

**Board of Directors General Meeting  
January 11, 2018  
Agenda**

1. 7:00 PM – CALL TO ORDER
2. OPEN FORUM
3. APPROVAL OF MINUTES
  - a. December 4, 2017
  - b. December 14, 2017
4. REPORT OUT OF EXECUTIVE SESSION
5. MANAGER’S REPORT
  - a. Board decision on reserve study contract
6. COMMITTEE AND SUBSIDIARIES REPORTS AND DECISIONS
  - a. Committees
    - i. Architectural
    - ~~ii. CC&Rs and Bylaws Amendment – report and requests for Board decision~~
    - iii. Insurance – report and Board decision on recommendation
  - b. Subsidiaries
    - i. BCCC
    - ii. BCEC
7. TREASURER’S REPORT
  - a. November 2017 financials
8. CONTINUING BUSINESS
  - a. Bus stop – Board decision on LVSD requirements to begin service
9. NEW BUSINESS
  - a. Board consideration of recording Board meetings
10. ADJOURNMENT

BELL CANYON ASSOCIATION  
Board of Directors Special General Meeting Minutes  
December 4, 2017

CALL TO ORDER - The meeting was called to order at 7:00 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, Kevin Kegan, and Barry Schehr

ABSENT - Yossi Kviatkovsky

OTHERS PRESENT – Lulu Ragudo, Office Manager

SSFL CLEAN-UP

Eric Wolf informed the Board the reason the emergency Board meeting was called is to decide on the Association's comments to the DTSC, due by December 7. The County Supervisor is not seeing eye to eye with the BCA. Boeing promised to clean-up to residential standards. SSFL brings the value of our properties down. We are affected by the clean-up. It should be done in a way that the fumes do not leave the area. Have they considered covering it up instead of removing/taking away the contaminated dirt? According to Frank, the environmental impact on Bell Canyon is that nobody will be interested in buying a house, low property value, poor quality of life and air quality. Eric suggested that we say we support the clean-up. but make a reasonable request regarding offsite quality control. Lisa and Barry suggested that a wildlife evaluation be requested. Linda Park should ask Boeing to clean it up to background. Barry suggested asking for monitoring at the southern buffer zone not at the community center.

\*Richard made a motion to recommend to DTSC:

1. We support your clean-up project
2. Recommend offsite air monitoring for Bell Canyon to detect airborne toxins and biological hazards to health
3. Test for biological pathogens as part of your study prior to project commencement
4. Recommend comment periods on each major step of the project.

Approved Unanimous

CONTINUING BUSINESS

*Bus Stop* – Eric advised the Board that the school district and bus company do not require bollards for the waiting area next to the driveway. The Board discussed. Lisa suggested obtaining a response in writing from the school district that bollards are not required.

\*Eric made a motion to ask the school district in writing that bollards are not required.

Approved Unanimous.

\*Kevin made a motion that the attorney responds to the letter that the BCA is going to build the bus stop with no bollards as approved by the BCA Board of Directors and agreed to by the school district and bus company. No second. Approved Unanimous.

ADJOURNMENT

The meeting was adjourned at 8:17 PM.

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

BELL CANYON ASSOCIATION  
**Board of Directors General Meeting Minutes**  
December 14, 2017

CALL TO ORDER - The meeting was called to order at 7:02 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, Kevin Kegan, Barry Schehr, and Yossi Kviatkovsky

\*\*Joined the meeting at 7:23

ABSENT - None

OTHERS PRESENT - Diane Rossiter, General Manager

OPEN FORUM – Owner stated that entry officers asked if guest was a visitor or a worker. It is not a standard question. Owner stated that he thinks there should be microphones for everyone who speaks at a Board meeting. Owner asked that since Dabenah resigned as assemblyman, will the cell towers go away? Eric answered that it is unlikely because planning by ATT and Verizon for towers is already underway. Owner asked about Board’s comment to DTSC. It will be provided to the community on the bellcanyon.com website. Owner asked about sign at 204 Bell Canyon, that says Merry Christmas. It is considered a holiday decoration. Yossi thanked the community for its support. Eric thanked Kate and Elizabeth for their design and work on the holiday decorations at the entry station.

\*Richard made a motion to add to the agenda discussion and decision on Yossi’s recent letter to the community. Geoff seconded the motion. The Board discussed. Approved Barry and Yossi voted no.

APPROVAL OF MINUTES

\*Richard made a motion to approve the November 8, 2017 general meeting minutes. Barry seconded the motion. Approved

REPORT OUT OF EXECUTIVE SESSION

At the November 8, 2107 meeting, the Board met with legal counsel regarding the Chai case. All other business was postponed until the next executive session.

MANAGEMENT REPORT

\*Eric made a motion to establish a committee for insurance related matters and named John Tickner and Casey Hamlin to the committee and the two will select a third member. The committee’s function will be to review all insurance policies and changes and Board requests and provide input to the Board. Richard seconded the motion. The Board discussed. Approved

COMMITTEES AND SUBSIDIARIES REPORTS

**Architectural Committee**

**Lot 630 – request for reconsideration of dirt hauling schedule set by Board** – the Board reviewed a letter from the owner.

\*Eric made a motion to approve the owner’s request for 20 truckloads a day because they are transporting dirt between two properties owned by them. Geoff seconded the motion. The Board discussed. Eric amended the motion that the exception be rescinded if they don’t follow strict dust control. Two trucks at one time in the Canyon is the maximum. If there are any abuses of the standards then the allowance will be revoked and the maximum will return to 10 loads per day, one truck maximum. 5 to 4 Approved

**Governing Documents** – Chair Michael Glassman reported that the committee requests a name change to the CC&Rs and Bylaws Amendment Committee. By consensus, approved. Remaining items postponed until next meeting.

**BCCC** – Geoff reported that the gym equipment will be replaced with newer equipment at no additional cost. He requested that the Board authorize communicating with the community about interest in a cycle class. There was no objection.

**BCEC** – the Board reviewed three estimates for the water truck’s broken transmission/

\*Richard made a motion to authorize rebuilding the transmission of the water truck for \$6,000. Frank seconded the motion. Approved Yossi abstained

**Letter sent to the community by Yossi**

\*Richard made a motion that the Board respond to Yossi’s letter by e-mail and mail to the community. The letter will be reviewed by the attorney and sent to the Board for review. Frank seconded the motion. The Board discussed. Approved Kevin and Yossi abstained. Barry voted no.

**NEW BUSINESS**

Board consideration of a BCA Instagram account – the Board reviewed Lisa’s report to the Board about an owner’s offer to help launch an Instagram account for Bell Canyon.

\*Lisa made a motion to move forward with the volunteer on developing a BCA Instagram account. Eric seconded the motion. Approved Kevin and Barry abstained.

All other business was postponed until the next general meeting to begin the executive session.

**ADJOURNMENT**

The meeting was adjourned at 8:11 PM for the Executive Session.

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

# BELL CANYON ASSOCIATION **MINUTES**

## Architectural Committee Meeting – Tuesday, November 14, 2017

**Members Present:** Keir Milan (voting), Peter Carniglia (voting), Daniel Burgess (alternate)

**Member Absent:** Ray Jadali

**Others Present:** Steve Kent (Board AC Liaison), Chiedu Chijindu (AC Consultant), Yossi Kviatkovsky, David Chai, Joe Hovsepian, Ian Shrago, Ken Bondy

The meeting was called to order at 7PM

The minutes of October 10, 2017 AC were approved.

OPEN FORUM *(no member's time to exceed 3 minutes. This may be waived at Chair's discretion)*

**Hovsepian, 10 Morgan:** Joe Hovsepian at 10 Morgan was present to express the following concerns regarding the ongoing grading work at 155 Saddlebow.

1. the owner of 155 Saddlebow cut-off his irrigation line and several trees in his backyard were removed without his knowledge;
2. a retaining wall is being built less than 10 ft. from the setback;
3. is not clear if excess water/rain will drain into their driveway;
4. workers drive too fast;
5. per Easement Agreement driveway is not to be used for parking vehicles but only as a right of way;
6. their address should not be used for delivery of construction materials.
7. he would like the owners to plant back the trees that they cut down.

