Operating Funds	176,646.80	145,812.74	30,834.06
Current Assets			
1280 - Accounts Receivable - Tenants	26,285.09	38,923.31	(12,638.22)
1285 - Accounts Receivable - Others	9.40	9.40	0.00
1290 - Allowance for Doubtful Accounts	(13,526.00)	(13,526.00)	0.00
1300 - Prepaid Insurance	3,715.25	4,246.00	(530.75)
1690 - Clearing Accounts	4,759.00	4,759.00	0.00
Total Current Assets	21,242.74	34,411.71	(13,168.97)
Fixed Assets			
1501 - Building - BCEC	3,500.00	3,500.00	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	(752,743.27)	(751,177.27)	(1,566.00)
Total Fixed Assets	188,674.44	190,240.44	(1,566.00)
Total Assets	386,563.98	370,464.89	16,099.09
<u>Liabilities</u>			
Current Liabilities			
2101 - Prepaid Rentals	4,832.15	3,290.00	1,542.15
2102 - Other Payables	0.00	2,295.99	(2,295.99)

Balance Sheet Report
Bell Canyon Equestrian Center
As of August 31, 2017

	<u>Balance</u> <u>Aug 31, 2017</u>	<u>Balance</u> <u>Jul 31, 2017</u>	<u>Change</u>
<u>Liabilities</u>			
Current Liabilities			
2103 - Payable Due To BCCC	943.34	943.34	0.00
2104 - Clearing Payroll - BCA	147,101.12	135,402.66	11,698.46
2110 - Security Deposit - Stalls Rental	27,700.13	29,457.63	(1,757.50)
2225 - Accrued Expenses	1,533.00	1,533.00	0.00
2502 - Kubota Loan	12,915.60	13,140.41	(224.81)
2799 - Accounts Payable	12,434.88	0.00	12,434.88
Total Current Liabilities	<u>207,460.22</u>	<u>186,063.03</u>	<u>21,397.19</u>
Total Liabilities	<u>207,460.22</u>	<u>186,063.03</u>	<u>21,397.19</u>
<u>Owners' Equity</u>			
Owners' Equity			
4994 - Common Stock	25,000.00	25,000.00	0.00
4995 - Capital Contribution Fund	874,533.85	874,533.85	0.00
4996 - Capital Contribution Fund- Current Year	11,742.00	11,742.00	0.00
4998 - Retained Earning	(727,155.79)	(727,155.79)	0.00
Total Owners' Equity	<u>184,120.06</u>	<u>184,120.06</u>	<u>0.00</u>
Total Owners' Equity	<u>184,120.06</u>	<u>184,120.06</u>	<u>0.00</u>
Income / (Loss)	<u>(5,016.30)</u>	<u>281.80</u>	<u>(5,298.10)</u>
Total Liabilities and Owner Equity	<u>386,563.98</u>	<u>370,464.89</u>	<u>16,099.09</u>

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Income Statement Report

Bell Canyon Equestrian Center

August 01, 2017 thru August 31, 2017

	Current Period		Year to Date		Annual Budget
	Actual	Budget	Actual	Budget	
Income					
5014 - Dry Barn Rent	10,000.00	10,750.00	20,500.00	21,500.00	129,000.00
5015 - Box Stall Income	15,245.00	24,937.00	27,345.00	49,875.00	299,250.00
5017 - Lower Paddocks Income	5,600.00	8,102.00	12,350.00	16,205.00	97,230.00
5018 - Extra Feed Income	2,062.50	1,700.00	6,632.00	3,400.00	20,400.00
5022 - Trailer Storage Income	375.00	300.00	650.00	600.00	3,600.00
5025 - Temporary Boarding Income	0.00	21.00	0.00	42.00	250.00
5040 - Late Fees	2,498.25	0.00	3,469.16	0.00	0.00
5042 - Late Interest	81.62	0.00	211.61	0.00	0.00
5051 - Apartment Rental Income	650.00	650.00	1,300.00	1,300.00	7,800.00
5100 - Miscellaneous Income	0.00	100.00	2,500.00	200.00	1,200.00
5200 - Full Care Income	600.00	750.00	1,200.00	1,500.00	9,000.00
5205 - Alfalfa Bale	0.00	0.00	120.00	0.00	0.00
5300 - Private Lessons	0.00	834.00	645.00	1,667.00	10,000.00
5301 - Group Lessons	0.00	666.00	315.00	1,333.00	8,000.00
5303 - Day Camp	0.00	291.00	0.00	583.00	3,500.00
5304 - Birthday Party Income	0.00	166.00	0.00	333.00	2,000.00
Total Income	37,112.37	49,267.00	77,237.77	98,538.00	591,230.00
Total Income	37,112.37	49,267.00	77,237.77	98,538.00	591,230.00
Expense					
General & Administration Expense					
6021 - Depreciation Expenses	1,566.00	1,567.00	3,132.00	3,133.00	18,795.00
6035 - Office Supplies	0.00	87.00	35.30	175.00	1,050.00
6050 - Licenses & Fees	0.00	37.00	0.00	75.00	450.00
6070 - Kubota Payment	0.00	462.00	0.00	924.00	5,545.00
6076 - Communications/Outreach	0.00	314.00	0.00	628.00	3,765.00
6085 - Miscellaneous Administration	0.00	50.00	0.00	100.00	600.00
6090 - Computer Equipment/Supplies	0.00	50.00	0.00	100.00	600.00
Total Expense	1,566.00	2,943.00	3,167.30	3,133.00	18,795.00
Total Expense	1,566.00	2,943.00	3,167.30	3,133.00	18,795.00

