

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

1. 7:00 – CALL TO ORDER
2. OPEN FORUM
3. APPROVAL OF MINUTES
  - a. September 12, 2019
4. REPORT OUT OF EXECUTIVE SESSION
5. MANAGER’S REPORT
  - a. New pepper trees and irrigation maintenance proposals – Board decision
6. COMMITTEE AND SUBSIDIARIES REPORTS AND DECISIONS
  - a. Committees
    - i. Architectural
      1. Lots 734 and 641 – request to overturn AC decision denying request to split a recorded combined property into two separate properties – Board decision
    - ii. Fire Safe Council
    - iii. BC fire department/paramedics exploratory committee
  - b. Subsidiaries
    - i. BCCC
    - ii. BCEC
7. TREASURER’S REPORT
  - a. August 2019 financials
8. CONTINUING BUSINESS
  - a. BCCC redevelopment – update
9. NEW BUSINESS
  - a. Dedications of BCA facilities and trails – Board decision
10. ADJOURNMENT

BELL CANYON ASSOCIATION  
**Board of Directors General Meeting Minutes**  
September 12, 2019

CALL TO ORDER - The meeting was called to order at 7:03 PM by Eric Wolf.

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

\*\*Joined the meeting at 7:20; \*\*\*joined the meeting at 8:00.

ABSENT - Vice President Steve Kent

OTHERS PRESENT - Diane Rossiter, General Manger, Michael Glassman, Kathleen Clemens, Scott Sand, Bob Clarke, Bill Raff, Virginia Sarabia, Sarah Berman, Yoav Shalev, Ross Sonnabend, Robert Lobetta, Casey Hamlin, Garrett Scott, and Jair Bobbitt

OPEN FORUM – Owner stated that having a BCA fire engine would be a serious liability problem. Owner stated that the BCA cannot form a fire department. He said that the CSD could get authorization to form a fire department. Owner stated that he was a lobbyist for many years and \$20,000 wouldn't get the Association anything from politicians and he doesn't want his assessments used on politicians he doesn't support. Owner stated that forming a fire department should be in coordination with other emergency response organizations. Owner stated that the Board should support cell service that provides 100% coverage in Bell Canyon. Owner thanked the Board for a nice Happy 50<sup>th</sup> Birthday party. Owner suggested that a video about the canyon be shown at Annual Meeting. Owner stated that a BCA fire department is not needed, L.A. City and County and Ventura County fire departments serve Bell Canyon. They give outstanding service. Owner suggested that the Fire Safety Council be the one to look into it. Owner stated that \$20,000 should not be used for political purposes. Owner stated that a book exchange box would not be properly located at the bus stop, perhaps better at the Community Center. Owner suggested that legal advice be obtained before taking any action with respect to a BCA fire department. Owner said that he would like to see something done regarding fire response rather than nothing. Owner stated that you can buy insurance for disasters. Owner stated that his biggest concern in moving here was wildfire. He said quickest response from L.A. City is 15 minutes. He and other residents prevented a yellow house from burning on July 4 before L.A. fire trucks arrived and put out spot fires during the Woolsey Fire, that fire fighters couldn't handle, saving a number of homes, because outside responders could not get here immediately or did not have enough manpower.

#### APPROVAL OF MINUTES

\*Frank made a motion to approve the August 8, 2019 general meeting minutes. Richard seconded the motion. Approved 7-1 Yossi voted no.

#### REPORT OUT OF EXECUTIVE SESSION

At the August 8, 2019 executive session, the Board approved the July 11, 2019 meeting minutes, held three hearings and made disciplinary decisions, and reviewed the collections and delinquency

report. At the executive litigation committee meeting, the committee heard reports on current litigation and made decisions on continuing the Chai case and legal representation for a Board member.

MANAGEMENT REPORT

**Replacement election inspector** – one of the original inspectors was not available the date of the Annual Meeting and the Board approved Scott Templeton as the replacement election inspector.  
**Community cell service** - there was an update concerning cell service improvement efforts – three providers and Boeing held a joint meeting.

COMMITTEES AND SUBSIDIARIES REPORTS

**Architectural Committee**

**Lot 151 – temporary interference with of the unpaved roadway** – the AC recommends approval.  
\*Frank made a motion to approve lot 151’s application for temporary interference of the unpaved roadway in accordance with their application and the AC’s recommendation. Dustin seconded the motion The Board discussed. Approved unanimously

**CC&Rs and Bylaws amendments committee** – Michael Glassman asked that the Board review the amendments and send them to the owners for a vote. The committee asks that this be a Board priority and provide a timeline to the committee. The Board discussed. The Board agreed to hold a special amendments Board meeting on November 21, at 7:00 PM.

**Fire Safe Council** – Richard reviewed the Council’s report with the Board.

TREASURER’S REPORT

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

Operating Funds	\$1,25,0668
Replacement Funds	\$3,517,830
Capital Improvement Funds	\$1,166,821
TOTAL	\$5,935,319

CONTINUING BUSINESS

**BCCC redevelopment** – Lisa reported that a final meeting with the Ventura Cultural Heritage Board will be on September 23.

Lisa went over an AV design proposal that was obtained for \$3,500, \$3,000 less than budgeted, for a full design and component list.

\*Lisa made a motion to accept the Wilshire Media proposal for AV design. Frank seconded the motion. Approved unanimously

Lisa went over a proposal for construction cost estimation with the Board.

\*Lisa made a motion to accept the cost consultant proposal of C.P. O’Halloran for \$13,000.

Frank seconded the motion. Approved unanimously

**Revision of Speeding and Stop Sign Rules** – the revision was sent to owners over 30 days ago for review and input to the Board on the proposed changes. The Board discussed.

\*Richard made a motion to approve the revisions to the Speeding and Stop Sign Rules. Dustin seconded the motion. Approved unanimously.

NEW BUSINESS

**Formation of committee to explore the possibility of BCA forming a fire suppression team with paramedic services** – Eric suggested that the CSD obtain approval from LAFCO for

authority to form a fire and paramedic department. Organized emergency wildfire response in the Canyon is needed and this is looking into the possibility of such an organization.

\*Eric made a motion to form a committee to explore the possibility of BCA forming a fire suppression team with paramedic services, with five members and to name Garrett Clancy and Yoav Shalev to the committee with the three other members selected by them. Geoff seconded the motion. The Board discussed. Approved unanimously.

**Approving a \$20,000 fund for political contributions related to Bell Canyon interests** – Eric obtained legal advice that political contributions are legal. He explained that small contributions gain entry for someone to represent Bell Canyon, not in support of any political candidate, and that each contribution would be voted on by the Board.

\*Frank made a motion to fund \$20,000 for political contributions with each individual contribution voted on by the Board, by e-mail if necessary. Geoff seconded the motion. The Board discussed. Approved 5/3 Dustin, Yossi, and Melissa voted no.

Dedications of main BCA facilities on the agenda was postponed to the next Board meeting.

**Open house entry policy** – Lisa explained that residents have expressed concerns regarding open houses in Bell Canyon. The Board discussed.

\*Eric made a motion that a potential buyer can call the agent who would then add their name to the admit list for the open house. Frank seconded the motion. Approved unanimously

**Installing book exchanges at the bus stop** – Lisa provided a photograph of a proposed book exchange to be installed at the bus stop.

\*Lisa made a motion to install a book exchange at the bus stop – policy will be, get one, bring one. Eric seconded the motion. The Board discussed. Approved unanimously.

#### ADJOURNMENT

The meeting was adjourned at 8:58 PM for the Executive Session.

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

## BELL CANYON ASSOCIATION **MINUTES**

### Architectural Committee Meeting – Tuesday, September 10, 2019

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

**Others Present:** Chiedu Chijindu (AC Consultant), Omar Nassery (AC Alternate Member), Larry Rachmel, Vlad and Karolina Pichugin

The meeting was called to order at 7:05PM

**August 27, 2019 AC Minutes:** Peter made a motion to approve the August 27, 2019 minutes. Daniel 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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- 7:20 Lucky Rocky LLC, Lot 375, 9 Wrangler.:** Larry Rachmel and designer, Paulo Cova were present to discuss the preliminary revised new SFR and grading plans. The consultants' reviews, plan and renderings were referenced during the discussion. The AC advised the owner that an application for Temporary Interference with Easement (TIWE) is necessary due to the proposed patio encroaching into the front setback and the staircases and retaining wall are encroaching on the side setback. The AC requested that the owner submit the application for TIWE, and revise the plans according to County ordinances and resubmit for AC review.
- 7:30 Beaudry, Lot 401, 33 Appaloosa Lane:** Kristy Beaudry and Chad Aldaoud were present to discuss the County approved remodel plan and stop work order. The AC consultant's review recommending final approval was referenced. Peter made a motion to release the stop work order and grant final approval on the plan. The AC allowed the owners to resume work subject to posting of construction deposits and completion of the construction forms.
- 7:10 Pichugin, Lot 223, 46 Buckskin Rd.:** Vlad and Karolina Pichugin presented to the AC the proposed fire re-build new SFR plan. The plan was referenced during the discussion. The AC advised that the owners to officially submit the plan to the AC Coordinator for review.