The AC requested him to put all his concerns, especially the 10 ft. set back issue, in writing and send it to the AC for review and discussion. The AC will act on his concerns/grievances.

### APPOINTMENTS

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**NONE**

### PLAN SUBMITTALS

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**David-Chai, Lot 505, 67 Rancho Rd.** David Chai was present to follow upon on his Change Order #2 County approved Grading Plan and proposed Landscape Plan submittal. The AC coordinator's letter to David was referenced during the meeting. It was the consensus of the AC to accept the revised landscape plan submittal during the meeting. Regarding his grading plan, the consultant's review will be sent to him the following morning.

BELL CANYON ASSOCIATION **MINUTES**

**Architectural Committee Meeting – Tuesday, November 14, 2017**

**Fata, Lot 740, 36 Flintlock Lane:** The AC discussed the consultants review on the latest drawings for a New SFR and Grading Plans submitted on October 25, 2017. The consultants review, site plan, retaining wall exhibits and AC concerns were referenced during the meeting. It was the consensus of the AC to grant preliminary approval on the plans subject to complying with the conditions stated on the consultants' review regarding the retaining wall's height and length.

**RATIFICATION**

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**Bruder, Lot 710, 283 Bell Cyn. Rd.:** The AC discussed the Civil Engineer consultant's review and recommendation. It was the consensus of the AC to grant final approval on the County approved Grading Plan.

**Talebian, Lot 151, 123 Buckskin Rd.** The AC discussed the architectural consultant's review and recommendation. It was the consensus of the AC to grant final approval on the County approved New Single Family Residence Plan.

**EXECUTIVE SESSION**

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**AC plan submittal procedures**

**The meeting was adjourned at 8:45pm**

**Next Architectural Committee Meeting:**

**December 12, 2017**

**Balance Sheet Report**  
**Bell Canyon Community Center**  
As of November 30, 2017

	<u>Balance Nov 30, 2017</u>	<u>Balance Oct 31, 2017</u>	<u>Change</u>
<b>Assets</b>			
<b>Operating Assets</b>			
1003 - Union Bank Operating Checking - 9741	100,467.85	99,900.38	567.47
1005 - Union Bank Onsite Checking - 6676	23,441.33	23,441.33	0.00
<b>Total Operating Assets</b>	<b>123,909.18</b>	<b>123,341.71</b>	<b>567.47</b>
<b>Reserve Assets</b>			
1101 - Union Bank MM - 4219	1,506.52	1,506.34	0.18
<b>Total Reserve Assets</b>	<b>1,506.52</b>	<b>1,506.34</b>	<b>0.18</b>
<b>Capital Improvements</b>			
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
<b>Total Capital Improvements</b>	<b>207,324.00</b>	<b>207,324.00</b>	<b>0.00</b>
<b>Current Assets</b>			
1280 - Accounts Receivable - Tenants	2,684.96	1,620.58	1,064.38
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
<b>Total Current Assets</b>	<b>5,463.84</b>	<b>4,399.46</b>	<b>1,064.38</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



**Balance Sheet Report**  
**Bell Canyon Community Center**  
As of November 30, 2017

	<u>Balance</u> <u>Nov 30, 2017</u>	<u>Balance</u> <u>Oct 31, 2017</u>	<u>Change</u>
<b><u>Assets</u></b>			
<b>Fixed Assets</b>			
1508 - Building Improvement	238,591.52	238,591.52	0.00
1515 - Allow. For Depreciation - BCCC Building	(374,662.20)	(373,580.12)	(1,082.08)
1516 - Allow. For Depreciation - Land Improveme	(37,935.00)	(37,935.00)	0.00
1517 - Allow. For Depreciation - Building Impro	(76,303.95)	(74,911.54)	(1,392.41)
1518 - Allow. For Depreciation - Equip/Furnitur	(101,971.47)	(101,321.14)	(650.33)
<b>Total Fixed Assets</b>	<b>679,720.43</b>	<b>682,845.25</b>	<b>(3,124.82)</b>
<b>Total Assets</b>	<b>1,017,923.97</b>	<b>1,019,416.76</b>	<b>(1,492.79)</b>
<b><u>Liabilities</u></b>			
<b>Current Liabilities</b>			
2102 - Other Payables	31,650.49	30,311.49	1,339.00
2107 - Security Deposit - Hall Rentals	(1,795.17)	(795.17)	(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
<b>Total Current Liabilities</b>	<b>20,694.26</b>	<b>20,355.26</b>	<b>339.00</b>
<b>Total Liabilities</b>	<b>20,694.26</b>	<b>20,355.26</b>	<b>339.00</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 November 30, 2017

	<u>Balance Nov 30, 2017</u>	<u>Balance Oct 31, 2017</u>	<u>Change</u>
<b><u>Owners' Equity</u></b>			
<b>Owners' Equity</b>			
4998 - Retain Earnings	(618,300.90)	(618,300.90)	0.00
<b>Total Owners' Equity</b>	<u>1,012,828.10</u>	<u>1,012,828.10</u>	<u>0.00</u>
<b>Total Owners' Equity</b>	<u>1,012,828.10</u>	<u>1,012,828.10</u>	<u>0.00</u>
<b>Income / (Loss)</b>	<u>(15,598.39)</u>	<u>(13,766.60)</u>	<u>(1,831.79)</u>
<b>Total Liabilities and Owner Equity</b>	<u>1,017,923.97</u>	<u>1,019,416.76</u>	<u>(1,492.79)</u>

**Income Statement Report**  
**Bell Canyon Community Center**  
November 01, 2017 thru November 30, 2017

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<b>Income</b>								
5040 - Late Fees	854.20	0.00	854.20	962.35	0.00	962.35	0.00	(962.35)
5042 - Late Interest	241.68	0.00	241.68	248.41	0.00	248.41	0.00	(248.41)
5045 - Rental Income - Office	9,042.00	9,074.00	(32.00)	41,010.00	45,368.00	(4,358.00)	108,882.00	67,872.00
5046 - Rental Income - Social Hall	975.00	500.00	475.00	8,676.00	2,500.00	6,176.00	6,000.00	(2,676.00)
5047 - Gym Access Income	100.00	84.00	16.00	1,530.00	417.00	1,113.00	1,000.00	(530.00)
5050 - Interest Earned - Reserve	0.18	0.00	0.18	0.24	0.00	0.24	0.00	(0.24)
5100 - Miscellaneous Income	0.00	21.00	(21.00)	275.00	108.00	167.00	260.00	(15.00)
5400 - Room Rental Fees	0.00	0.00	0.00	220.00	0.00	220.00	0.00	(220.00)
<b>Total Income</b>	<b>11,213.06</b>	<b>9,679.00</b>	<b>1,534.06</b>	<b>52,922.00</b>	<b>48,393.00</b>	<b>4,529.00</b>	<b>116,142.00</b>	<b>63,220.00</b>
<b>Total Bell Canyon Community Center Inco</b>	<b>11,213.06</b>	<b>9,679.00</b>	<b>1,534.06</b>	<b>52,922.00</b>	<b>48,393.00</b>	<b>4,529.00</b>	<b>116,142.00</b>	<b>63,220.00</b>
<b>Expense</b>								
<b>General &amp; Administration Expenses</b>								
6013 - Office Cleaning	0.00	166.00	(166.00)	0.00	833.00	(833.00)	2,000.00	2,000.00
6021 - Depreciation	2,361.57	2,365.00	(3.43)	11,807.85	11,825.00	(17.15)	28,380.00	16,572.15
6021-77 - Depreciation - Gym	763.25	760.00	3.25	3,816.25	3,800.00	16.25	9,120.00	5,303.75
6023 - Gym Access Equipment	1,020.00	134.00	886.00	1,020.00	667.00	353.00	1,600.00	580.00
6024 - Gym Equipment Rental	3,658.05	3,776.00	(117.95)	21,147.03	18,881.00	2,266.03	45,315.00	24,167.97
6030 - Professional Fees	0.00	66.00	(66.00)	0.00	333.00	(333.00)	800.00	800.00
6035 - Office Supplies	0.00	109.00	(109.00)	495.88	542.00	(46.12)	1,300.00	804.12
6043 - Equipments	0.00	50.00	(50.00)	0.00	250.00	(250.00)	600.00	600.00
6050 - Fees & Licenses	0.00	41.00	(41.00)	169.02	208.00	(38.98)	500.00	330.98
6080 - Miscellaneous General Administration	34.00	84.00	(50.00)	34.00	417.00	(383.00)	1,000.00	966.00
6150 - Insurance	1,339.00	1,339.00	0.00	6,695.00	6,695.00	0.00	16,068.00	9,373.00
6180 - Property Taxes	0.00	1,284.00	(1,284.00)	7,351.97	6,417.00	934.97	15,400.00	8,048.03
<b>Total General &amp; Administration Expenses</b>	<b>9,175.87</b>	<b>10,174.00</b>	<b>(998.13)</b>	<b>52,537.00</b>	<b>50,868.00</b>	<b>1,669.00</b>	<b>122,083.00</b>	<b>69,546.00</b>