Income Statement Report

Bell Canyon Equestrian Center

August 01, 2017 thru August 31, 2017

	Current Period		Year to Date		Annual Budget
	Actual	Budget	Actual	Budget	
Expense					
General & Administration Expense					
6102 - Salaries - Barn Labor	8,918.41	13,350.00	21,090.55	26,700.00	160,200.00
6105 - Payroll Taxes	667.64	1,219.00	1,580.07	2,439.00	14,635.00
6125 - Workers Comp Insurance	2,512.66	1,266.00	3,768.99	2,533.00	15,200.00
6127 - Employee Benefits	3,076.44	2,367.00	5,279.65	4,735.00	28,412.00
6130 - Miscellaneous	0.00	50.00	0.00	100.00	600.00
6150 - Insurance Master	530.75	1,237.00	1,061.50	2,475.00	14,850.00
6180 - Property Taxes	0.00	618.00	403.37	1,236.00	7,415.00
Total General & Administration Expense	17,271.90	22,674.00	36,351.43	45,353.00	272,117.00
BC Academy Expenses					
6301 - BC Academy Expenses	25.00	0.00	1,483.78	0.00	0.00
Total BC Academy Expenses	25.00	0.00	1,483.78	0.00	0.00
Barn Maintenance & Supplies					
6401 - Hay & Feed	8,050.68	12,336.00	16,778.61	24,672.00	148,032.00
6402 - Shavings	5,662.80	2,750.00	5,662.80	5,500.00	33,000.00
6404 - Manure Removal	4,789.01	2,166.00	10,851.30	4,333.00	26,000.00
6405 - Academy Trainers	0.00	650.00	0.00	1,300.00	7,800.00
6406 - Academy Horse Expenses	246.38	1,166.00	246.38	2,333.00	14,000.00
6407 - Academy Miscellaneous	0.00	50.00	0.00	100.00	600.00
6410 - Full Care Expenses	0.00	375.00	0.00	750.00	4,500.00
6510 - Barn Maintenance & Repairs	1,691.13	250.00	1,691.13	500.00	3,000.00
6511 - Sand and Footing	0.00	21.00	0.00	42.00	250.00
6512 - D.G.	0.00	84.00	0.00	167.00	1,000.00
Total Barn Maintenance & Supplies	20,440.00	19,848.00	35,230.22	39,697.00	238,182.00
Repairs & Maintenance Expenses					
6500 - Landscape Contract	14.65	0.00	14.65	0.00	0.00
6501 - Arena & Corral Maintenance	250.00	84.00	250.00	167.00	1,000.00
6502 - Apartment Maintenance & Repairs	0.00	84.00	0.00	167.00	1,000.00

Income Statement Report

Bell Canyon Equestrian Center

August 01, 2017 thru August 31, 2017

Expense	Current Period		Year to Date		Annual Budget
	Actual	Budget	Actual	Budget	
Repairs & Maintenance Expenses					
6503 - Office Maintenance & Repairs	0.00	125.00	0.00	250.00	1,500.00
6505 - Irrigation	0.00	84.00	0.00	167.00	1,000.00
6506 - Landscaping	225.90	166.00	318.20	333.00	2,000.00
6539 - Equipment Rentals	0.00	21.00	0.00	42.00	250.00
6540 - Equipment Repairs	26.70	37.00	876.80	75.00	450.00
6541 - Fuel	135.03	100.00	147.94	200.00	1,200.00
6542 - Tractor/Cart Expenses	0.00	325.00	1,396.69	650.00	3,900.00
6543 - Equipment/Fixture Improvement	255.34	266.00	255.34	533.00	3,200.00
6546 - Maintenance & Supplies	69.87	184.00	69.87	367.00	2,200.00
6547 - Fencing	0.00	500.00	0.00	1,000.00	6,000.00
6550 - Janitorial/Restroom	70.10	166.00	70.10	333.00	2,000.00
6551 - Lighting and Electrical	0.00	84.00	0.00	167.00	1,000.00
6555 - Pest Control	1,032.61	651.00	1,032.61	1,303.00	7,820.00
6570 - IT Support	0.00	50.00	0.00	100.00	600.00
6575 - Miscellaneous - Facilities	0.00	41.00	0.00	83.00	500.00
Total Repairs & Maintenance Expenses	2,080.20	2,968.00	4,432.20	5,937.00	35,620.00
Utilities Expenses					
6700 - Sewer/Water	1,321.11	944.00	2,652.87	1,888.00	11,325.00
6705 - Electric	1,232.26	971.00	2,023.57	1,942.00	11,650.00
6720 - Telephone	40.00	134.00	80.00	267.00	1,600.00
Total Utilities Expenses	2,593.37	2,049.00	4,756.44	4,097.00	24,575.00
Replacement Fund Allocation					
9000 - Reserve Contribution Reserve	0.00	1,000.00	0.00	2,000.00	12,000.00