### **CONTINUING ITEMS**

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**208 and 202 Saddlebow Road:** The AC reviewed and discussed the draft denial letter on the request to separate 208 and 202 Saddlebow. The AC approved the letter for transmittal to the owner.

## BELL CANYON ASSOCIATION **MINUTES**

### **Architectural Committee Meeting – Tuesday, September 10, 2019**

**158 Bell Canyon Rd.** The AC discussed the structural inspection reports submitted by the owners and the email from the County Planning Dept. regarding the oak trees. The tree protection site plan was referenced during the discussion. The AC instructed the AC Coordinator to send the County Planning Dept. pictures of the oak trees which may have been damaged by the ongoing construction. The AC agreed to send the AC consultant for field inspection to check on the construction phase and find out if they are in compliance with the original approved plan. The AC Consultant will advise AC Coordinator when to schedule the planned inspection and the owners will be notified.

**73 Hackamore Lane:** The architect was not present to discuss the design to correct the drainage at the shortcreted hillside. This item will be postponed to the next meeting.

**67 Rancho Rd.:** The AC reviewed and discussed the draft violation letter. The AC approved the letter for transmittal to the owner.

**155 Saddlebow Lane:** The AC discussed the stop work order letter sent to the owner.

**15 Stirrup Lane:** The AC discussed the letter and supporting documents submitted for review and action.

**AC Standards Handbook Re-Drafting:** The AC members agreed that they will choose a section in the architectural standards handbook that they would like to rewrite in the next 60 to 90 days.

#### **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.

#### **EXECUTIVE SESSION**

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##### **Construction Issues**

**The meeting was adjourned at 8:46 PM**

**Next Architectural Committee Meeting:**

**September 24, 2019**

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

	<u>Balance</u> <u>Aug 31, 2019</u>	<u>Balance</u> <u>Jul 31, 2019</u>	<u>Change</u>
<b><u>Assets</u></b>			
<b>Operating Assets</b>			
1003 - Union Bank Operating Checking - 9741	160,353.25	149,946.38	10,406.87
1005 - Union Bank Onsite Checking - 6676	0.00	8,441.33	(8,441.33)
<b>Total Operating Assets</b>	<b>160,353.25</b>	<b>158,387.71</b>	<b>1,965.54</b>
<b>Reserve Assets</b>			
1101 - Union Bank MM - 4219	0.00	1,511.05	(1,511.05)
<b>Total Reserve Assets</b>	<b>0.00</b>	<b>1,511.05</b>	<b>(1,511.05)</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	653.52	97.11	556.41
1690 - Clearing Account	(350.00)	(350.00)	0.00
<b>Total Current Assets</b>	<b>303.52</b>	<b>(252.89)</b>	<b>556.41</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	(394,991.72)	(392,241.72)	(2,750.00)

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

	<u>Balance</u> <u>Aug 31, 2019</u>	<u>Balance</u> <u>Jul 31, 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>	<b>616,901.77</b>	<b>619,651.77</b>	<b>(2,750.00)</b>
<b>Total Assets</b>	<b>917,865.28</b>	<b>919,604.38</b>	<b>(1,739.10)</b>
<b><u>Liabilities</u></b>			
<b>Current Liabilities</b>			
2105 - Payable to BCA	19,876.60	19,876.60	0.00
2107 - Security Deposit - Hall Rentals	3,444.74	3,444.74	0.00
2108 - Security Deposit - Rental Suites	908.86	908.86	0.00
2225 - Accrued Expenses	1,334.00	667.00	667.00
2799 - Accounts Payable	0.00	2,999.10	(2,999.10)
<b>Total Current Liabilities</b>	<b>25,564.20</b>	<b>27,896.30</b>	<b>(2,332.10)</b>
<b>Total Liabilities</b>	<b>25,564.20</b>	<b>27,896.30</b>	<b>(2,332.10)</b>
<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 August 31, 2019

	<u>Balance Aug 31, 2019</u>	<u>Balance Jul 31, 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>(821.00)</u>	<u>(1,414.00)</u>	<u>593.00</u>
<b>Total Liabilities and Owner Equity</b>	<u>917,865.28</u>	<u>919,604.38</u>	<u>(1,739.10)</u>

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

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<b>Income</b>								
5040 - Late Fees	0.00	0.00	0.00	3.70	0.00	3.70	0.00	(3.70)
5042 - Late Interest	6.41	0.00	6.41	7.32	0.00	7.32	0.00	(7.32)
5045 - Rental Income - Office	9,817.00	9,260.00	557.00	19,634.00	18,520.00	1,114.00	111,120.00	91,486.00
5046 - Rental Income - Social Hall	600.00	166.00	434.00	600.00	333.00	267.00	2,000.00	1,400.00
5047 - Gym Access Income	520.00	234.00	286.00	700.00	467.00	233.00	2,800.00	2,100.00
5050 - Interest Earned - Reserve	0.83	0.00	0.83	1.65	0.00	1.65	2.00	0.35
5100 - Miscellaneous Income	0.00	21.00	(21.00)	0.00	42.00	(42.00)	250.00	250.00
<b>Total Income</b>	<b>10,944.24</b>	<b>9,681.00</b>	<b>1,263.24</b>	<b>20,946.67</b>	<b>19,362.00</b>	<b>1,584.67</b>	<b>116,172.00</b>	<b>95,225.33</b>
<b>Total Bell Canyon Community Center Inco</b>	<b>10,944.24</b>	<b>9,681.00</b>	<b>1,263.24</b>	<b>20,946.67</b>	<b>19,362.00</b>	<b>1,584.67</b>	<b>116,172.00</b>	<b>95,225.33</b>
<b>Expense</b>								
<b>General &amp; Administration Expenses</b>								
6013 - Cleaning	0.00	84.00	(84.00)	336.47	167.00	169.47	1,000.00	663.53
6021 - Depreciation	2,750.00	2,750.00	0.00	5,500.00	5,500.00	0.00	33,000.00	27,500.00
6023 - Access Equipment	150.00	116.00	34.00	150.00	233.00	(83.00)	1,400.00	1,250.00
6024 - Gym Equipment Rental	3,595.19	3,435.00	160.19	6,988.36	6,870.00	118.36	41,220.00	34,231.64
6035 - Supplies	0.00	84.00	(84.00)	0.00	167.00	(167.00)	1,000.00	1,000.00
6043 - Equipments	0.00	50.00	(50.00)	0.00	100.00	(100.00)	600.00	600.00
6050 - Fees & Licenses	0.00	166.00	(166.00)	131.36	333.00	(201.64)	2,000.00	1,868.64
6080 - Miscellaneous General Administration	0.00	50.00	(50.00)	0.00	100.00	(100.00)	600.00	600.00
6085 - Miscellaneous Administration	12.00	0.00	12.00	12.00	0.00	12.00	0.00	(12.00)
6150 - Insurance	667.00	666.00	1.00	1,334.00	1,333.00	1.00	8,000.00	6,666.00
6180 - Property Taxes	0.00	1,584.00	(1,584.00)	0.00	3,167.00	(3,167.00)	19,000.00	19,000.00
<b>Total General &amp; Administration Expenses</b>	<b>7,174.19</b>	<b>8,985.00</b>	<b>(1,810.81)</b>	<b>14,452.19</b>	<b>17,970.00</b>	<b>(3,517.81)</b>	<b>107,820.00</b>	<b>93,367.81</b>
<b>Repairs &amp; Maintenances</b>								
6525 - Repair - Lighting/Electrical	0.00	25.00	(25.00)	0.00	50.00	(50.00)	300.00	300.00
6526 - Repair - HVAC	0.00	234.00	(234.00)	0.00	467.00	(467.00)	2,800.00	2,800.00