**Income Statement Report**  
**Bell Canyon Community Center**  
November 01, 2017 thru November 30, 2017

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Repairs &amp; Maintenances</b>								
6525 - Repair - Lighting/Electrical	0.00	41.00	(41.00)	1,750.00	208.00	1,542.00	500.00	(1,250.00)
6526 - Repair - HVAC	206.00	280.00	(74.00)	623.00	1,400.00	(777.00)	3,360.00	2,737.00
6527 - Repair - Plumbing	0.00	19.00	(19.00)	0.00	94.00	(94.00)	225.00	225.00
6528 - Repair - Appliance	0.00	34.00	(34.00)	0.00	167.00	(167.00)	400.00	400.00
6530 - Repair - Social Halls	0.00	84.00	(84.00)	801.00	417.00	384.00	1,000.00	199.00
6531 - Repair - Exterior	0.00	13.00	(13.00)	0.00	63.00	(63.00)	150.00	150.00
6532 - Repair - Painting	0.00	9.00	(9.00)	0.00	42.00	(42.00)	100.00	100.00
6533 - Repair - Miscellaneous	0.00	25.00	(25.00)	0.00	125.00	(125.00)	300.00	300.00
6545 - Repair - Restrooms	0.00	21.00	(21.00)	0.00	104.00	(104.00)	250.00	250.00
<b>Total Repairs &amp; Maintenances</b>	<b>206.00</b>	<b>526.00</b>	<b>(320.00)</b>	<b>3,174.00</b>	<b>2,620.00</b>	<b>554.00</b>	<b>6,285.00</b>	<b>3,111.00</b>
<b>Utilities Expenses</b>								
6700 - Sewer/Water	278.95	166.00	112.95	741.39	833.00	(91.61)	2,000.00	1,258.61
6705 - Electric	3,174.05	1,709.00	1,465.05	10,927.59	8,542.00	2,385.59	20,500.00	9,572.41
6710 - Gas	49.51	71.00	(21.49)	186.68	354.00	(167.32)	850.00	663.32
6720 - Gym Cable/Phone Services	160.47	160.00	0.47	953.73	800.00	153.73	1,920.00	966.27
<b>Total Utilities Expenses</b>	<b>3,662.98</b>	<b>2,106.00</b>	<b>1,556.98</b>	<b>12,809.39</b>	<b>10,529.00</b>	<b>2,280.39</b>	<b>25,270.00</b>	<b>12,460.61</b>
<b>Total Bell Canyon Community Center Expense</b>	<b>13,044.85</b>	<b>12,806.00</b>	<b>238.85</b>	<b>68,520.39</b>	<b>64,017.00</b>	<b>4,503.39</b>	<b>153,638.00</b>	<b>85,117.61</b>
<b>Total Bell Canyon Community Center Income</b>	<b>(1,831.79)</b>	<b>(3,127.00)</b>	<b>1,295.21</b>	<b>(15,598.39)</b>	<b>(15,624.00)</b>	<b>25.61</b>	<b>(37,496.00)</b>	<b>(21,897.61)</b>
<b>Total Association Net Income / (Loss)</b>	<b>(1,831.79)</b>	<b>(3,127.00)</b>	<b>1,295.21</b>	<b>(15,598.39)</b>	<b>(15,624.00)</b>	<b>25.61</b>	<b>(37,496.00)</b>	<b>(21,897.61)</b>

**Balance Sheet Report**  
**Bell Canyon Equestrian Center**  
As of November 30, 2017

	<u>Balance Nov 30, 2017</u>	<u>Balance Oct 31, 2017</u>	<u>Change</u>
<b><u>Assets</u></b>			
<b>Operating Funds</b>			
1003 - Union Bank Operating Checking - 9733	178,537.43	174,185.92	4,351.51
1010 - Union Bank Operating MM - 1234	20,328.30	19,750.80	577.50
<b>Total Operating Funds</b>	<b>198,865.73</b>	<b>193,936.72</b>	<b>4,929.01</b>
<b>Current Assets</b>			
1280 - Accounts Receivable - Tenants	21,989.52	22,710.40	(720.88)
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	2,123.00	2,653.75	(530.75)
1690 - Clearing Accounts	4,759.00	4,759.00	0.00
<b>Total Current Assets</b>	<b>15,354.92</b>	<b>16,606.55</b>	<b>(1,251.63)</b>
<b>Fixed Assets</b>			
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	(757,441.27)	(755,875.27)	(1,566.00)
<b>Total Fixed Assets</b>	<b>183,976.44</b>	<b>185,542.44</b>	<b>(1,566.00)</b>
<b>Total Assets</b>	<b>398,197.09</b>	<b>396,085.71</b>	<b>2,111.38</b>
<b><u>Liabilities</u></b>			
<b>Current Liabilities</b>			
2101 - Prepaid Rentals	6,708.28	9,128.80	(2,420.52)
2103 - Payable Due To BCCC	943.34	943.34	0.00

**Balance Sheet Report**  
**Bell Canyon Equestrian Center**  
As of November 30, 2017

	<u>Balance Nov 30, 2017</u>	<u>Balance Oct 31, 2017</u>	<u>Change</u>
<b><u>Liabilities</u></b>			
<b>Current Liabilities</b>			
2104 - Clearing Payroll - BCA	147,657.94	151,476.15	(3,818.21)
2110 - Security Deposit - Stalls Rental	32,980.53	32,403.03	577.50
2225 - Accrued Expenses	1,533.00	1,533.00	0.00
2502 - Kubota Loan	11,529.27	11,991.38	(462.11)
<b>Total Current Liabilities</b>	<b><u>201,352.36</u></b>	<b><u>207,475.70</u></b>	<b><u>(6,123.34)</u></b>
<b>Total Liabilities</b>	<b><u>201,352.36</u></b>	<b><u>207,475.70</u></b>	<b><u>(6,123.34)</u></b>
<b><u>Owners' Equity</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
4998 - Retained Earning	(727,155.79)	(727,155.79)	0.00
<b>Total Owners' Equity</b>	<b><u>184,120.06</u></b>	<b><u>184,120.06</u></b>	<b><u>0.00</u></b>
<b>Total Owners' Equity</b>	<b><u>184,120.06</u></b>	<b><u>184,120.06</u></b>	<b><u>0.00</u></b>
<b>Income / (Loss)</b>	<b><u>12,724.67</u></b>	<b><u>4,489.95</u></b>	<b><u>8,234.72</u></b>
<b>Total Liabilities and Owner Equity</b>	<b><u>398,197.09</u></b>	<b><u>396,085.71</u></b>	<b><u>2,111.38</u></b>