Income Statement Report
Bell Canyon Equestrian Center
 August 01, 2017 thru August 31, 2017

	Current Period		Year to Date		Annual Budget
	Actual	Budget	Actual	Budget	
Expense					
Replacement Fund Allocation					
9030 - Boarding Deposit Make-Up Reserve	0.00	500.00	0.00	1,000.00	6,000.00
Total Replacement Fund Allocation	0.00	1,500.00	0.00	3,000.00	18,000.00
Total Expense	42,410.47	49,039.00	82,254.07	98,084.00	588,494.00
Total Association Net Income / (Loss)	(5,298.10)	228.00	(5,016.30)	454.00	2,736.00

Balance Sheet Report
Bell Canyon Association
As of August 31, 2017

<u>Assets</u>	<u>Balance Aug 31, 2017</u>	<u>Balance Jul 31, 2017</u>	<u>Change</u>
Operating Funds			
1003 - Union Bank Operating Checking - 9725	309,619.65	359,888.09	(50,268.44)
1005 - Union Bank Onsite Checking - 6650	6,382.19	7,754.17	(1,371.98)
1006 - Union Bank Payroll Checking - 6668	84,729.19	61,903.96	22,825.23
1007 - Union Bank MM - 5910	93,317.93	93,313.99	3.94
1010 - Wells Fargo Bank - 8536	678,347.33	678,347.33	0.00
1020 - ARCH funds Well Fargo - 8544	463,435.28	435,701.03	27,734.25
1025 - Petty Cash	200.00	200.00	0.00
Total Operating Funds	1,636,031.57	1,637,108.57	(1,077.00)
Committee Funds			
1050 - Union Bank Broadway Checking - 2866	11,749.47	12,685.76	(936.29)
Total Committee Funds	11,749.47	12,685.76	(936.29)
Replacement Fund			
1100 - Wells Fargo Advisor MM - 7371	726,099.07	1,158,052.24	(431,953.17)
1101 - Wells Fargo Advisor CDs - 7371	1,269,000.00	840,000.00	429,000.00
1102 - Wells Fargo Advisor MM - 9259	1,011,796.76	1,011,753.79	42.97
1105 - BCA/BCCC Rplmt Union Bank - 2748	38,403.53	38,401.92	1.61
1135 - Due from Operating - Unfunded BCCC Rplcn	6,400.00	3,200.00	3,200.00
1145 - Due from Operating - Unfunded Replacemen	126,666.34	105,000.34	21,666.00
1150 - Interest Receivable - Replacement Fund	4,592.37	3,603.91	988.46
1165 - Prepaid Franchise Tax	10.00	10.00	0.00
Total Replacement Fund	3,182,968.07	3,160,022.20	22,945.87

Balance Sheet Report Bell Canyon Association

As of August 31, 2017

	<u>Balance Aug 31, 2017</u>	<u>Balance Jul 31, 2017</u>	<u>Change</u>
<u>Assets</u>			
Accounts Receivable			
1280 - Accounts Receivable - Homeowner	104,641.11	109,601.31	(4,960.20)
1282 - Accounts Receivable - From BCEC	2,806.47	2,767.67	38.80
1283 - Payroll Clearing - BCEC	157,059.85	144,970.26	12,089.59
1285 - Accounts Receivable - Other	10,767.01	12,079.87	(1,312.86)
1290 - Allowance for Doubtful Accounts	(73,491.70)	(73,491.70)	0.00
Total Accounts Receivable	<u>201,782.74</u>	<u>195,927.41</u>	<u>5,855.33</u>
Prepaid Expenses			
1300 - Prepaid Insurance	41,587.80	52,531.35	(10,943.55)
1302 - Prepaid Franchise Taxes	10.00	10.00	0.00
1305 - Prepaid Expenses- Other	14,529.01	14,444.49	84.52
Total Prepaid Expenses	<u>56,126.81</u>	<u>66,985.84</u>	<u>(10,859.03)</u>
Capital Improvement Fund			
1160 - Interest Receivable - Capital Fund	1,094.00	92.47	1,001.53
1399 - Capital Fund Wells Fargo CDs - 6956	723,000.00	0.00	723,000.00
1400 - Capital Fund Wells Fargo - 6956	413,585.85	1,140,174.28	(726,588.43)
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 Improvement	(7,827.00)	(7,827.00)	0.00
1405 - Due from Operating - Unfunded Capital	1,199.67	883.67	316.00
Total Capital Improvement Fund	<u>1,277,023.08</u>	<u>1,279,293.98</u>	<u>(2,270.90)</u>
Fixed Assets			
1502 - Land BCA	157,025.00	157,025.00	0.00