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

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Repairs &amp; Maintenances</b>								
6527 - Repair - Plumbing	0.00	16.00	(16.00)	0.00	33.00	(33.00)	200.00	200.00
6528 - Repair - Appliance	0.00	34.00	(34.00)	0.00	67.00	(67.00)	400.00	400.00
6530 - Repair - Social Hall	0.00	16.00	(16.00)	0.00	33.00	(33.00)	200.00	200.00
6531 - Repair - Exterior	0.00	16.00	(16.00)	0.00	33.00	(33.00)	200.00	200.00
6533 - Repair - Miscellaneous	0.00	50.00	(50.00)	4.95	100.00	(95.05)	600.00	595.05
6545 - Repair - Restrooms	0.00	16.00	(16.00)	0.00	33.00	(33.00)	200.00	200.00
<b>Total Repairs &amp; Maintenances</b>	<b>0.00</b>	<b>407.00</b>	<b>(407.00)</b>	<b>4.95</b>	<b>816.00</b>	<b>(811.05)</b>	<b>4,900.00</b>	<b>4,895.05</b>
<b>Utilities Expenses</b>								
6700 - Sewer/Water	0.00	286.00	(286.00)	507.22	572.00	(64.78)	3,430.00	2,922.78
6705 - Electric	3,013.31	1,459.00	1,554.31	6,470.31	2,917.00	3,553.31	17,500.00	11,029.69
6710 - Gas	36.94	84.00	(47.06)	79.40	167.00	(87.60)	1,000.00	920.60
6720 - Gym Cable/Phone Services	126.80	125.00	1.80	253.60	250.00	3.60	1,500.00	1,246.40
<b>Total Utilities Expenses</b>	<b>3,177.05</b>	<b>1,954.00</b>	<b>1,223.05</b>	<b>7,310.53</b>	<b>3,906.00</b>	<b>3,404.53</b>	<b>23,430.00</b>	<b>16,119.47</b>
<b>Total Bell Canyon Community Center Expense</b>	<b>10,351.24</b>	<b>11,346.00</b>	<b>(994.76)</b>	<b>21,767.87</b>	<b>22,692.00</b>	<b>(924.33)</b>	<b>136,150.00</b>	<b>114,382.33</b>
<b>Total Bell Canyon Community Center Income</b>	<b>593.00</b>	<b>(1,665.00)</b>	<b>2,258.00</b>	<b>(821.00)</b>	<b>(3,330.00)</b>	<b>2,509.00</b>	<b>(19,978.00)</b>	<b>(19,157.00)</b>
<b>Total Association Net Income / (Loss)</b>	<b>593.00</b>	<b>(1,665.00)</b>	<b>2,258.00</b>	<b>(821.00)</b>	<b>(3,330.00)</b>	<b>2,509.00</b>	<b>(19,978.00)</b>	<b>(19,157.00)</b>

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

	<u>Balance</u> <u>Aug 31, 2019</u>	<u>Balance</u> <u>Jul 31, 2019</u>	<u>Change</u>
<b>Assets</b>			
<b>Operating Funds</b>			
1003 - Union Bank Operating Checking - 9733	147,669.95	171,414.65	(23,744.70)
1010 - Union Bank Operating MM - 1234	19,801.11	24,887.82	(5,086.71)
1090 - Due to Replacement Fund	(2,500.00)	(1,250.00)	(1,250.00)
<b>Total Operating Funds</b>	<b>164,971.06</b>	<b>195,052.47</b>	<b>(30,081.41)</b>
<b>Replacement Fund Assets</b>			
1100 - Union Bank - Replacement Fund	18,008.46	18,007.67	0.79
1190 - Due from Operating Funds	2,500.00	1,250.00	1,250.00
<b>Total Replacement Fund Assets</b>	<b>20,508.46</b>	<b>19,257.67</b>	<b>1,250.79</b>
<b>Current Assets</b>			
1280 - Accounts Receivable - Tenants	5,787.30	5,786.42	0.88
<b>Total Current Assets</b>	<b>5,787.30</b>	<b>5,786.42</b>	<b>0.88</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>371,703.64</b>	<b>400,533.38</b>	<b>(28,829.74)</b>

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

	<u>Balance</u> <u>Aug 31, 2019</u>	<u>Balance</u> <u>Jul 31, 2019</u>	<u>Change</u>
<b><u>Liabilities</u></b>			
<b>Current Liabilities</b>			
2101 - Prepaid Rentals	2,189.11	5,801.76	(3,612.65)
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	112,778.38	114,379.44	(1,601.06)
2110 - Security Deposit - Stalls Rental	18,233.79	23,320.50	(5,086.71)
2150 - Stall Tenant Refunds	925.65	0.00	925.65
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	0.00	4,137.86	(4,137.86)
<b>Total Current Liabilities</b>	<b><u>204,252.33</u></b>	<b><u>217,764.96</u></b>	<b><u>(13,512.63)</u></b>
<b>Total Liabilities</b>	<b><u>204,252.33</u></b>	<b><u>217,764.96</u></b>	<b><u>(13,512.63)</u></b>
<b><u>Owners' Equity</u></b>			
<b>Replacement Fund</b>			
4000 - Replacement Funds	20,500.00	19,250.00	1,250.00
4095 - Replacement Fund Interest	8.46	7.67	0.79
<b>Total Replacement Fund</b>	<b><u>20,508.46</u></b>	<b><u>19,257.67</u></b>	<b><u>1,250.79</u></b>
<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 August 31, 2019

	<u>Balance Aug 31, 2019</u>	<u>Balance Jul 31, 2019</u>	<u>Change</u>
<b><u>Owners' Equity</u></b>			
Owners' Equity			
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>193,183.02</u>	<u>191,932.23</u>	<u>1,250.79</u>
<b>Income / (Loss)</b>	<u>(25,731.71)</u>	<u>(9,163.81)</u>	<u>(16,567.90)</u>
<b>Total Liabilities and Owner Equity</b>	<u>371,703.64</u>	<u>400,533.38</u>	<u>(28,829.74)</u>

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

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<b>Income</b>								
5014 - Dry Barn Rent	3,700.00	10,750.00	(7,050.00)	3,700.00	21,500.00	(17,800.00)	129,000.00	125,300.00
5015 - Box Stall Income	11,737.00	14,620.00	(2,883.00)	25,557.00	29,240.00	(3,683.00)	175,440.00	149,883.00
5017 - Lower Paddocks Income	3,730.00	5,562.00	(1,832.00)	9,160.00	11,125.00	(1,965.00)	66,750.00	57,590.00
5018 - Extra Feed Income	1,540.00	2,584.00	(1,044.00)	3,755.50	5,167.00	(1,411.50)	31,000.00	27,244.50
5022 - Trailer Storage Income	385.00	470.00	(85.00)	710.00	940.00	(230.00)	5,640.00	4,930.00
5025 - Temporary Boarding Income	0.00	100.00	(100.00)	50.00	200.00	(150.00)	1,200.00	1,150.00
5027 - Holiday Fund	0.00	25.00	(25.00)	0.00	50.00	(50.00)	300.00	300.00
5040 - Late Fees	0.00	200.00	(200.00)	(142.50)	400.00	(542.50)	2,400.00	2,542.50
5042 - Late Interest	16.33	0.00	16.33	4.10	0.00	4.10	0.00	(4.10)
5051 - Apartment Rental Income	500.00	500.00	0.00	1,000.00	1,000.00	0.00	6,000.00	5,000.00
5100 - Miscellaneous Income	735.00	41.00	694.00	832.66	83.00	749.66	500.00	(332.66)
5200 - Full Care Income	0.00	25.00	(25.00)	0.00	50.00	(50.00)	300.00	300.00
5300 - Private Lessons	1,295.00	1,334.00	(39.00)	4,095.00	2,667.00	1,428.00	16,000.00	11,905.00
5303 - Day Camp	2,717.76	800.00	1,917.76	4,756.53	1,600.00	3,156.53	9,600.00	4,843.47
<b>Total Income</b>	<b>26,356.09</b>	<b>37,011.00</b>	<b>(10,654.91)</b>	<b>53,478.29</b>	<b>74,022.00</b>	<b>(20,543.71)</b>	<b>444,130.00</b>	<b>390,651.71</b>
<b>Total Bell Canyon Equestrian Center Incon</b>	<b>26,356.09</b>	<b>37,011.00</b>	<b>(10,654.91)</b>	<b>53,478.29</b>	<b>74,022.00</b>	<b>(20,543.71)</b>	<b>444,130.00</b>	<b>390,651.71</b>
<b>Expense</b>								
<b>Administration Expense</b>								
6035 - Office Supplies	0.00	10.00	(10.00)	0.00	20.00	(20.00)	120.00	120.00
6050 - Licenses & Fees	0.00	34.00	(34.00)	464.34	67.00	397.34	400.00	(64.34)
6076 - Communications/Outreach	0.00	29.00	(29.00)	0.00	58.00	(58.00)	350.00	350.00
6085 - Miscellaneous Administration	147.98	50.00	97.98	147.98	100.00	47.98	600.00	452.02
6095 - Repay loans to BCA	0.00	1,000.00	(1,000.00)	0.00	2,000.00	(2,000.00)	12,000.00	12,000.00
6150 - Insurance Master	0.00	1,000.00	(1,000.00)	1,191.00	2,000.00	(809.00)	12,000.00	10,809.00
6180 - Property Taxes	0.00	709.00	(709.00)	0.00	1,417.00	(1,417.00)	8,500.00	8,500.00
<b>Total Administration Expense</b>	<b>147.98</b>	<b>2,832.00</b>	<b>(2,684.02)</b>	<b>1,803.32</b>	<b>5,662.00</b>	<b>(3,858.68)</b>	<b>33,970.00</b>	<b>32,166.68</b>