**Income Statement Report**  
**Bell Canyon Equestrian Center**  
November 01, 2017 thru November 30, 2017

	Current Period			Year to Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Income</b>							
<b>Income</b>							
5014 - Dry Barn Rent	10,625.00	10,750.00	(125.00)	51,625.00	53,750.00	(2,125.00)	129,000.00
5015 - Box Stall Income	16,111.70	24,938.00	(8,826.30)	72,144.90	124,688.00	(52,543.10)	299,250.00
5017 - Lower Paddocks Income	8,170.00	8,103.00	67.00	33,639.15	40,513.00	(6,873.85)	97,230.00
5018 - Extra Feed Income	3,169.00	1,700.00	1,469.00	14,201.00	8,500.00	5,701.00	20,400.00
5019 - Shavings Income	150.00	0.00	150.00	225.00	0.00	225.00	0.00
5022 - Trailer Storage Income	250.00	300.00	(50.00)	1,550.00	1,500.00	50.00	3,600.00
5025 - Temporary Boarding Income	1,620.00	21.00	1,599.00	1,835.00	104.00	1,731.00	250.00
5040 - Late Fees	342.62	0.00	342.62	412.28	0.00	412.28	0.00
5042 - Late Interest	16.69	0.00	16.69	88.67	0.00	88.67	0.00
5051 - Apartment Rental Income	650.00	650.00	0.00	3,250.00	3,250.00	0.00	7,800.00
5100 - Miscellaneous Income	0.00	100.00	(100.00)	2,500.00	500.00	2,000.00	1,200.00
5200 - Full Care Income	600.00	750.00	(150.00)	3,090.00	3,750.00	(660.00)	9,000.00
5205 - Alfalfa Bale	0.00	0.00	0.00	120.00	0.00	120.00	0.00
5300 - Private Lessons	0.00	834.00	(834.00)	2,410.00	4,167.00	(1,757.00)	10,000.00
5301 - Group Lessons	0.00	666.00	(666.00)	315.00	3,333.00	(3,018.00)	8,000.00
5303 - Day Camp	0.00	291.00	(291.00)	0.00	1,458.00	(1,458.00)	3,500.00
5304 - Birthday Party Income	0.00	166.00	(166.00)	0.00	833.00	(833.00)	2,000.00
<b>Total Income</b>	<b>41,705.01</b>	<b>49,269.00</b>	<b>(7,563.99)</b>	<b>187,406.00</b>	<b>246,346.00</b>	<b>(58,940.00)</b>	<b>591,230.00</b>
<b>Total Income</b>	<b>41,705.01</b>	<b>49,269.00</b>	<b>(7,563.99)</b>	<b>187,406.00</b>	<b>246,346.00</b>	<b>(58,940.00)</b>	<b>591,230.00</b>
<b>Expense</b>							
<b>General &amp; Administration Expense</b>							
6021 - Depreciation Expenses	1,566.00	1,566.00	0.00	7,830.00	7,831.00	1.00	18,795.00
6035 - Office Supplies	33.61	88.00	54.39	92.92	438.00	345.08	1,050.00
6050 - Licenses & Fees	0.00	38.00	38.00	0.00	188.00	188.00	450.00
6070 - Kubota Payment	0.00	462.00	462.00	0.00	2,310.00	2,310.00	5,545.00
6076 - Communications/Outreach	0.00	314.00	314.00	0.00	1,569.00	1,569.00	3,765.00
6085 - Miscellaneous Administration	2,105.24	50.00	(2,055.24)	2,105.24	250.00	(1,855.24)	600.00

**Income Statement Report**  
**Bell Canyon Equestrian Center**  
November 01, 2017 thru November 30, 2017

Expense	Current Period			Year to Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>General &amp; Administration Expense</b>							
6090 - Computer Equipment/Supplies	0.00	50.00	50.00	0.00	250.00	250.00	600.00
6102 - Salaries - Barn Labor	13,003.00	13,350.00	347.00	51,252.55	66,750.00	15,497.45	160,200.00
6105 - Payroll Taxes	971.65	1,220.00	248.35	3,834.88	6,098.00	2,263.12	14,635.00
6120 - Employee Insurance	(38.40)	0.00	38.40	0.00	0.00	0.00	0.00
6125 - Workers Comp Insurance	1,256.33	1,266.00	9.67	6,281.65	6,333.00	51.35	15,200.00
6127 - Employee Benefits	1,819.63	2,367.00	547.37	8,870.54	11,838.00	2,967.46	28,412.00
6130 - Miscellaneous	0.00	50.00	50.00	0.00	250.00	250.00	600.00
6150 - Insurance Master	530.75	1,238.00	707.25	2,653.75	6,188.00	3,534.25	14,850.00
6180 - Property Taxes	0.00	618.00	618.00	4,140.82	3,090.00	(1,050.82)	7,415.00
<b>Total General &amp; Administration Expense</b>	<b>21,247.81</b>	<b>22,677.00</b>	<b>1,429.19</b>	<b>87,062.35</b>	<b>113,383.00</b>	<b>26,320.65</b>	<b>272,117.00</b>
<b>BC Academy Expenses</b>							
6301 - BC Academy Expenses	0.00	0.00	0.00	1,533.78	0.00	(1,533.78)	0.00
<b>Total BC Academy Expenses</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,533.78</b>	<b>0.00</b>	<b>(1,533.78)</b>	<b>0.00</b>
<b>Barn Maintenance &amp; Supplies</b>							
6401 - Hay & Feed	0.00	12,336.00	12,336.00	23,686.56	61,680.00	37,993.44	148,032.00
6402 - Shavings	0.00	2,750.00	2,750.00	11,325.60	13,750.00	2,424.40	33,000.00
6404 - Manure Removal	7,203.55	2,166.00	(5,037.55)	26,060.30	10,833.00	(15,227.30)	26,000.00
6405 - Academy Trainers	0.00	650.00	650.00	0.00	3,250.00	3,250.00	7,800.00
6406 - Academy Horse Expenses	0.00	1,166.00	1,166.00	616.38	5,833.00	5,216.62	14,000.00
6407 - Academy Miscellaneous	120.00	50.00	(70.00)	120.00	250.00	130.00	600.00
6410 - Full Care Expenses	0.00	375.00	375.00	0.00	1,875.00	1,875.00	4,500.00
6510 - Barn Maintenance & Repairs	111.00	250.00	139.00	4,402.13	1,250.00	(3,152.13)	3,000.00
6511 - Sand and Footing	0.00	21.00	21.00	0.00	104.00	104.00	250.00
6512 - D.G.	0.00	84.00	84.00	0.00	417.00	417.00	1,000.00
<b>Total Barn Maintenance &amp; Supplies</b>	<b>7,434.55</b>	<b>19,848.00</b>	<b>12,413.45</b>	<b>66,210.97</b>	<b>99,242.00</b>	<b>33,031.03</b>	<b>238,182.00</b>
<b>Repairs &amp; Maintenance Expenses</b>							
6500 - Landscape Contract	0.00	0.00	0.00	14.65	0.00	(14.65)	0.00