Balance Sheet Report Bell Canyon Association

As of August 31, 2017

	<u>Balance Aug 31, 2017</u>	<u>Balance Jul 31, 2017</u>	<u>Change</u>
<u>Assets</u>			
<u>Fixed Assets</u>			
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 Improvement	(19,391.42)	(19,391.42)	0.00
1518 - Allow. For Depreciation - Equip/Furniture	(450,056.95)	(450,056.95)	0.00
1520 - Allow. For Depreciation - Leasehold Impr	(1,350.00)	(1,350.00)	0.00
1522 - Allow. For Depreciation - Vehicle	(262,868.31)	(262,868.31)	0.00
Total Fixed Assets	<u>175,515.84</u>	<u>175,515.84</u>	<u>0.00</u>
<u>Other Assets</u>			
1270 - Investment in Community Center	1,039,443.00	1,039,443.00	0.00
1690 - Clearing Account	(15,076.61)	(6,470.11)	(8,606.50)
Total Other Assets	<u>1,024,366.39</u>	<u>1,032,972.89</u>	<u>(8,606.50)</u>
Total Assets	<u>7,565,563.97</u>	<u>7,560,512.49</u>	<u>5,051.48</u>
<u>Liabilities</u>			
<u>Current Liabilities</u>			
2101 - Prepaid Owners Assessments	69,153.46	48,920.64	20,232.82
2102 - Other Payables	3,050.00	5,734.74	(2,684.74)
2103 - Other Payable - Due to BCCC	7,999.92	7,999.92	0.00
2105 - Replacement/Capital/BCCC Unfunded	134,266.01	109,084.01	25,182.00
2115 - Refundable Construction Deposits	437,870.72	451,370.72	(13,500.00)
2401 - Compensated Absences	19,051.26	19,051.26	0.00

Balance Sheet Report
Bell Canyon Association
As of August 31, 2017

<u>Liabilities</u>	<u>Balance Aug 31, 2017</u>	<u>Balance Jul 31, 2017</u>	<u>Change</u>
Current Liabilities			
2403 - 401K Payable - Forfeiture Used	2,578.49	1,512.50	1,065.99
2799 - Accounts Payable	91,950.17	0.00	91,950.17
Total Current Liabilities	765,920.03	643,673.79	122,246.24
Total Liabilities	765,920.03	643,673.79	122,246.24
<u>Owners' Equity</u>			
Owners' Equity			
4991 - Funds Balance - Operating	2,870,027.16	2,870,027.16	0.00
4992 - Funds Balance - Capital Improvement	1,078,891.69	1,078,891.69	0.00
4993 - Funds Balance - Replacement	3,441,237.81	3,441,237.81	0.00
4995 - Capital Contributions	17,378.00	17,378.00	0.00
4998 - Retain Earning	(541,632.67)	(541,632.67)	0.00
Total Owners' Equity	6,865,901.99	6,865,901.99	0.00
Total Owners' Equity	6,865,901.99	6,865,901.99	0.00
Income / (Loss)	(66,258.05)	50,936.71	(117,194.76)
Total Liabilities and Owner Equity	7,565,563.97	7,560,512.49	5,051.48

Income Statement Report Bell Canyon Association

August 01, 2017 thru August 31, 2017

	Current Period		Year to Date		Annual Budget
	Actual	Budget	Actual	Budget	
Income					
Operating Incomes					
5010 - Regular Assessments	204,092.00	204,092.00	408,184.00	408,184.00	2,449,106.00
5027 - Holiday Bonus Fund	0.00	1,666.00	(105.00)	3,333.00	20,000.00
5028 - Contract Income - BC/CSD	15.00	150.00	15.00	300.00	1,800.00
5030 - Interest Income-Operating	6.15	5.00	12.09	10.00	60.00
5035 - Transfer/Handling Fee	1,030.00	1,250.00	3,340.00	2,500.00	15,000.00
5040 - Late Fees	1,134.95	666.00	2,289.27	1,333.00	8,000.00
5050 - Tennis Court Fees	20.00	41.00	20.00	83.00	500.00
5061 - Architectural Design Fees	10,976.25	5,000.00	17,016.50	10,000.00	60,000.00
5062 - Transponders	1,815.00	0.00	2,630.00	0.00	0.00
5100 - Miscellaneous Income	0.00	34.00	0.00	67.00	400.00
5105 - Attorney/Collection Fees	75.00	0.00	75.00	0.00	0.00
5110 - Fines/Violations	0.00	41.00	15.00	83.00	500.00
Total Operating Incomes	219,164.35	212,945.00	433,491.86	425,893.00	2,555,366.00
Total Income	219,164.35	212,945.00	433,491.86	425,893.00	2,555,366.00
Expense					
Management - Staff					
6010-1000 - Payroll	19,767.73	23,352.00	37,415.94	46,704.00	280,222.00
6010-1001 - Payroll Taxes	1,576.96	1,926.00	2,892.58	3,851.00	23,103.00
6010-1002 - Payroll Processing Fees	682.82	716.00	1,448.74	1,433.00	8,600.00
6010-1003 - Life Insurance	84.39	80.00	164.39	160.00	960.00
6010-1004 - Dental Insurance	156.96	174.00	312.99	349.00	2,095.00
6010-1005 - Health Insurance	1,545.72	1,172.00	3,084.42	2,345.00	14,070.00
6010-1006 - 401K Plan	493.57	400.00	962.94	800.00	4,800.00
6010-1007 - Employee Recognition	287.60	541.00	298.78	1,083.00	6,500.00
6010-1008 - CAI & Education	267.00	316.00	267.00	633.00	3,800.00
6010-1009 - Workers Comp Insurance	125.50	126.00	251.00	251.00	1,504.00