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

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Operations Expense</b>								
6102 - Salaries - Barn Labor	8,990.38	8,571.00	419.38	16,352.38	17,142.00	(789.62)	102,850.00	86,497.62
6105 - Payroll Taxes	899.24	835.00	64.24	1,641.55	1,671.00	(29.45)	10,028.00	8,386.45
6125 - Workers Comp Insurance	1,477.00	1,120.00	357.00	2,954.00	2,240.00	714.00	13,442.00	10,488.00
6127 - Employee Benefits	1,763.22	1,866.00	(102.78)	3,526.44	3,733.00	(206.56)	22,400.00	18,873.56
6130 - Miscellaneous	0.00	100.00	(100.00)	0.00	200.00	(200.00)	1,200.00	1,200.00
6401 - Hay & Feed	9,594.00	4,754.00	4,840.00	9,594.00	9,508.00	86.00	57,050.00	47,456.00
6402 - Shavings	7,166.98	3,666.00	3,500.98	14,374.18	7,333.00	7,041.18	44,000.00	29,625.82
6404 - Manure Removal	2,686.06	2,500.00	186.06	5,098.71	5,000.00	98.71	30,000.00	24,901.29
6405 - Academy Trainers	4,831.94	1,500.00	3,331.94	9,429.02	3,000.00	6,429.02	18,000.00	8,570.98
6406 - Academy Horse Expenses	1,132.01	450.00	682.01	2,504.01	900.00	1,604.01	5,400.00	2,895.99
6407 - Academy Miscellaneous	217.47	100.00	117.47	521.52	200.00	321.52	1,200.00	678.48
6555 - Pest Control	275.00	550.00	(275.00)	1,428.91	1,100.00	328.91	6,600.00	5,171.09
<b>Total Operations Expense</b>	<b>39,033.30</b>	<b>26,012.00</b>	<b>13,021.30</b>	<b>67,424.72</b>	<b>52,027.00</b>	<b>15,397.72</b>	<b>312,170.00</b>	<b>244,745.28</b>
<b>Equipment Expense</b>								
6070 - Kubota Payment	462.11	462.00	0.11	924.22	924.00	0.22	5,545.00	4,620.78
6540 - Equipment Repairs	0.00	200.00	(200.00)	0.00	400.00	(400.00)	2,400.00	2,400.00
6541 - Fuel	411.66	334.00	77.66	986.67	667.00	319.67	4,000.00	3,013.33
6542 - Tractor/Cart Expenses	105.00	516.00	(411.00)	105.00	1,033.00	(928.00)	6,200.00	6,095.00
6543 - Equipment/Fixture Improvement	97.99	200.00	(102.01)	97.99	400.00	(302.01)	2,400.00	2,302.01
<b>Total Equipment Expense</b>	<b>1,076.76</b>	<b>1,712.00</b>	<b>(635.24)</b>	<b>2,113.88</b>	<b>3,424.00</b>	<b>(1,310.12)</b>	<b>20,545.00</b>	<b>18,431.12</b>
<b>Facilities Expense</b>								
6501 - Arena & Corral Maintenance	0.00	650.00	(650.00)	0.00	1,300.00	(1,300.00)	7,800.00	7,800.00
6502 - Apartment Maintenance & Repairs	0.00	50.00	(50.00)	0.00	100.00	(100.00)	600.00	600.00
6503 - Office Maintenance & Repairs	0.00	16.00	(16.00)	0.00	33.00	(33.00)	200.00	200.00
6506 - Landscaping	0.00	200.00	(200.00)	0.00	400.00	(400.00)	2,400.00	2,400.00
6510 - Barn Maintenance & Repairs	86.94	416.00	(329.06)	86.94	833.00	(746.06)	5,000.00	4,913.06



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

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Facilities Expense</b>								
6511 - Sand and Footing	0.00	84.00	(84.00)	0.00	167.00	(167.00)	1,000.00	1,000.00
6512 - D.G.	0.00	166.00	(166.00)	0.00	333.00	(333.00)	2,000.00	2,000.00
6520 - Facilities Maintenance/Repairs	0.00	300.00	(300.00)	0.00	600.00	(600.00)	3,600.00	3,600.00
6546 - Maintenance & Supplies	0.00	100.00	(100.00)	44.95	200.00	(155.05)	1,200.00	1,155.05
6547 - Fencing	0.00	200.00	(200.00)	0.00	400.00	(400.00)	2,400.00	2,400.00
6550 - Janitorial/Restroom	0.00	75.00	(75.00)	0.00	150.00	(150.00)	900.00	900.00
6551 - Lighting and Electrical	0.00	334.00	(334.00)	0.00	667.00	(667.00)	4,000.00	4,000.00
6575 - Miscellaneous - Facilities	0.00	50.00	(50.00)	0.00	100.00	(100.00)	600.00	600.00
<b>Total Facilities Expense</b>	<b>86.94</b>	<b>2,641.00</b>	<b>(2,554.06)</b>	<b>131.89</b>	<b>5,283.00</b>	<b>(5,151.11)</b>	<b>31,700.00</b>	<b>31,568.11</b>
<b>Utilities Expenses</b>								
6700 - Sewer/Water	0.00	1,500.00	(1,500.00)	2,033.62	3,000.00	(966.38)	18,000.00	15,966.38
6705 - Electric	1,244.01	834.00	410.01	3,032.57	1,667.00	1,365.57	10,000.00	6,967.43
6720 - Telephone - Internet	85.00	50.00	35.00	170.00	100.00	70.00	600.00	430.00
<b>Total Utilities Expenses</b>	<b>1,329.01</b>	<b>2,384.00</b>	<b>(1,054.99)</b>	<b>5,236.19</b>	<b>4,767.00</b>	<b>469.19</b>	<b>28,600.00</b>	<b>23,363.81</b>
<b>Replacement Fund Allocation</b>								
9000 - Reserve Contribution Reserve	1,250.00	1,250.00	0.00	2,500.00	2,500.00	0.00	15,000.00	12,500.00
9030 - Boarding Deposit Make-Up Reserve	0.00	100.00	(100.00)	0.00	200.00	(200.00)	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>2,500.00</b>	<b>2,700.00</b>	<b>(200.00)</b>	<b>16,200.00</b>	<b>13,700.00</b>
<b>Total Bell Canyon Equestrian Center Expense</b>	<b>42,923.99</b>	<b>36,931.00</b>	<b>5,992.99</b>	<b>79,210.00</b>	<b>73,883.00</b>	<b>5,327.00</b>	<b>443,185.00</b>	<b>363,975.00</b>
<b>Total Bell Canyon Equestrian Center Income</b>	<b>(16,567.90)</b>	<b>80.00</b>	<b>(16,647.90)</b>	<b>(25,731.71)</b>	<b>159.00</b>	<b>(25,890.71)</b>	<b>945.00</b>	<b>26,676.71</b>
<b>Total Association Net Income / (Loss)</b>	<b>(16,567.90)</b>	<b>80.00</b>	<b>(16,647.90)</b>	<b>(25,731.71)</b>	<b>159.00</b>	<b>(25,890.71)</b>	<b>945.00</b>	<b>26,676.71</b>

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

	<u>Balance</u> <u>Aug 31, 2019</u>	<u>Balance</u> <u>Jul 31, 2019</u>	<u>Change</u>
<b>Assets</b>			
<b>Operating Funds</b>			
1003 - Union Bank Operating Checking - 9725	709,141.82	538,075.09	171,066.73
1005 - Union Bank Onsite Checking - 6650	30,456.30	30,456.30	0.00
1006 - Union Bank Payroll Checking - 6668	45,421.86	34,455.94	10,965.92
1022 - Wells Fargo Const Deposits - 6462	470,193.65	482,885.06	(12,691.41)
1023 - Wells Fargo Constr CD's - 6462	150,000.00	150,000.00	0.00
1025 - Petty Cash	700.00	700.00	0.00
<b>Total Operating Funds</b>	<b>1,405,913.63</b>	<b>1,236,572.39</b>	<b>169,341.24</b>
<b>Committee Funds</b>			
1050 - Union Bank Broadway Checking - 2866	9,004.20	14,096.37	(5,092.17)
<b>Total Committee Funds</b>	<b>9,004.20</b>	<b>14,096.37</b>	<b>(5,092.17)</b>
<b>Replacement Fund</b>			
1100 - Wells Fargo Advisor MM - 7371	1,071,367.54	870,699.99	200,667.55
1101 - Wells Fargo Advisor CDs - 7371	2,325,000.00	2,525,000.00	(200,000.00)
1105 - BCA/BCCC Rplmt Union Bank - 2748	122,135.45	122,130.44	5.01
<b>Total Replacement Fund</b>	<b>3,518,502.99</b>	<b>3,517,830.43</b>	<b>672.56</b>
<b>Accounts Receivable</b>			
1280 - Accounts Receivable - Homeowner	89,403.00	93,267.75	(3,864.75)
1282 - Accounts Receivable - From BCEC	60,594.17	60,594.17	0.00
1283 - Payroll Clearing - BCEC	114,379.62	115,980.68	(1,601.06)
1290 - Allowance for Doubtful Accounts	(72,148.64)	(72,148.64)	0.00
<b>Total Accounts Receivable</b>	<b>192,228.15</b>	<b>197,693.96</b>	<b>(5,465.81)</b>