**Income Statement Report**  
**Bell Canyon Equestrian Center**  
November 01, 2017 thru November 30, 2017

	Current Period			Year to Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Expense</b>							
<b>Repairs &amp; Maintenance Expenses</b>							
6501 - Arena & Corral Maintenance	300.81	84.00	(216.81)	550.81	417.00	(133.81)	1,000.00
6502 - Apartment Maintenance & Repairs	0.00	84.00	84.00	0.00	417.00	417.00	1,000.00
6503 - Office Maintenance & Repairs	0.00	125.00	125.00	0.00	625.00	625.00	1,500.00
6505 - Irrigation	0.00	84.00	84.00	0.00	417.00	417.00	1,000.00
6506 - Landscaping	10.37	166.00	155.63	328.57	833.00	504.43	2,000.00
6539 - Equipment Rentals	0.00	21.00	21.00	0.00	104.00	104.00	250.00
6540 - Equipment Repairs	0.00	38.00	38.00	876.80	188.00	(688.80)	450.00
6541 - Fuel	84.59	100.00	15.41	732.82	500.00	(232.82)	1,200.00
6542 - Tractor/Cart Expenses	40.00	325.00	285.00	1,436.69	1,625.00	188.31	3,900.00
6543 - Equipment/Fixture Improvement	113.91	266.00	152.09	507.96	1,333.00	825.04	3,200.00
6546 - Maintenance & Supplies	185.75	184.00	(1.75)	255.62	917.00	661.38	2,200.00
6547 - Fencing	0.00	500.00	500.00	0.00	2,500.00	2,500.00	6,000.00
6550 - Janitorial/Restroom	0.00	166.00	166.00	224.08	833.00	608.92	2,000.00
6551 - Lighting and Electrical	42.62	84.00	41.38	0.62	417.00	416.38	1,000.00
6555 - Pest Control	1,159.77	651.00	(508.77)	3,972.92	3,258.00	(714.92)	7,820.00
6570 - IT Support	0.00	50.00	50.00	0.00	250.00	250.00	600.00
6575 - Miscellaneous - Facilities	0.00	41.00	41.00	0.00	208.00	208.00	500.00
<b>Total Repairs &amp; Maintenance Expenses</b>	<b>1,937.82</b>	<b>2,969.00</b>	<b>1,031.18</b>	<b>8,901.54</b>	<b>14,842.00</b>	<b>5,940.46</b>	<b>35,620.00</b>
<b>Utilities Expenses</b>							
6700 - Sewer/Water	1,973.66	944.00	(1,029.66)	6,066.96	4,719.00	(1,347.96)	11,325.00
6705 - Electric	761.45	971.00	209.55	4,670.73	4,854.00	183.27	11,650.00
6720 - Telephone	115.00	134.00	19.00	235.00	667.00	432.00	1,600.00
<b>Total Utilities Expenses</b>	<b>2,850.11</b>	<b>2,049.00</b>	<b>(801.11)</b>	<b>10,972.69</b>	<b>10,240.00</b>	<b>(732.69)</b>	<b>24,575.00</b>
<b>Replacement Fund Allocation</b>							
9000 - Reserve Contribution Reserve	0.00	1,000.00	1,000.00	0.00	5,000.00	5,000.00	12,000.00

**Income Statement Report**  
**Bell Canyon Equestrian Center**  
November 01, 2017 thru November 30, 2017

	Current Period			Year to Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b><u>Expense</u></b>							
<b>Replacement Fund Allocation</b>							
9030 - Boarding Deposit Make-Up Reserve	0.00	500.00	500.00	0.00	2,500.00	2,500.00	6,000.00
<b>Total Replacement Fund Allocation</b>	<b>0.00</b>	<b>1,500.00</b>	<b>1,500.00</b>	<b>0.00</b>	<b>7,500.00</b>	<b>7,500.00</b>	<b>18,000.00</b>
<b>Total Expense</b>	<b>33,470.29</b>	<b>49,043.00</b>	<b>15,572.71</b>	<b>174,681.33</b>	<b>245,207.00</b>	<b>70,525.67</b>	<b>588,494.00</b>
<b>Total Association Net Income / (Loss)</b>	<b>8,234.72</b>	<b>226.00</b>	<b>8,008.72</b>	<b>12,724.67</b>	<b>1,139.00</b>	<b>11,585.67</b>	<b>2,736.00</b>

**Balance Sheet Report**  
**Bell Canyon Association**  
 As of November 30, 2017

	<u>Balance</u> <u>Nov 30, 2017</u>	<u>Balance</u> <u>Oct 31, 2017</u>	<u>Change</u>
<b>Assets</b>			
<b>Operating Funds</b>			
1003 - Union Bank Operating Checking - 9725	57,595.04	141,952.75	(84,357.71)
1005 - Union Bank Onsite Checking - 6650	5,912.79	5,912.79	0.00
1006 - Union Bank Payroll Checking - 6668	112,455.65	125,926.98	(13,471.33)
1007 - Union Bank MM - 5910	93,317.93	93,317.93	0.00
1010 - Wells Fargo Bank - 8536	678,347.33	678,347.33	0.00
1020 - ARCH funds Well Fargo - 8544	551,799.28	484,796.28	67,003.00
1025 - Petty Cash	200.00	200.00	0.00
<b>Total Operating Funds</b>	<b>1,499,628.02</b>	<b>1,530,454.06</b>	<b>(30,826.04)</b>
<b>Committee Funds</b>			
1050 - Union Bank Broadway Checking - 2866	8,499.87	9,092.56	(592.69)
<b>Total Committee Funds</b>	<b>8,499.87</b>	<b>9,092.56</b>	<b>(592.69)</b>
<b>Replacement Fund</b>			
1100 - Wells Fargo Advisor MM - 7371	923,925.40	939,830.13	(15,904.73)
1101 - Wells Fargo Advisor CDs - 7371	1,014,000.00	1,014,000.00	0.00
1102 - Wells Fargo Advisor MM - 9259	1,012,039.48	1,011,939.60	99.88
1105 - BCA/BCCC Rplmt Union Bank - 2748	38,408.31	38,406.65	1.66
1135 - Due from Operating - Unfunded BCCC Rplcn	16,000.00	12,800.00	3,200.00
1145 - Due from Operating - Unfunded Replacemen	191,664.34	169,998.34	21,666.00
1165 - Prepaid Franchise Tax	10.00	10.00	0.00
<b>Total Replacement Fund</b>	<b>3,196,047.53</b>	<b>3,186,984.72</b>	<b>9,062.81</b>
<b>Accounts Receivable</b>			
1280 - Accounts Receivable - Homeowner	98,923.58	99,939.07	(1,015.49)

**Balance Sheet Report**  
**Bell Canyon Association**  
 As of November 30, 2017

	<u>Balance</u> <u>Nov 30, 2017</u>	<u>Balance</u> <u>Oct 31, 2017</u>	<u>Change</u>
<b>Assets</b>			
<b>Accounts Receivable</b>			
1282 - Accounts Receivable - From BCEC	2,876.47	2,876.47	0.00
1283 - Payroll Clearing - BCEC	157,616.70	161,434.90	(3,818.20)
1285 - Accounts Receivable - Other	10,767.01	10,767.01	0.00
1290 - Allowance for Doubtful Accounts	(73,491.70)	(73,491.70)	0.00
<b>Total Accounts Receivable</b>	<b>196,692.06</b>	<b>201,525.75</b>	<b>(4,833.69)</b>
<b>Prepaid Expenses</b>			
1300 - Prepaid Insurance	40,587.07	51,636.70	(11,049.63)
1302 - Prepaid Franchise Taxes	10.00	10.00	0.00
1305 - Prepaid Expenses- Other	5,315.00	4,797.00	518.00
<b>Total Prepaid Expenses</b>	<b>45,912.07</b>	<b>56,443.70</b>	<b>(10,531.63)</b>
<b>Capital Improvement Fund</b>			
1399 - Capital Fund Wells Fargo CDs - 6956	723,000.00	723,000.00	0.00
1400 - Capital Fund Wells Fargo - 6956	404,101.23	405,612.31	(1,511.08)
1401 - Equipment - Capital Improvement	24,079.42	24,079.42	0.00
1402 - Leasehold - Capital Improvement	121,891.14	121,891.14	0.00
1403 - Accum. Depreciation - Capital Improvemen	(7,827.00)	(7,827.00)	0.00
1405 - Due from Operating - Unfunded Capital	2,147.67	1,831.67	316.00
<b>Total Capital Improvement Fund</b>	<b>1,267,392.46</b>	<b>1,268,587.54</b>	<b>(1,195.08)</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