Income Statement Report

Bell Canyon Association

August 01, 2017 thru August 31, 2017

Expense	Current Period		Year to Date		Annual Budget
	Actual	Budget	Actual	Budget	
Management - Staff					
6010-1010 - Contract Service	2,705.72	250.00	2,863.64	500.00	3,000.00
Total Management - Staff	27,693.97	29,053.00	49,962.42	58,109.00	348,654.00
Management - Business					
6010-1100 - Supplies - Electronic	0.00	41.00	0.00	83.00	500.00
6010-1101 - Supplies - Domestic	702.26	375.00	702.26	750.00	4,500.00
6010-1102 - Supplies - Office	180.90	500.00	266.53	1,000.00	6,000.00
6010-1103 - Supplies - Drinking Water	77.00	0.00	77.00	0.00	0.00
6010-1104 - Supplies - Computer Equipmer	0.00	84.00	84.94	167.00	1,000.00
6010-1105 - Supplies - Printer & Supplies	687.11	150.00	687.11	300.00	1,800.00
6010-1106 - Postage	(281.02)	641.00	(175.91)	1,283.00	7,700.00
6010-1107 - Blueprint	0.00	34.00	0.00	67.00	400.00
6010-1108 - Communication	391.68	0.00	391.68	0.00	0.00
6010-1109 - IT Support	736.25	500.00	759.49	1,000.00	6,000.00
6010-1110 - Copying	110.64	350.00	216.74	700.00	4,200.00
6010-1111 - Electricity	262.72	250.00	520.45	500.00	3,000.00
6010-1112 - Fax & Phone	335.76	225.00	581.13	450.00	2,700.00
6010-1113 - Internet	169.99	220.00	339.98	440.00	2,640.00
6010-1114 - Accounting Services	2,364.00	3,400.00	7,092.00	6,800.00	40,800.00
Total Management - Business	5,737.29	6,770.00	11,543.40	13,540.00	81,240.00
Management - General					
6010-1201 - Miscellaneous - MG	0.00	100.00	12.55	200.00	1,200.00
6010-1202 - Shareholder Functions	138.86	350.00	144.85	700.00	4,200.00
6010-1203 - Insurance	10,943.55	9,252.00	21,887.11	18,503.00	111,015.00
6010-1204 - Property Taxes/Licenses	0.00	209.00	0.00	417.00	2,500.00
6010-1205 - Bank Charge, Finance, Fee	14.00	9.00	14.00	17.00	100.00
6010-1206 - CSD Expenses	82.09	4.00	82.09	8.00	50.00

Income Statement Report

Bell Canyon Association

August 01, 2017 thru August 31, 2017

Expense	Current Period		Year to Date		Annual Budget
	Actual	Budget	Actual	Budget	
Management - General					
6010-1208 - Vehicle	200.04	200.00	400.08	400.00	2,400.00
Total Management - General	11,378.54	10,124.00	22,540.68	20,245.00	121,465.00
Architectural Committee					
6020-1000 - Architectural - Printing Supplies	0.00	41.00	0.00	83.00	500.00
6020-1001 - Architectural - Miscellaneous	0.00	84.00	0.00	167.00	1,000.00
6020-1002 - Architectural - Consulting Fee	5,025.00	5,000.00	5,025.00	10,000.00	60,000.00
6020-1003 - Architectural - Payroll	2,413.37	2,123.00	4,708.54	4,246.00	25,478.00
6020-1004 - Architectural - Payroll Taxes	180.72	183.00	352.40	365.00	2,187.00
6020-1005 - Architectural - Scanning of A/C	0.00	84.00	27.15	167.00	1,000.00
6020-1007 - Architectural - Life Insurance	9.60	10.00	19.20	20.00	120.00
6020-1008 - Architectural - Dental Insurance	17.10	19.00	34.18	37.00	220.00
6020-1009 - Architectural - Health Insurance	270.30	295.00	540.58	589.00	3,532.00
6020-1010 - Architectural - 401K Plan	85.83	55.00	160.66	110.00	660.00
6020-1011 - Architectural - Workers Comp	6.70	11.00	13.40	22.00	129.00
Total Architectural Committee	8,008.62	7,905.00	10,881.11	15,806.00	94,826.00
Professional Fees					
6030-1000 - Professional - General Counsel	0.00	3,334.00	0.00	6,667.00	40,000.00
6030-1001 - Professional - Legal HR	46.25	84.00	1,378.25	167.00	1,000.00
6030-1002 - Professional - Court Fees	0.00	41.00	0.00	83.00	500.00
6030-1003 - Professional - Cost of Collectio	576.46	1,000.00	1,111.46	2,000.00	12,000.00
6030-1004 - Professional - Audit/Accounting	0.00	1,209.00	0.00	2,417.00	14,500.00
6030-1005 - Professional - Consulting	0.00	1,666.00	1,200.00	3,333.00	20,000.00
6030-1006 - Professional - Legal Services	0.00	416.00	0.00	833.00	5,000.00
6030-1007 - Professional - SSFL Expert Co	0.00	834.00	0.00	1,667.00	10,000.00
6030-1008 - Professional - Legal Fee Other	150,849.79	20,834.00	184,296.79	41,667.00	250,000.00
Total Professional Fees	151,472.50	29,418.00	187,986.50	58,834.00	353,000.00