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

	<u>Balance</u> <u>Aug 31, 2019</u>	<u>Balance</u> <u>Jul 31, 2019</u>	<u>Change</u>
<b>Assets</b>			
<b>Prepaid Expenses</b>			
1300 - Prepaid Insurance	23,104.45	32,173.68	(9,069.23)
1305 - Prepaid Expenses- Other	4,273.00	4,273.00	0.00
<b>Total Prepaid Expenses</b>	<b>27,377.45</b>	<b>36,446.68</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	420,878.41	428,677.51	(7,799.10)
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>1,159,021.97</b>	<b>1,166,821.07</b>	<b>(7,799.10)</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
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>

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

	<u>Balance</u> <u>Aug 31, 2019</u>	<u>Balance</u> <u>Jul 31, 2019</u>	<u>Change</u>
<b><u>Assets</u></b>			
<b>Other Assets</b>			
1270 - Investment in Community Center	964,583.00	964,583.00	0.00
1690 - Clearing Account	(1,716.95)	(1,722.95)	6.00
<b>Total Other Assets</b>	<u><b>962,866.05</b></u>	<u><b>962,860.05</b></u>	<u><b>6.00</b></u>
<b>Total Assets</b>	<u><b>7,410,918.28</b></u>	<u><b>7,268,324.79</b></u>	<u><b>142,593.49</b></u>
<b><u>Liabilities</u></b>			
<b>Current Liabilities</b>			
2101 - Prepaid Owners Assessments	66,476.57	81,290.70	(14,814.13)
2103 - Other Payable - Due to BCCC	(21,826.60)	(21,826.60)	0.00
2110 - Homeowner Refund Payables	956.73	955.78	0.95
2115 - Refundable Construction Deposits	543,089.39	565,473.39	(22,384.00)
2120 - Fire Safety Council	25,000.00	25,000.00	0.00
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	0.00	14,516.18	(14,516.18)
<b>Total Current Liabilities</b>	<u><b>668,968.84</b></u>	<u><b>720,682.20</b></u>	<u><b>(51,713.36)</b></u>
<b>Total Liabilities</b>	<u><b>668,968.84</b></u>	<u><b>720,682.20</b></u>	<u><b>(51,713.36)</b></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

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

	<u>Balance Aug 31, 2019</u>	<u>Balance Jul 31, 2019</u>	<u>Change</u>
<b><u>Owners' Equity</u></b>			
Owners' Equity			
4998 - Retain Earning	(949,916.65)	(949,916.65)	0.00
<b>Total Owners' Equity</b>	<u>6,497,456.01</u>	<u>6,497,456.01</u>	<u>0.00</u>
<b>Total Owners' Equity</b>	<u>6,497,456.01</u>	<u>6,497,456.01</u>	<u>0.00</u>
<b>Income / (Loss)</b>	<u>244,493.43</u>	<u>50,186.58</u>	<u>194,306.85</u>
<b>Total Liabilities and Owner Equity</b>	<u>7,410,918.28</u>	<u>7,268,324.79</u>	<u>142,593.49</u>

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

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<b>Operating Incomes</b>								
5010 - Regular Assessments	209,085.00	209,074.00	11.00	418,170.00	418,149.00	21.00	2,508,894.00	2,090,724.00
5027 - Holiday Bonus Fund	0.00	1,584.00	(1,584.00)	0.00	3,167.00	(3,167.00)	19,000.00	19,000.00
5028 - Contract Income - BC/CSD	52.50	50.00	2.50	152.50	100.00	52.50	600.00	447.50
5030 - Interest Income-Operating	1,881.13	19.00	1,862.13	3,899.60	37.00	3,862.60	220.00	(3,679.60)
5031 - Interest Income-Reserve	0.00	0.00	0.00	270.00	0.00	270.00	0.00	(270.00)
5035 - Transfer/Handling Fee	1,518.00	1,334.00	184.00	2,682.00	2,667.00	15.00	16,000.00	13,318.00
5040 - Late Fees	193.98	834.00	(640.02)	1,115.04	1,667.00	(551.96)	10,000.00	8,884.96
5050 - Tennis Court Fees	40.00	25.00	15.00	60.00	50.00	10.00	300.00	240.00
5061 - Architectural Design Fees	8,028.00	5,834.00	2,194.00	27,705.88	11,667.00	16,038.88	70,000.00	42,294.12
5100 - Miscellaneous Income	181,902.86	100.00	181,802.86	181,937.86	200.00	181,737.86	1,200.00	(180,737.86)
5105 - Attorney/Collection Fees	75.00	0.00	75.00	150.00	0.00	150.00	0.00	(150.00)
5110 - Fines/Violations	100.00	684.00	(584.00)	200.00	1,367.00	(1,167.00)	8,200.00	8,000.00
<b>Total Operating Incomes</b>	<b>402,876.47</b>	<b>219,538.00</b>	<b>183,338.47</b>	<b>636,342.88</b>	<b>439,071.00</b>	<b>197,271.88</b>	<b>2,634,414.00</b>	<b>1,998,071.12</b>
<b>Total Bell Canyon Association Income</b>	<b>402,876.47</b>	<b>219,538.00</b>	<b>183,338.47</b>	<b>636,342.88</b>	<b>439,071.00</b>	<b>197,271.88</b>	<b>2,634,414.00</b>	<b>1,998,071.12</b>
<b>Expense</b>								
<b>Management - Staff</b>								
6010-1000 - Payroll	22,882.96	23,796.00	(913.04)	43,925.61	47,592.00	(3,666.39)	285,553.00	241,627.39
6010-1001 - Payroll Taxes	1,556.91	1,947.00	(390.09)	3,059.50	3,894.00	(834.50)	23,366.00	20,306.50
6010-1002 - Payroll Processing Fees	320.75	916.00	(595.25)	977.54	1,833.00	(855.46)	11,000.00	10,022.46
6010-1003 - Life Insurance	66.50	79.00	(12.50)	133.00	157.00	(24.00)	940.00	807.00
6010-1004 - Dental Insurance	119.92	141.00	(21.08)	239.84	281.00	(41.16)	1,684.00	1,444.16
6010-1005 - Health Insurance	1,298.56	1,659.00	(360.44)	2,597.12	3,317.00	(719.88)	19,900.00	17,302.88
6010-1006 - 401K Plan	589.32	655.00	(65.68)	1,166.00	1,310.00	(144.00)	7,860.00	6,694.00
6010-1007 - Employee Recognition	187.15	600.00	(412.85)	968.44	1,200.00	(231.56)	7,200.00	6,231.56
6010-1008 - CAI & Education	245.00	184.00	61.00	245.00	367.00	(122.00)	2,200.00	1,955.00
6010-1009 - Workers Comp Insurance	153.11	358.00	(204.89)	306.22	715.00	(408.78)	4,288.00	3,981.78

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

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Management - Staff</b>								
6010-1010 - Contract Service	0.00	334.00	(334.00)	0.00	667.00	(667.00)	4,000.00	4,000.00
<b>Total Management - Staff</b>	<b>27,420.18</b>	<b>30,669.00</b>	<b>(3,248.82)</b>	<b>53,618.27</b>	<b>61,333.00</b>	<b>(7,714.73)</b>	<b>367,991.00</b>	<b>314,372.73</b>
<b>Management - Business</b>								
6010-1100 - Supplies - Electronic	10.94	50.00	(39.06)	10.94	100.00	(89.06)	600.00	589.06
6010-1101 - Supplies - Domestic	199.25	266.00	(66.75)	397.99	533.00	(135.01)	3,200.00	2,802.01
6010-1102 - Supplies - Office	218.26	300.00	(81.74)	576.29	600.00	(23.71)	3,600.00	3,023.71
6010-1103 - Supplies - Drinking Water	0.00	100.00	(100.00)	194.75	200.00	(5.25)	1,200.00	1,005.25
6010-1104 - Supplies - Computer Equipment	137.56	300.00	(162.44)	215.53	600.00	(384.47)	3,600.00	3,384.47
6010-1105 - Supplies - Printer & Supplies	580.28	200.00	380.28	1,348.36	400.00	948.36	2,400.00	1,051.64
6010-1106 - Postage	100.00	500.00	(400.00)	132.10	1,000.00	(867.90)	6,000.00	5,867.90
6010-1107 - Blueprint	0.00	50.00	(50.00)	0.00	100.00	(100.00)	600.00	600.00
6010-1109 - IT Support	0.00	400.00	(400.00)	237.50	800.00	(562.50)	4,800.00	4,562.50
6010-1110 - Copying	298.66	450.00	(151.34)	597.82	900.00	(302.18)	5,400.00	4,802.18
6010-1111 - Electricity	308.61	300.00	8.61	813.67	600.00	213.67	3,600.00	2,786.33
6010-1112 - Fax & Phone	224.84	300.00	(75.16)	453.79	600.00	(146.21)	3,600.00	3,146.21
6010-1113 - Internet	99.99	100.00	(0.01)	199.98	200.00	(0.02)	1,200.00	1,000.02
6010-1114 - Accounting Services	3,144.90	2,910.00	234.90	6,288.80	5,820.00	468.80	34,920.00	28,631.20
6010-1115 - Software	0.00	125.00	(125.00)	0.00	250.00	(250.00)	1,500.00	1,500.00
6010-1116 - Bad Debt-Write Off	0.00	416.00	(416.00)	0.00	833.00	(833.00)	5,000.00	5,000.00
<b>Total Management - Business</b>	<b>5,323.29</b>	<b>6,767.00</b>	<b>(1,443.71)</b>	<b>11,467.52</b>	<b>13,536.00</b>	<b>(2,068.48)</b>	<b>81,220.00</b>	<b>69,752.48</b>
<b>Management - General</b>								
6010-1201 - Miscellaneous - MG	991.67	130.00	861.67	1,036.67	260.00	776.67	1,560.00	523.33
6010-1202 - Shareholder Functions	428.33	600.00	(171.67)	514.96	1,200.00	(685.04)	7,200.00	6,685.04
6010-1203 - Insurance	11,737.89	11,800.00	(62.11)	23,211.78	23,600.00	(388.22)	141,600.00	118,388.22
6010-1204 - Property Taxes/Licenses	0.00	186.00	(186.00)	19.00	372.00	(353.00)	2,230.00	2,211.00
6010-1205 - Bank Charge, Finance, Fee	0.00	34.00	(34.00)	0.00	67.00	(67.00)	400.00	400.00