**Balance Sheet Report**  
**Bell Canyon Association**  
 As of November 30, 2017

	<u>Balance</u> <u>Nov 30, 2017</u>	<u>Balance</u> <u>Oct 31, 2017</u>	<u>Change</u>
<b><u>Assets</u></b>			
<b>Fixed Assets</b>			
1511 - Vehicle BCA	280,881.31	280,881.31	0.00
1512 - Equipment/Furniture BCA	450,056.95	450,056.95	0.00
1516 - Allow. For Depreciation - Land Improve	(19,391.42)	(19,391.42)	0.00
1518 - Allow. For Depreciation - Equip/Furnitur	(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
<b>Total Fixed Assets</b>	<b>175,515.84</b>	<b>175,515.84</b>	<b>0.00</b>
<b>Other Assets</b>			
1270 - Investment in Community Center	1,039,443.00	1,039,443.00	0.00
1690 - Clearing Account	(7,190.11)	(7,203.11)	13.00
<b>Total Other Assets</b>	<b>1,032,252.89</b>	<b>1,032,239.89</b>	<b>13.00</b>
<b>Total Assets</b>	<b>7,421,940.74</b>	<b>7,460,844.06</b>	<b>(38,903.32)</b>
<b><u>Liabilities</u></b>			
<b>Current Liabilities</b>			
2101 - Prepaid Owners Assessments	62,188.16	59,092.57	3,095.59
2102 - Other Payables	3,050.00	3,050.00	0.00
2103 - Other Payable - Due to BCCC	7,999.92	7,999.92	0.00
2105 - Replacement/Capital/BCCC Unfunded	209,812.01	184,630.01	25,182.00
2115 - Refundable Construction Deposits	491,945.47	472,970.72	18,974.75
2401 - Compensated Absences	19,051.26	19,051.26	0.00

**Balance Sheet Report**  
**Bell Canyon Association**  
 As of November 30, 2017

	<u>Balance</u> <u>Nov 30, 2017</u>	<u>Balance</u> <u>Oct 31, 2017</u>	<u>Change</u>
<b><u>Liabilities</u></b>			
<b>Current Liabilities</b>			
2403 - 401K Payable - Forfeiture Used	5,513.94	3,532.45	1,981.49
<b>Total Current Liabilities</b>	<u>799,560.76</u>	<u>750,326.93</u>	<u>49,233.83</u>
<b>Total Liabilities</b>	<u>799,560.76</u>	<u>750,326.93</u>	<u>49,233.83</u>
<b><u>Owners' Equity</u></b>			
<b>Owners' Equity</b>			
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
<b>Total Owners' Equity</b>	<u>6,865,901.99</u>	<u>6,865,901.99</u>	<u>0.00</u>
<b>Total Owners' Equity</b>	<u>6,865,901.99</u>	<u>6,865,901.99</u>	<u>0.00</u>
<b>Income / (Loss)</b>	<u>(243,522.01)</u>	<u>(155,384.86)</u>	<u>(88,137.15)</u>
<b>Total Liabilities and Owner Equity</b>	<u>7,421,940.74</u>	<u>7,460,844.06</u>	<u>(38,903.32)</u>

**Income Statement Report**  
**Bell Canyon Association**  
 November 01, 2017 thru November 30, 2017

	Current Period			Year to Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Income</b>							
<b>Operating Incomes</b>							
5010 - Regular Assessments	204,351.00	204,092.00	259.00	1,020,720.00	1,020,461.00	259.00	2,449,106.00
5027 - Holiday Bonus Fund	(245.00)	1,666.00	(1,911.00)	(350.00)	8,333.00	(8,683.00)	20,000.00
5028 - Contract Income - BC/CSD	32.50	150.00	(117.50)	262.50	750.00	(487.50)	1,800.00
5030 - Interest Income-Operating	2.76	5.00	(2.24)	19.66	25.00	(5.34)	60.00
5035 - Transfer/Handling Fee	945.00	1,250.00	(305.00)	7,439.00	6,250.00	1,189.00	15,000.00
5040 - Late Fees	624.73	666.00	(41.27)	5,306.89	3,333.00	1,973.89	8,000.00
5050 - Tennis Court Fees	140.00	41.00	99.00	330.00	208.00	122.00	500.00
5061 - Architectural Design Fees	50,012.85	5,000.00	45,012.85	99,290.35	25,000.00	74,290.35	60,000.00
5062 - Transponders	(4,955.00)	0.00	(4,955.00)	0.00	0.00	0.00	0.00
5100 - Miscellaneous Income	0.00	34.00	(34.00)	289.00	167.00	122.00	400.00
5105 - Attorney/Collection Fees	0.00	0.00	0.00	2,073.90	0.00	2,073.90	0.00
5110 - Fines/Violations	0.00	41.00	(41.00)	15.00	208.00	(193.00)	500.00
<b>Total Operating Incomes</b>	<b>250,908.84</b>	<b>212,945.00</b>	<b>37,963.84</b>	<b>1,135,396.30</b>	<b>1,064,735.00</b>	<b>70,661.30</b>	<b>2,555,366.00</b>
<b>Total Income</b>	<b>250,908.84</b>	<b>212,945.00</b>	<b>37,963.84</b>	<b>1,135,396.30</b>	<b>1,064,735.00</b>	<b>70,661.30</b>	<b>2,555,366.00</b>
<b>Expense</b>							
<b>Management - Staff</b>							
6010-1000 - Payroll	26,755.82	23,352.00	(3,403.82)	102,545.64	116,759.00	14,213.36	280,222.00
6010-1001 - Payroll Taxes	2,157.94	1,925.00	(232.94)	7,500.52	9,626.00	2,125.48	23,103.00
6010-1002 - Payroll Processing Fees	783.58	716.00	(67.58)	3,296.52	3,583.00	286.48	8,600.00
6010-1003 - Life Insurance	102.40	80.00	(22.40)	305.74	400.00	94.26	960.00
6010-1004 - Dental Insurance	656.96	175.00	(481.96)	1,280.78	873.00	(407.78)	2,095.00
6010-1005 - Health Insurance	433.83	1,173.00	739.17	6,026.52	5,863.00	(163.52)	14,070.00
6010-1006 - 401K Plan	1,294.16	400.00	(894.16)	2,563.17	2,000.00	(563.17)	4,800.00
6010-1007 - Employee Recognition	154.85	541.00	386.15	691.54	2,708.00	2,016.46	6,500.00
6010-1008 - CAI & Education	200.00	316.00	116.00	467.00	1,583.00	1,116.00	3,800.00
6010-1009 - Workers Comp Insurance	125.50	126.00	0.50	627.50	627.00	(0.50)	1,504.00

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Expense	Current Period			Year to Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Management - Staff</b>							
6010-1010 - Contract Service	4,280.33	250.00	(4,030.33)	11,999.49	1,250.00	(10,749.49)	3,000.00
<b>Total Management - Staff</b>	<b>36,945.37</b>	<b>29,054.00</b>	<b>(7,891.37)</b>	<b>137,304.42</b>	<b>145,272.00</b>	<b>7,967.58</b>	<b>348,654.00</b>
<b>Management - Business</b>							
6010-1100 - Supplies - Electronic	0.00	41.00	41.00	(122.50)	208.00	330.50	500.00
6010-1101 - Supplies - Domestic	602.06	375.00	(227.06)	1,526.58	1,875.00	348.42	4,500.00
6010-1102 - Supplies - Office	31.94	500.00	468.06	1,503.66	2,500.00	996.34	6,000.00
6010-1103 - Supplies - Drinking Water	119.76	0.00	(119.76)	293.66	0.00	(293.66)	0.00
6010-1104 - Supplies - Computer Equipmer	181.55	84.00	(97.55)	778.80	417.00	(361.80)	1,000.00
6010-1105 - Supplies - Printer & Supplies	0.00	150.00	150.00	1,147.79	750.00	(397.79)	1,800.00
6010-1106 - Postage	31.33	641.00	609.67	1,106.51	3,208.00	2,101.49	7,700.00
6010-1107 - Blueprint	0.00	34.00	34.00	0.00	167.00	167.00	400.00
6010-1108 - Communication	0.00	0.00	0.00	434.23	0.00	(434.23)	0.00
6010-1109 - IT Support	736.25	500.00	(236.25)	3,728.24	2,500.00	(1,228.24)	6,000.00
6010-1110 - Copying	296.31	350.00	53.69	1,105.41	1,750.00	644.59	4,200.00
6010-1111 - Electricity	168.32	250.00	81.68	1,136.81	1,250.00	113.19	3,000.00
6010-1112 - Fax & Phone	270.00	225.00	(45.00)	1,423.63	1,125.00	(298.63)	2,700.00
6010-1113 - Internet	193.81	220.00	26.19	873.77	1,100.00	226.23	2,640.00
6010-1114 - Accounting Services	4,728.00	3,400.00	(1,328.00)	11,820.00	17,000.00	5,180.00	40,800.00
<b>Total Management - Business</b>	<b>7,359.33</b>	<b>6,770.00</b>	<b>(589.33)</b>	<b>26,756.59</b>	<b>33,850.00</b>	<b>7,093.41</b>	<b>81,240.00</b>
<b>Management - General</b>							
6010-1201 - Miscellaneous - MG	26.00	100.00	74.00	275.93	500.00	224.07	1,200.00
6010-1202 - Shareholder Functions	71.79	350.00	278.21	2,445.73	1,750.00	(695.73)	4,200.00
6010-1203 - Insurance	11,049.63	9,251.00	(1,798.63)	54,829.84	46,256.00	(8,573.84)	111,015.00
6010-1204 - Property Taxes/Licenses	0.00	209.00	209.00	955.02	1,042.00	86.98	2,500.00
6010-1205 - Bank Charge, Finance, Fee	100.00	9.00	(91.00)	108.11	42.00	(66.11)	100.00
6010-1206 - CSD Expenses	0.00	4.00	4.00	(1.81)	21.00	22.81	50.00
6010-1208 - Vehicle	400.98	200.00	(200.98)	1,819.10	1,000.00	(819.10)	2,400.00