Income Statement Report

Bell Canyon Association

August 01, 2017 thru August 31, 2017

Expense	Current Period		Year to Date		Annual Budget
	Actual	Budget	Actual	Budget	
Front Gate Service - Staff					
6050-1000 - Entry - Payroll	23,980.43	25,678.00	48,823.72	51,355.00	308,129.00
6050-1001 - Entry - Payroll Taxes	1,761.02	2,322.00	3,645.84	4,643.00	27,856.00
6050-1002 - Entry - Education/Renewal	0.00	25.00	35.00	50.00	300.00
6050-1003 - Entry - Uniform	0.00	84.00	0.00	167.00	1,000.00
6050-1004 - Entry - Life Insurance	86.40	77.00	172.80	154.00	925.00
6050-1005 - Entry - Dental Insurance	235.94	240.00	471.88	480.00	2,880.00
6050-1006 - Entry - Health Insurance	2,567.10	2,649.00	5,134.20	5,298.00	31,785.00
6050-1007 - Entry - 401K Plan	741.84	360.00	1,159.54	720.00	4,320.00
6050-1008 - Entry - Workers Comp	1,221.50	1,516.00	2,443.00	3,032.00	18,194.00
Total Front Gate Service - Staff	30,594.23	32,951.00	61,885.98	65,899.00	395,389.00
Front Gate Service - General					
6050-1101 - Entry - Electricity	798.91	671.00	1,316.23	1,343.00	8,060.00
6050-1102 - Entry - Fax & Phone	143.04	144.00	261.05	287.00	1,720.00
6050-1103 - Entry - Internet	391.79	200.00	537.60	400.00	2,400.00
6050-1104 - Entry - Water	347.77	416.00	546.26	833.00	5,000.00
6050-1105 - Entry - Decals/Access System	0.00	416.00	0.00	833.00	5,000.00
6050-1106 - Entry - Surveillance System	0.00	100.00	0.00	200.00	1,200.00
6050-1107 - Entry - Fountain Maintenance	0.00	161.00	345.00	323.00	1,940.00
6050-1108 - Entry - Radios	0.00	12.00	0.00	25.00	150.00
6050-1110 - Entry - Electronic	0.00	75.00	0.00	150.00	900.00
6050-1111 - Entry - Office Supplies	15.14	125.00	15.14	250.00	1,500.00
6050-1112 - Entry - Computer Equipment/S	0.00	41.00	70.88	83.00	500.00
6050-1113 - Entry - Printer Supplies	0.00	50.00	0.00	100.00	600.00
6050-1114 - Entry - Domestic Supply	260.89	209.00	260.89	417.00	2,500.00
6050-1115 - Entry - Miscellaneous	0.00	84.00	27.47	167.00	1,000.00
6050-1117 - Entry - Holiday Decorations	0.00	166.00	0.00	333.00	2,000.00

Income Statement Report

Bell Canyon Association

August 01, 2017 thru August 31, 2017

Expense	Current Period			Year to Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Front Gate Service - General							
6050-1116 - Entry - Truck/Vehicle	255.74	450.00	194.26	589.35	900.00	310.65	5,400.00
Total Front Gate Service - General	2,213.28	3,320.00	1,106.72	3,969.87	6,544.00	2,674.13	39,870.00
Maintenance - Staff							
6100-1000 - Maintenance - Payroll	21,714.98	26,547.00	4,832.02	43,321.98	53,093.00	9,771.02	318,557.00
6100-1001 - Maintenance - Payroll Taxes	1,635.06	2,343.00	707.94	3,261.86	4,686.00	1,424.14	28,117.00
6100-1002 - Maintenance - Training/Educat	0.00	41.00	41.00	0.00	83.00	83.00	500.00
6100-1003 - Maintenance - Contract Servi	0.00	416.00	416.00	0.00	833.00	833.00	5,000.00
6100-1004 - Maintenance - Life Insurance	64.32	75.00	10.68	128.64	150.00	21.36	900.00
6100-1005 - Maintenance - Dental Insuranc	239.76	336.00	96.24	479.52	672.00	192.48	4,030.00
6100-1006 - Maintenance - Health Insuranc	2,022.43	2,466.00	443.57	4,044.86	4,933.00	888.14	29,600.00
6100-1007 - Maintenance - 401K Plan	142.69	160.00	17.31	283.89	320.00	36.11	1,920.00
6100-1008 - Maintenance - Workers Comp	1,711.30	1,551.00	(160.30)	3,422.60	3,101.00	(321.60)	18,604.00
Total Maintenance - Staff	27,530.54	33,935.00	6,404.46	54,943.35	67,871.00	12,927.65	407,228.00
Maintenance - Kit							
6100-1100 - Maintenance - Miscellaneous	0.00	84.00	84.00	0.00	167.00	167.00	1,000.00
6100-1101 - Equipment Supplies - Repair	186.08	666.00	479.92	8,391.04	1,333.00	(7,058.04)	8,000.00
6100-1102 - Equipment Supplies - New Eq	360.76	500.00	139.24	429.82	1,000.00	570.18	6,000.00
6100-1103 - Equipment Supplies - Rental	0.00	250.00	250.00	831.80	500.00	(331.80)	3,000.00
6100-1104 - Equipment Supplies - Maint Su	125.87	416.00	290.13	229.92	833.00	603.08	5,000.00
6100-1105 - Equipment Supplies - Protectiv	239.37	125.00	(114.37)	239.37	250.00	10.63	1,500.00
6100-1106 - Equipment Supplies - Kitchen/E	141.31	50.00	(91.31)	141.31	100.00	(41.31)	600.00
6100-1107 - Equipment Supplies - Equipme	0.00	59.00	59.00	0.00	117.00	117.00	700.00
6100-1108 - Equipment Supplies - Drinking	127.04	41.00	(86.04)	127.04	83.00	(44.04)	500.00
6100-1109 - Equipment Supplies - Cellphon	0.00	25.00	25.00	0.00	50.00	50.00	300.00
6100-1110 - Maintenance - Uniform	0.00	459.00	459.00	97.78	917.00	819.22	5,500.00
6100-1111 - Truck - Registration	1,020.00	209.00	(811.00)	1,020.00	417.00	(603.00)	2,500.00
6100-1112 - Truck - Service & Repair	1,676.70	750.00	(926.70)	3,247.17	1,500.00	(1,747.17)	9,000.00