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

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Management - General</b>								
6010-1206 - CSD Expenses	315.50	4.00	311.50	0.50	8.00	(7.50)	50.00	49.50
6010-1208 - Vehicle	1,234.58	237.00	997.58	1,471.16	474.00	997.16	2,844.00	1,372.84
6010-1209 - Patrol Services	1,437.60	3,999.00	(2,561.40)	2,040.09	7,998.00	(5,957.91)	47,988.00	45,947.91
6010-1210 - Bus Stop Wi-Fi	90.99	100.00	(9.01)	160.98	200.00	(39.02)	1,200.00	1,039.02
<b>Total Management - General</b>	<b>16,236.56</b>	<b>17,090.00</b>	<b>(853.44)</b>	<b>28,455.14</b>	<b>34,179.00</b>	<b>(5,723.86)</b>	<b>205,072.00</b>	<b>176,616.86</b>
<b>Architectural Committee</b>								
6020-1000 - Architectural - Printing Supplies	0.00	50.00	(50.00)	0.00	100.00	(100.00)	600.00	600.00
6020-1001 - Architectural - Miscellaneous	0.00	25.00	(25.00)	0.00	50.00	(50.00)	300.00	300.00
6020-1002 - Architectural - Consulting Fee	1,950.00	3,000.00	(1,050.00)	5,100.00	6,000.00	(900.00)	36,000.00	30,900.00
6020-1003 - Architectural - Payroll	3,291.88	3,610.00	(318.12)	6,086.35	7,221.00	(1,134.65)	43,326.00	37,239.65
6020-1004 - Architectural - Payroll Taxes	243.76	296.00	(52.24)	449.47	592.00	(142.53)	3,552.00	3,102.53
6020-1005 - Architectural - Scanning of A/C	0.00	100.00	(100.00)	3.29	200.00	(196.71)	1,200.00	1,196.71
6020-1007 - Architectural - Life Insurance	10.50	11.00	(0.50)	21.00	22.00	(1.00)	132.00	111.00
6020-1008 - Architectural - Dental Insurance	17.10	18.00	(0.90)	34.20	36.00	(1.80)	216.00	181.80
6020-1009 - Architectural - Health Insurance	(84.52)	487.00	(571.52)	(169.04)	975.00	(1,144.04)	5,850.00	6,019.04
6020-1010 - Architectural - 401K Plan	98.75	86.00	12.75	182.58	172.00	10.58	1,031.00	848.42
6020-1011 - Architectural - Workers Comp	8.00	22.00	(14.00)	16.00	44.00	(28.00)	264.00	248.00
<b>Total Architectural Committee</b>	<b>5,535.47</b>	<b>7,705.00</b>	<b>(2,169.53)</b>	<b>11,723.85</b>	<b>15,412.00</b>	<b>(3,688.15)</b>	<b>92,471.00</b>	<b>80,747.15</b>
<b>Professional Fees</b>								
6030-1000 - Professional - General Counsel	6,331.25	6,000.00	331.25	10,543.75	12,000.00	(1,456.25)	72,000.00	61,456.25
6030-1001 - Professional - Legal HR	0.00	100.00	(100.00)	0.00	200.00	(200.00)	1,200.00	1,200.00
6030-1002 - Professional - Court Fees	0.00	20.00	(20.00)	112.00	40.00	72.00	240.00	128.00
6030-1003 - Professional - Cost of Collector	75.00	100.00	(25.00)	150.00	200.00	(50.00)	1,200.00	1,050.00
6030-1004 - Professional - Audit/Accounting	0.00	1,334.00	(1,334.00)	5,250.00	2,667.00	2,583.00	16,000.00	10,750.00
6030-1005 - Professional - Consulting	0.00	1,000.00	(1,000.00)	750.00	2,000.00	(1,250.00)	12,000.00	11,250.00
6030-1006 - Professional - Legal Services S:	0.00	100.00	(100.00)	0.00	200.00	(200.00)	1,200.00	1,200.00



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

	Current Period			Year to Date (2 months)			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	1,000.00	(1,000.00)	6,000.00	6,000.00
6030-1008 - Professional - Legal Fee Others	43,080.06	20,834.00	22,246.06	55,494.05	41,667.00	13,827.05	250,000.00	194,505.95
<b>Total Professional Fees</b>	<b>49,486.31</b>	<b>29,988.00</b>	<b>19,498.31</b>	<b>72,299.80</b>	<b>59,974.00</b>	<b>12,325.80</b>	<b>359,840.00</b>	<b>287,540.20</b>
<b>Front Gate Service - Staff</b>								
6050-1000 - Entry - Payroll	28,835.14	30,012.00	(1,176.86)	56,735.92	60,024.00	(3,288.08)	360,142.00	303,406.08
6050-1001 - Entry - Payroll Taxes	2,183.54	2,772.00	(588.46)	4,489.01	5,544.00	(1,054.99)	33,263.00	28,773.99
6050-1002 - Entry - Education/Renewal	0.00	20.00	(20.00)	0.00	40.00	(40.00)	240.00	240.00
6050-1003 - Entry - Uniform	0.00	200.00	(200.00)	0.00	400.00	(400.00)	2,400.00	2,400.00
6050-1004 - Entry - Life Insurance	94.50	95.00	(0.50)	179.18	190.00	(10.82)	1,140.00	960.82
6050-1005 - Entry - Dental Insurance	410.64	285.00	125.64	819.52	570.00	249.52	3,420.00	2,600.48
6050-1006 - Entry - Health Insurance	1,916.02	2,986.00	(1,069.98)	5,637.16	5,972.00	(334.84)	35,830.00	30,192.84
6050-1007 - Entry - 401K Plan	343.73	536.00	(192.27)	769.03	1,073.00	(303.97)	6,440.00	5,670.97
6050-1008 - Entry - Workers Comp	1,834.51	2,212.00	(377.49)	3,669.02	4,424.00	(754.98)	26,543.00	22,873.98
<b>Total Front Gate Service - Staff</b>	<b>35,618.08</b>	<b>39,118.00</b>	<b>(3,499.92)</b>	<b>72,298.84</b>	<b>78,237.00</b>	<b>(5,938.16)</b>	<b>469,418.00</b>	<b>397,119.16</b>
<b>Front Gate Service - General</b>								
6050-1100 - Entry - Communication	156.72	0.00	156.72	156.72	0.00	156.72	0.00	(156.72)
6050-1101 - Entry - Electricity	914.78	830.00	84.78	2,702.70	1,660.00	1,042.70	9,960.00	7,257.30
6050-1102 - Entry - Fax & Phone	91.80	115.00	(23.20)	183.60	230.00	(46.40)	1,380.00	1,196.40
6050-1103 - Entry - Internet	174.98	151.00	23.98	349.96	302.00	47.96	1,812.00	1,462.04
6050-1104 - Entry - Water	863.11	959.00	(95.89)	1,799.94	1,917.00	(117.06)	11,500.00	9,700.06
6050-1105 - Entry - Decals/Access System	(63.44)	550.00	(613.44)	(865.44)	1,100.00	(1,965.44)	6,600.00	7,465.44
6050-1106 - Entry - Surveillance System	0.00	200.00	(200.00)	0.00	400.00	(400.00)	2,400.00	2,400.00
6050-1107 - Entry - Fountain Maintenance	120.00	250.00	(130.00)	120.00	500.00	(380.00)	3,000.00	2,880.00
6050-1108 - Entry - Radios	0.00	270.00	(270.00)	0.00	540.00	(540.00)	3,240.00	3,240.00
6050-1110 - Entry - Electronic	0.00	50.00	(50.00)	0.00	100.00	(100.00)	600.00	600.00
6050-1111 - Entry - Office Supplies	(171.76)	50.00	(221.76)	77.20	100.00	(22.80)	600.00	522.80