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	Current Period			Year to Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Expense</b>							
<b>Management - General</b>							
6010-1209 - Patrol Services	4,117.30	0.00	(4,117.30)	4,117.30	0.00	(4,117.30)	0.00
<b>Total Management - General</b>	<b>15,765.70</b>	<b>10,123.00</b>	<b>(5,642.70)</b>	<b>64,549.22</b>	<b>50,611.00</b>	<b>(13,938.22)</b>	<b>121,465.00</b>
<b>Architectural Committee</b>							
6020-1000 - Architectural - Printing Supplies	0.00	41.00	41.00	0.00	208.00	208.00	500.00
6020-1001 - Architectural - Miscellaneous	2,307.63	84.00	(2,223.63)	2,345.63	417.00	(1,928.63)	1,000.00
6020-1002 - Architectural - Consulting Fee	3,675.00	5,000.00	1,325.00	25,477.50	25,000.00	(477.50)	60,000.00
6020-1003 - Architectural - Payroll	3,930.47	2,123.00	(1,807.47)	14,194.09	10,616.00	(3,578.09)	25,478.00
6020-1004 - Architectural - Payroll Taxes	279.83	182.00	(97.83)	1,042.47	911.00	(131.47)	2,187.00
6020-1005 - Architectural - Scanning of A/C	0.00	84.00	84.00	189.21	417.00	227.79	1,000.00
6020-1007 - Architectural - Life Insurance	19.20	10.00	(9.20)	48.00	50.00	2.00	120.00
6020-1008 - Architectural - Dental Insurance	6.65	19.00	12.35	102.56	92.00	(10.56)	220.00
6020-1009 - Architectural - Health Insurance	85.28	295.00	209.72	1,438.63	1,472.00	33.37	3,532.00
6020-1010 - Architectural - 401K Plan	173.87	55.00	(118.87)	191.57	275.00	83.43	660.00
6020-1011 - Architectural - Workers Comp	6.70	11.00	4.30	33.50	54.00	20.50	129.00
<b>Total Architectural Committee</b>	<b>10,484.63</b>	<b>7,904.00</b>	<b>(2,580.63)</b>	<b>45,063.16</b>	<b>39,512.00</b>	<b>(5,551.16)</b>	<b>94,826.00</b>
<b>Professional Fees</b>							
6030-1000 - Professional - General Course	540.75	3,334.00	2,793.25	7,694.50	16,667.00	8,972.50	40,000.00
6030-1001 - Professional - Legal HR	0.00	84.00	84.00	1,378.25	417.00	(961.25)	1,000.00
6030-1002 - Professional - Court Fees	0.00	41.00	41.00	0.00	208.00	208.00	500.00
6030-1003 - Professional - Cost of Collectio	1,131.40	1,000.00	(131.40)	4,765.86	5,000.00	234.14	12,000.00
6030-1004 - Professional - Audit/Accounting	0.00	1,209.00	1,209.00	0.00	6,042.00	6,042.00	14,500.00
6030-1005 - Professional - Consulting	0.00	1,666.00	1,666.00	1,200.00	8,333.00	7,133.00	20,000.00
6030-1006 - Professional - Legal Services	0.00	416.00	416.00	0.00	2,083.00	2,083.00	5,000.00
6030-1007 - Professional - SSFL Expert Co	5,163.60	834.00	(4,329.60)	10,278.10	4,167.00	(6,111.10)	10,000.00
6030-1008 - Professional - Legal Fee Other	121,788.81	20,834.00	(100,954.81)	481,450.87	104,167.00	(377,283.87)	250,000.00
<b>Total Professional Fees</b>	<b>128,624.56</b>	<b>29,418.00</b>	<b>(99,206.56)</b>	<b>506,767.58</b>	<b>147,084.00</b>	<b>(359,683.58)</b>	<b>353,000.00</b>

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	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Expense</b>							
<b>Front Gate Service - Staff</b>							
6050-1000 - Entry - Payroll	36,321.64	25,677.00	(10,644.64)	133,822.92	128,387.00	(5,435.92)	308,129.00
6050-1001 - Entry - Payroll Taxes	2,626.64	2,322.00	(304.64)	9,803.14	11,607.00	1,803.86	27,856.00
6050-1002 - Entry - Education/Renewal	0.00	25.00	25.00	35.00	125.00	90.00	300.00
6050-1003 - Entry - Uniform	147.55	84.00	(63.55)	337.99	417.00	79.01	1,000.00
6050-1004 - Entry - Life Insurance	172.80	77.00	(95.80)	432.00	385.00	(47.00)	925.00
6050-1005 - Entry - Dental Insurance	133.86	240.00	106.14	1,517.72	1,200.00	(317.72)	2,880.00
6050-1006 - Entry - Health Insurance	2,338.41	2,649.00	310.59	16,551.32	13,244.00	(3,307.32)	31,785.00
6050-1007 - Entry - 401K Plan	1,321.69	360.00	(961.69)	2,380.12	1,800.00	(580.12)	4,320.00
6050-1008 - Entry - Workers Comp	1,221.50	1,516.00	294.50	6,107.50	7,581.00	1,473.50	18,194.00
<b>Total Front Gate Service - Staff</b>	<b>44,284.09</b>	<b>32,950.00</b>	<b>(11,334.09)</b>	<b>170,987.71</b>	<b>164,746.00</b>	<b>(6,241.71)</b>	<b>395,389.00</b>
<b>Front Gate Service - General</b>							
6050-1101 - Entry - Electricity	620.16	671.00	50.84	2,588.40	3,358.00	769.60	8,060.00
6050-1102 - Entry - Fax & Phone	166.81	144.00	(22.81)	752.89	717.00	(35.89)	1,720.00
6050-1103 - Entry - Internet	144.99	200.00	55.01	1,036.68	1,000.00	(36.68)	2,400.00
6050-1104 - Entry - Water	1,747.54	416.00	(1,331.54)	2,695.46	2,083.00	(612.46)	5,000.00
6050-1105 - Entry - Decals/Access System	55.81	416.00	360.19	169.82	2,083.00	1,913.18	5,000.00
6050-1106 - Entry - Surveillance System	(5,521.43)	100.00	5,621.43	829.38	500.00	(329.38)	1,200.00
6050-1107 - Entry - Fountain Maintenance	240.00	161.00	(79.00)	705.00	808.00	103.00	1,940.00
6050-1108 - Entry - Radios	0.00	13.00	13.00	0.00	63.00	63.00	150.00
6050-1110 - Entry - Electronic	0.00	75.00	75.00	0.00	375.00	375.00	900.00
6050-1111 - Entry - Office Supplies	0.00	125.00	125.00	15.14	625.00	609.86	1,500.00
6050-1112 - Entry - Computer Equipment/S	0.00	41.00	41.00	70.88	208.00	137.12	500.00
6050-1113 - Entry - Printer Supplies	0.00	50.00	50.00	0.00	250.00	250.00	600.00
6050-1114 - Entry - Domestic Supply	128.84	209.00	80.16	389.73	1,042.00	652.27	2,500.00
6050-1115 - Entry - Miscellaneous	69.31	84.00	14.69	96.78	417.00	320.22	1,000.00
6050-1117 - Entry - Holiday Decorations	325.99	166.00	(159.99)	608.56	833.00	224.44	2,000.00