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	Actual	Budget	Variance	Actual	Budget	Variance	
Maintenance - Kit							
6100-1113 - Truck - Fuel	404.58	450.00	45.42	404.58	900.00	495.42	5,400.00
Total Maintenance - Kit	4,281.71	4,084.00	(197.71)	15,159.83	8,167.00	(6,992.83)	49,000.00
Maintenance - Categories							
6100-1200 - Maintenance - Street Cleaning	1,225.00	2,000.00	775.00	1,225.00	4,000.00	2,775.00	24,000.00
6100-1202 - Maintenance Utilities - Water Ir	591.98	1,166.00	574.02	966.09	2,333.00	1,366.91	14,000.00
6100-1203 - Maintenance Utilities - Street L	632.83	666.00	33.17	1,265.66	1,333.00	67.34	8,000.00
6100-1204 - Maintenance Utilities - Electrici	109.05	120.00	10.95	175.46	240.00	64.54	1,440.00
6100-1205 - Maintenance Utilities - Waste I	746.20	300.00	(446.20)	1,282.65	600.00	(682.65)	3,600.00
6100-1206 - Maintenance - Pest Control	185.24	150.00	(35.24)	185.24	300.00	114.76	1,800.00
6100-1207 - Maintenance - Traffic Sign Ref	1,688.89	416.00	(1,272.89)	1,905.21	833.00	(1,072.21)	5,000.00
6100-1208 - Maintenance - Landscape	230.50	666.00	435.50	230.50	1,333.00	1,102.50	8,000.00
6100-1209 - Maintenance - Irrigation	1,570.10	625.00	(945.10)	4,979.91	1,250.00	(3,729.91)	7,500.00
6100-1210 - Maintenance - Tree Maintenan	5,340.00	1,000.00	(4,340.00)	5,340.00	2,000.00	(3,340.00)	12,000.00
6100-1211 - Maintenance - Weed Control	0.00	184.00	184.00	0.00	367.00	367.00	2,200.00
6100-1212 - Maintenance - Park	0.00	250.00	250.00	0.00	500.00	500.00	3,000.00
6100-1213 - Maintenance - Fences	4,417.41	266.00	(4,151.41)	4,417.41	533.00	(3,884.41)	3,200.00
6100-1214 - Maintenance - Roadway	453.78	500.00	46.22	453.78	1,000.00	546.22	6,000.00
6100-1215 - Maintenance - Others	5.89	416.00	410.11	5.89	833.00	827.11	5,000.00
6100-1216 - Maintenance - Office Maintena	52.26	209.00	156.74	52.26	417.00	364.74	2,500.00
6100-1217 - Maintenance - Entry Maintena	566.19	541.00	(25.19)	585.32	1,083.00	497.68	6,500.00
6100-1218 - Maintenance - BCCC Maintena	108.31	500.00	391.69	142.41	1,000.00	857.59	6,000.00
6100-1219 - Maintenance - BCEC Maintena	1,331.35	1,666.00	334.65	1,561.48	3,333.00	1,771.52	20,000.00
6100-1220 - Maintenance - Maintenance Ya	0.00	209.00	209.00	0.00	417.00	417.00	2,500.00
6100-1221 - Maintenance - Lighting/Electric	693.44	250.00	(443.44)	693.44	500.00	(193.44)	3,000.00
6100-1222 - Maintenance - Gym Supplies/F	0.00	125.00	125.00	25.00	250.00	225.00	1,500.00
6100-1223 - Tennis Court - Maintenance	0.00	84.00	84.00	0.00	167.00	167.00	1,000.00
6100-1224 - Tennis Court - Electricity	170.74	209.00	38.26	250.43	417.00	166.57	2,500.00