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

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Front Gate Service - General</b>								
6050-1112 - Entry - Computer Equipment/Sl	0.00	134.00	(134.00)	130.00	267.00	(137.00)	1,600.00	1,470.00
6050-1113 - Entry - Printer Supplies	0.00	50.00	(50.00)	0.00	100.00	(100.00)	600.00	600.00
6050-1114 - Entry - Domestic Supply	41.16	145.00	(103.84)	136.55	290.00	(153.45)	1,740.00	1,603.45
6050-1115 - Entry - Miscellaneous	0.00	50.00	(50.00)	0.00	100.00	(100.00)	600.00	600.00
6050-1117 - Entry - Holiday Decorations	0.00	100.00	(100.00)	0.00	200.00	(200.00)	1,200.00	1,200.00
6050-1116 - Entry - Truck/Vehicle	450.25	600.00	(149.75)	1,417.70	1,200.00	217.70	7,200.00	5,782.30
<b>Total Front Gate Service - General</b>	<b>2,577.60</b>	<b>4,504.00</b>	<b>(1,926.40)</b>	<b>6,208.93</b>	<b>9,006.00</b>	<b>(2,797.07)</b>	<b>54,032.00</b>	<b>47,823.07</b>
<b>Maintenance - Staff</b>								
6100-1000 - Maintenance - Payroll	25,675.63	28,714.00	(3,038.37)	51,523.95	57,429.00	(5,905.05)	344,575.00	293,051.05
6100-1001 - Maintenance - Payroll Taxes	1,931.81	2,514.00	(582.19)	3,876.83	5,028.00	(1,151.17)	30,168.00	26,291.17
6100-1002 - Maintenance - Training/Educatio	0.00	66.00	(66.00)	0.00	133.00	(133.00)	800.00	800.00
6100-1003 - Maintenance - Contract Service	0.00	250.00	(250.00)	0.00	500.00	(500.00)	3,000.00	3,000.00
6100-1004 - Maintenance - Life Insurance	78.75	80.00	(1.25)	157.50	160.00	(2.50)	960.00	802.50
6100-1005 - Maintenance - Dental Insurance	273.84	274.00	(0.16)	547.68	548.00	(0.32)	3,288.00	2,740.32
6100-1006 - Maintenance - Health Insurance	2,622.71	2,600.00	22.71	5,245.42	5,200.00	45.42	31,200.00	25,954.58
6100-1007 - Maintenance - 401K Plan	461.11	534.00	(72.89)	777.39	1,067.00	(289.61)	6,400.00	5,622.61
6100-1008 - Maintenance - Workers Comp	1,630.80	2,118.00	(487.20)	3,261.60	4,236.00	(974.40)	25,413.00	22,151.40
<b>Total Maintenance - Staff</b>	<b>32,674.65</b>	<b>37,150.00</b>	<b>(4,475.35)</b>	<b>65,390.37</b>	<b>74,301.00</b>	<b>(8,910.63)</b>	<b>445,804.00</b>	<b>380,413.63</b>
<b>Maintenance - Kit</b>								
6100-1100 - Maintenance - Miscellaneous	207.45	41.00	166.45	207.45	83.00	124.45	500.00	292.55
6100-1101 - Equipment Supplies - Repair	162.79	934.00	(771.21)	1,518.44	1,867.00	(348.56)	11,200.00	9,681.56
6100-1102 - Equipment Supplies - New Equi	440.09	200.00	240.09	964.70	400.00	564.70	2,400.00	1,435.30
6100-1103 - Equipment Supplies - Rental	0.00	200.00	(200.00)	0.00	400.00	(400.00)	2,400.00	2,400.00
6100-1104 - Equipment Supplies - Maint Sup	230.22	425.00	(194.78)	247.74	850.00	(602.26)	5,100.00	4,852.26
6100-1105 - Equipment Supplies - Protective	92.63	125.00	(32.37)	363.70	250.00	113.70	1,500.00	1,136.30
6100-1106 - Equipment Supplies - Kitchen/B.	0.00	50.00	(50.00)	0.00	100.00	(100.00)	600.00	600.00

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

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Maintenance - Kit</b>								
6100-1107 - Equipment Supplies - Equipmen	0.00	100.00	(100.00)	161.00	200.00	(39.00)	1,200.00	1,039.00
6100-1108 - Equipment Supplies - Drinking V	0.00	55.00	(55.00)	137.67	110.00	27.67	660.00	522.33
6100-1109 - Equipment Supplies - Cellphone	0.00	20.00	(20.00)	0.00	40.00	(40.00)	240.00	240.00
6100-1110 - Maintenance - Uniform	0.00	400.00	(400.00)	119.36	800.00	(680.64)	4,800.00	4,680.64
6100-1111 - Truck - Registration	848.00	266.00	582.00	4,188.00	533.00	3,655.00	3,200.00	(988.00)
6100-1112 - Truck - Service & Repair	788.42	1,334.00	(545.58)	5,145.72	2,667.00	2,478.72	16,000.00	10,854.28
6100-1113 - Truck - Fuel	542.06	750.00	(207.94)	1,228.97	1,500.00	(271.03)	9,000.00	7,771.03
<b>Total Maintenance - Kit</b>	<b>3,311.66</b>	<b>4,900.00</b>	<b>(1,588.34)</b>	<b>14,282.75</b>	<b>9,800.00</b>	<b>4,482.75</b>	<b>58,800.00</b>	<b>44,517.25</b>
<b>Maintenance - Categories</b>								
6100-1200 - Maintenance - Street Cleaning	3,000.00	1,250.00	1,750.00	3,000.00	2,500.00	500.00	15,000.00	12,000.00
6100-1202 - Maintenance Utilities - Water Irr	421.63	694.00	(272.37)	1,038.88	1,388.00	(349.12)	8,330.00	7,291.12
6100-1203 - Maintenance Utilities - Street Liq	2,353.72	600.00	1,753.72	2,353.72	1,200.00	1,153.72	7,200.00	4,846.28
6100-1204 - Maintenance Utilities - Electricit	9.41	84.00	(74.59)	30.78	167.00	(136.22)	1,000.00	969.22
6100-1205 - Maintenance Utilities - Waste Di	0.00	350.00	(350.00)	0.00	700.00	(700.00)	4,200.00	4,200.00
6100-1206 - Maintenance - Pest Control	215.00	266.00	(51.00)	430.00	533.00	(103.00)	3,200.00	2,770.00
6100-1207 - Maintenance - Traffic Sign Repa	0.00	416.00	(416.00)	369.31	833.00	(463.69)	5,000.00	4,630.69
6100-1208 - Maintenance - Landscape	2,138.74	2,166.00	(27.26)	3,738.74	4,333.00	(594.26)	26,000.00	22,261.26
6100-1209 - Maintenance - Irrigation	31.45	200.00	(168.55)	(2,668.55)	400.00	(3,068.55)	2,400.00	5,068.55
6100-1210 - Maintenance - Tree Maintenanc	0.00	800.00	(800.00)	0.00	1,600.00	(1,600.00)	9,600.00	9,600.00
6100-1211 - Maintenance - Weed Control	37.41	500.00	(462.59)	74.82	1,000.00	(925.18)	6,000.00	5,925.18
6100-1213 - Maintenance - Fences	0.00	500.00	(500.00)	0.00	1,000.00	(1,000.00)	6,000.00	6,000.00
6100-1214 - Maintenance - Roadway	0.00	300.00	(300.00)	176.91	600.00	(423.09)	3,600.00	3,423.09
6100-1215 - Maintenance - Others	0.00	100.00	(100.00)	0.00	200.00	(200.00)	1,200.00	1,200.00
6100-1216 - Maintenance - Office Maintenanc	143.15	100.00	43.15	156.88	200.00	(43.12)	1,200.00	1,043.12
6100-1217 - Maintenance - Entry Maintenanc	804.79	200.00	604.79	804.79	400.00	404.79	2,400.00	1,595.21
6100-1218 - Maintenance - BCCC Maintenanc	0.00	150.00	(150.00)	0.00	300.00	(300.00)	1,800.00	1,800.00
6100-1219 - Maintenance - BCEC Maintenanc	783.93	2,000.00	(1,216.07)	1,713.35	4,000.00	(2,286.65)	24,000.00	22,286.65