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Expense	Current Period			Year to Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Maintenance - Categories							
6100-1225 - Tennis Court - Equipment Supp	0.00	84.00	84.00	0.00	167.00	167.00	1,000.00
Total Maintenance - Categories	20,119.16	12,602.00	(7,517.16)	25,743.14	25,206.00	(537.14)	151,240.00
Disaster Response							
6200-0000 - Disaster Response	0.00	166.00	166.00	0.00	333.00	333.00	2,000.00
Total Disaster Response	0.00	166.00	166.00	0.00	333.00	333.00	2,000.00
Community Events							
6200-1000 - Hot Summer Night	664.06	1,500.00	835.94	1,241.99	3,000.00	1,758.01	18,000.00
6200-1001 - New Owners Welcome	53.29	416.00	362.71	611.08	833.00	221.92	5,000.00
6200-1002 - Community Events	52.97	500.00	447.03	52.97	1,000.00	947.03	6,000.00
6200-1003 - New Years' Eve	0.00	791.00	791.00	0.00	1,583.00	1,583.00	9,500.00
Total Community Events	770.32	3,207.00	2,436.68	1,906.04	6,416.00	4,509.96	38,500.00
Community & Club							
6200-1100 - Community Planning	294.33	250.00	(44.33)	1,089.31	500.00	(589.31)	3,000.00
6200-1101 - Bell Canyon Broadway	916.49	0.00	(916.49)	4.49	0.00	(4.49)	0.00
6200-1103 - Garden Club	0.00	125.00	125.00	116.31	250.00	133.69	1,500.00
6200-1104 - Kids Committee - Snow Day	0.00	1,084.00	1,084.00	0.00	2,167.00	2,167.00	13,000.00
6200-1105 - Kids Committee - Egg Day	0.00	291.00	291.00	0.00	583.00	583.00	3,500.00
6200-1106 - Kids Committee - Movie Nights	1,222.48	229.00	(993.48)	1,222.48	458.00	(764.48)	2,750.00
6200-1107 - Kids Committee - Camp Out	73.29	84.00	10.71	238.29	167.00	(71.29)	1,000.00
6200-1108 - Kids Committee - Summer Arts	0.00	9.00	9.00	0.00	17.00	17.00	100.00
6200-1109 - Kids Committee - Halloween	52.97	1,084.00	1,031.03	52.97	2,167.00	2,114.03	13,000.00
Total Community & Club	2,559.56	3,156.00	596.44	2,723.85	6,309.00	3,585.15	37,850.00
BCCC - Leasing Expense							
6250-1000 - Office Lease	3,492.36	3,279.00	(213.36)	7,104.50	6,558.00	(546.50)	39,348.00
6250-1100 - Room Lease	400.00	613.00	213.00	812.14	1,226.00	413.86	7,356.00

Income Statement Report
Bell Canyon Association
 August 01, 2017 thru August 31, 2017

	Current Period			Year to Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<u>Expense</u>							
Replacement Fund Expenses							
9002-1100 - Replacement Fund-Road Renc	0.00	600.00	600.00	0.00	1,200.00	1,200.00	7,200.00
9002-1200 - Replacement Fund-Concrete S	0.00	6,250.00	6,250.00	0.00	12,500.00	12,500.00	75,000.00
9002-1300 - Replacement Fund-Storm Drai	0.00	104.00	104.00	0.00	208.00	208.00	1,250.00
9002-1400 - Replacement Fund-Maint Truc	32,000.00	209.00	(31,791.00)	32,000.00	417.00	(31,583.00)	2,500.00
9002-1500 - Replacement Fund-Unpaved R	0.00	8,334.00	8,334.00	0.00	16,667.00	16,667.00	100,000.00
9002-1600 - Replacement Fund-Median Lai	0.00	5,000.00	5,000.00	0.00	10,000.00	10,000.00	60,000.00
Total Replacement Fund Expenses	32,000.00	20,497.00	(11,503.00)	32,000.00	40,992.00	8,992.00	245,950.00
Total Expense	32,000.00	20,497.00	(11,503.00)	32,000.00	40,992.00	8,992.00	245,950.00
<u>Income</u>							
Capital Improvement Income							
5010-2000 - Assessment - Capital Improver	316.00	316.00	0.00	633.00	633.00	0.00	3,800.00
5010-2100 - Interest Income - Capital Imprc	53.10	166.00	(112.90)	365.84	333.00	32.84	2,000.00
Total Capital Improvement Income	369.10	482.00	(112.90)	998.84	966.00	32.84	5,800.00
Total Income	369.10	482.00	(112.90)	998.84	966.00	32.84	5,800.00
<u>Expense</u>							
Capital Improvement Expenses							
8900-1200 - Bus Stop Project	0.00	709.00	709.00	0.00	1,417.00	1,417.00	8,500.00
8900-1300 - Capital Improvement-Commun	2,640.00	0.00	(2,640.00)	2,640.00	0.00	(2,640.00)	0.00
8900-1400 - Capital Improvement-Access F	0.00	2,916.00	2,916.00	0.00	5,833.00	5,833.00	35,000.00
8900-1500 - Capital Improvement-BCEC R	0.00	66,666.00	66,666.00	0.00	133,333.00	133,333.00	800,000.00
Total Capital Improvement Expenses	2,640.00	70,291.00	67,651.00	2,640.00	140,583.00	137,943.00	843,500.00
Total Expense	2,640.00	70,291.00	67,651.00	2,640.00	140,583.00	137,943.00	843,500.00
Total Association Net Income / (Loss)	(117,194.76)	(65,766.00)	(51,428.76)	(66,258.05)	(131,523.00)	65,264.95	(789,115.00)