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

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Maintenance - Categories</b>								
6100-1220 - Maintenance - Maintenance Yar	0.00	100.00	(100.00)	1,555.42	200.00	1,355.42	1,200.00	(355.42)
6100-1221 - Maintenance - Lighting/Electrics	0.00	150.00	(150.00)	0.00	300.00	(300.00)	1,800.00	1,800.00
6100-1222 - Maintenance - Gym Supplies/Rt	309.33	200.00	109.33	348.45	400.00	(51.55)	2,400.00	2,051.55
6100-1223 - Tennis Court - Maintenance	0.00	400.00	(400.00)	0.00	800.00	(800.00)	4,800.00	4,800.00
6100-1224 - Tennis Court - Electricity	190.04	134.00	56.04	490.66	267.00	223.66	1,600.00	1,109.34
6100-1225 - Tennis Court - Equipment Suppl	0.00	84.00	(84.00)	0.00	167.00	(167.00)	1,000.00	1,000.00
<b>Total Maintenance - Categories</b>	<b>10,438.60</b>	<b>11,744.00</b>	<b>(1,305.40)</b>	<b>13,614.16</b>	<b>23,488.00</b>	<b>(9,873.84)</b>	<b>140,930.00</b>	<b>127,315.84</b>
<b>Disaster Response</b>								
6200-0000 - Disaster Response	52.46	500.00	(447.54)	2,867.09	1,000.00	1,867.09	6,000.00	3,132.91
<b>Total Disaster Response</b>	<b>52.46</b>	<b>500.00</b>	<b>(447.54)</b>	<b>2,867.09</b>	<b>1,000.00</b>	<b>1,867.09</b>	<b>6,000.00</b>	<b>3,132.91</b>
<b>Community Events</b>								
6200-1000 - Hot Summer Night	1,000.00	0.00	1,000.00	1,000.00	0.00	1,000.00	0.00	(1,000.00)
6200-1002 - Community Events	0.00	716.00	(716.00)	292.91	1,433.00	(1,140.09)	8,600.00	8,307.09
<b>Total Community Events</b>	<b>1,000.00</b>	<b>716.00</b>	<b>284.00</b>	<b>1,292.91</b>	<b>1,433.00</b>	<b>(140.09)</b>	<b>8,600.00</b>	<b>7,307.09</b>
<b>Community &amp; Club</b>								
6200-1100 - Community Planning	174.93	400.00	(225.07)	403.70	800.00	(396.30)	4,800.00	4,396.30
6200-1101 - Bell Canyon Broadway	3,440.29	0.00	3,440.29	6,967.29	0.00	6,967.29	0.00	(6,967.29)
6200-1104 - Kids Committee	0.00	100.00	(100.00)	0.00	200.00	(200.00)	1,200.00	1,200.00
<b>Total Community &amp; Club</b>	<b>3,615.22</b>	<b>500.00</b>	<b>3,115.22</b>	<b>7,370.99</b>	<b>1,000.00</b>	<b>6,370.99</b>	<b>6,000.00</b>	<b>(1,370.99)</b>
<b>BCCC - Leasing Expense</b>								
6250-1000 - Office Lease	3,479.00	3,479.00	0.00	6,958.00	6,958.00	0.00	41,748.00	34,790.00
6250-1100 - Room Lease	574.00	574.00	0.00	1,148.00	1,148.00	0.00	6,888.00	5,740.00
6250-1200 - Gym/Yoga Room Lease	4,100.00	4,100.00	0.00	8,200.00	8,200.00	0.00	49,200.00	41,000.00
<b>Total BCCC - Leasing Expense</b>	<b>8,153.00</b>	<b>8,153.00</b>	<b>0.00</b>	<b>16,306.00</b>	<b>16,306.00</b>	<b>0.00</b>	<b>97,836.00</b>	<b>81,530.00</b>

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

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Contingency Funds</b>								
6300-0000 - Contingency Fund	0.00	2,955.00	(2,955.00)	0.00	5,910.00	(5,910.00)	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>5,910.00</b>	<b>(5,910.00)</b>	<b>35,460.00</b>	<b>35,460.00</b>
<b>Replacement Fund Contribution</b>								
7600-1000 - Replacement Fund Contribution	0.00	15,000.00	(15,000.00)	0.00	30,000.00	(30,000.00)	180,000.00	180,000.00
7600-1001 - Non-Refund Deposit Contribution	0.00	3,334.00	(3,334.00)	0.00	6,667.00	(6,667.00)	40,000.00	40,000.00
7600-1002 - Annual Contributions - BCCC	0.00	3,200.00	(3,200.00)	0.00	6,400.00	(6,400.00)	38,400.00	38,400.00
<b>Total Replacement Fund Contribution</b>	<b>0.00</b>	<b>21,534.00</b>	<b>(21,534.00)</b>	<b>0.00</b>	<b>43,067.00</b>	<b>(43,067.00)</b>	<b>258,400.00</b>	<b>258,400.00</b>
<b>Total Bell Canyon Association Expense</b>	<b>201,443.08</b>	<b>223,993.00</b>	<b>(22,549.92)</b>	<b>377,196.62</b>	<b>447,982.00</b>	<b>(70,785.38)</b>	<b>2,687,874.00</b>	<b>2,310,677.38</b>
<b>Income</b>								
<b>Replacement Fund Income</b>								
5010-1200 - Interest Income - Replacement	4,619.14	0.00	4,619.14	9,994.80	0.00	9,994.80	0.00	(9,994.80)
<b>Total Replacement Fund Income</b>	<b>4,619.14</b>	<b>0.00</b>	<b>4,619.14</b>	<b>9,994.80</b>	<b>0.00</b>	<b>9,994.80</b>	<b>0.00</b>	<b>(9,994.80)</b>
<b>Total Bell Canyon Association Income</b>	<b>4,619.14</b>	<b>0.00</b>	<b>4,619.14</b>	<b>9,994.80</b>	<b>0.00</b>	<b>9,994.80</b>	<b>0.00</b>	<b>(9,994.80)</b>
<b>Expense</b>								
<b>Replacement Fund Expenses</b>								
9002-1200 - Replacement Fund-Concrete St	3,385.84	0.00	3,385.84	6,996.13	0.00	6,996.13	0.00	(6,996.13)
9002-1700 - Replacement Fund-Equipment	560.74	0.00	560.74	560.74	0.00	560.74	0.00	(560.74)
<b>Total Replacement Fund Expenses</b>	<b>3,946.58</b>	<b>0.00</b>	<b>3,946.58</b>	<b>7,556.87</b>	<b>0.00</b>	<b>7,556.87</b>	<b>0.00</b>	<b>(7,556.87)</b>
<b>Total Bell Canyon Association Expense</b>	<b>3,946.58</b>	<b>0.00</b>	<b>3,946.58</b>	<b>7,556.87</b>	<b>0.00</b>	<b>7,556.87</b>	<b>0.00</b>	<b>(7,556.87)</b>
<b>Income</b>								
<b>Capital Improvement Income</b>								
5010-2100 - Interest Income - Capital Improv	689.18	0.00	689.18	1,055.72	0.00	1,055.72	0.00	(1,055.72)
<b>Total Capital Improvement Income</b>	<b>689.18</b>	<b>0.00</b>	<b>689.18</b>	<b>1,055.72</b>	<b>0.00</b>	<b>1,055.72</b>	<b>0.00</b>	<b>(1,055.72)</b>
<b>Total Bell Canyon Association Income</b>	<b>689.18</b>	<b>0.00</b>	<b>689.18</b>	<b>1,055.72</b>	<b>0.00</b>	<b>1,055.72</b>	<b>0.00</b>	<b>(1,055.72)</b>

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

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Capital Improvement Expenses</b>								
8900-1000 - Capital Improvement Fund	0.00	1,000.00	(1,000.00)	0.00	2,000.00	(2,000.00)	12,000.00	12,000.00
8900-1300 - Capital Improvement-BCCC	8,218.53	0.00	8,218.53	15,293.53	0.00	15,293.53	0.00	(15,293.53)
8900-1500 - Capital Improvement-BCEC Res	269.75	0.00	269.75	2,852.95	0.00	2,852.95	0.00	(2,852.95)
<b>Total Capital Improvement Expenses</b>	<b>8,488.28</b>	<b>1,000.00</b>	<b>7,488.28</b>	<b>18,146.48</b>	<b>2,000.00</b>	<b>16,146.48</b>	<b>12,000.00</b>	<b>(6,146.48)</b>
<b>Total Bell Canyon Association Expense</b>	<b>8,488.28</b>	<b>1,000.00</b>	<b>7,488.28</b>	<b>18,146.48</b>	<b>2,000.00</b>	<b>16,146.48</b>	<b>12,000.00</b>	<b>(6,146.48)</b>
<b>Total Bell Canyon Association Income / (Loss)</b>	<b>194,306.85</b>	<b>(5,455.00)</b>	<b>199,761.85</b>	<b>244,493.43</b>	<b>(10,911.00)</b>	<b>255,404.43</b>	<b>(65,460.00)</b>	<b>(309,953.43)</b>
<b>Total Association Net Income / (Loss)</b>	<b>194,306.85</b>	<b>(5,455.00)</b>	<b>199,761.85</b>	<b>244,493.43</b>	<b>(10,911.00)</b>	<b>255,404.43</b>	<b>(65,460.00)</b>	<b>(309,953.43)</b>