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	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Expense</b>							
<b>Front Gate Service - General</b>							
6050-1116 - Entry - Truck/Vehicle	540.82	450.00	(90.82)	1,818.55	2,250.00	431.45	5,400.00
<b>Total Front Gate Service - General</b>	<b>(1,481.16)</b>	<b>3,321.00</b>	<b>4,802.16</b>	<b>11,777.27</b>	<b>16,612.00</b>	<b>4,834.73</b>	<b>39,870.00</b>
<b>Maintenance - Staff</b>							
6100-1000 - Maintenance - Payroll	34,357.49	26,546.00	(7,811.49)	124,133.61	132,732.00	8,598.39	318,557.00
6100-1001 - Maintenance - Payroll Taxes	2,630.88	2,343.00	(287.88)	9,601.63	11,715.00	2,113.37	28,117.00
6100-1002 - Maintenance - Training/Educat	0.00	41.00	41.00	0.00	208.00	208.00	500.00
6100-1003 - Maintenance - Contract Servi	0.00	416.00	416.00	0.00	2,083.00	2,083.00	5,000.00
6100-1004 - Maintenance - Life Insurance	10.25	75.00	64.75	201.29	375.00	173.71	900.00
6100-1005 - Maintenance - Dental Insuranc	81.89	336.00	254.11	1,421.43	1,679.00	257.57	4,030.00
6100-1006 - Maintenance - Health Insuranc	1,745.61	2,466.00	720.39	10,542.00	12,333.00	1,791.00	29,600.00
6100-1007 - Maintenance - 401K Plan	363.60	160.00	(203.60)	643.69	800.00	156.31	1,920.00
6100-1008 - Maintenance - Workers Comp	1,466.30	1,551.00	84.70	8,311.50	7,752.00	(559.50)	18,604.00
<b>Total Maintenance - Staff</b>	<b>40,656.02</b>	<b>33,934.00</b>	<b>(6,722.02)</b>	<b>154,855.15</b>	<b>169,677.00</b>	<b>14,821.85</b>	<b>407,228.00</b>
<b>Maintenance - Kit</b>							
6100-1100 - Maintenance - Miscellaneous	0.00	84.00	84.00	0.00	417.00	417.00	1,000.00
6100-1101 - Equipment Supplies - Repair	(404.61)	666.00	1,070.61	9,660.20	3,333.00	(6,327.20)	8,000.00
6100-1102 - Equipment Supplies - New Equ	175.34	500.00	324.66	887.87	2,500.00	1,612.13	6,000.00
6100-1103 - Equipment Supplies - Rental	0.00	250.00	250.00	4,263.94	1,250.00	(3,013.94)	3,000.00
6100-1104 - Equipment Supplies - Maint Su	78.66	416.00	337.34	1,750.03	2,083.00	332.97	5,000.00
6100-1105 - Equipment Supplies - Protectiv	156.52	125.00	(31.52)	698.84	625.00	(73.84)	1,500.00
6100-1106 - Equipment Supplies - Kitchen/f	44.69	50.00	5.31	276.60	250.00	(26.60)	600.00
6100-1107 - Equipment Supplies - Equipme	0.00	59.00	59.00	0.00	292.00	292.00	700.00
6100-1108 - Equipment Supplies - Drinking	65.75	41.00	(24.75)	312.29	208.00	(104.29)	500.00
6100-1109 - Equipment Supplies - Cellphon	0.00	25.00	25.00	0.00	125.00	125.00	300.00
6100-1110 - Maintenance - Uniform	744.84	459.00	(285.84)	909.83	2,292.00	1,382.17	5,500.00
6100-1111 - Truck - Registration	0.00	209.00	209.00	1,690.00	1,042.00	(648.00)	2,500.00
6100-1112 - Truck - Service & Repair	1,339.07	750.00	(589.07)	9,790.72	3,750.00	(6,040.72)	9,000.00

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Expense	Current Period			Year to Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Maintenance - Kit</b>							
6100-1113 - Truck - Fuel	210.85	450.00	239.15	1,585.86	2,250.00	664.14	5,400.00
<b>Total Maintenance - Kit</b>	<b>2,411.11</b>	<b>4,084.00</b>	<b>1,672.89</b>	<b>31,826.18</b>	<b>20,417.00</b>	<b>(11,409.18)</b>	<b>49,000.00</b>
<b>Maintenance - Categories</b>							
6100-1200 - Maintenance - Street Cleaning	1,225.00	2,000.00	775.00	3,675.00	10,000.00	6,325.00	24,000.00
6100-1202 - Maintenance Utilities - Water Ir	2,344.10	1,166.00	(1,178.10)	4,135.03	5,833.00	1,697.97	14,000.00
6100-1203 - Maintenance Utilities - Street L	631.10	666.00	34.90	2,529.59	3,333.00	803.41	8,000.00
6100-1204 - Maintenance Utilities - Electrici	93.54	120.00	26.46	476.31	600.00	123.69	1,440.00
6100-1205 - Maintenance Utilities - Waste C	336.54	300.00	(36.54)	2,853.98	1,500.00	(1,353.98)	3,600.00
6100-1206 - Maintenance - Pest Control	145.00	150.00	5.00	620.24	750.00	129.76	1,800.00
6100-1207 - Maintenance - Traffic Sign Rep	349.11	416.00	66.89	6,877.52	2,083.00	(4,794.52)	5,000.00
6100-1208 - Maintenance - Landscape	0.00	666.00	666.00	14,430.50	3,333.00	(11,097.50)	8,000.00
6100-1209 - Maintenance - Irrigation	0.00	625.00	625.00	5,142.66	3,125.00	(2,017.66)	7,500.00
6100-1210 - Maintenance - Tree Maintenan	0.00	1,000.00	1,000.00	5,340.00	5,000.00	(340.00)	12,000.00
6100-1211 - Maintenance - Weed Control	0.00	184.00	184.00	0.00	917.00	917.00	2,200.00
6100-1212 - Maintenance - Park	0.00	250.00	250.00	32.52	1,250.00	1,217.48	3,000.00
6100-1213 - Maintenance - Fences	0.00	266.00	266.00	3,058.84	1,333.00	(1,725.84)	3,200.00
6100-1214 - Maintenance - Roadway	235.96	500.00	264.04	3,345.63	2,500.00	(845.63)	6,000.00
6100-1215 - Maintenance - Others	0.00	416.00	416.00	5.89	2,083.00	2,077.11	5,000.00
6100-1216 - Maintenance - Office Maintena	0.00	209.00	209.00	52.26	1,042.00	989.74	2,500.00
6100-1217 - Maintenance - Entry Maintena	0.00	541.00	541.00	585.32	2,708.00	2,122.68	6,500.00
6100-1218 - Maintenance - BCCC Maintene	3.74	500.00	496.26	194.86	2,500.00	2,305.14	6,000.00
6100-1219 - Maintenance - BCEC Maintene	5,894.40	1,666.00	(4,228.40)	15,737.40	8,333.00	(7,404.40)	20,000.00
6100-1220 - Maintenance - Maintenance Ya	0.00	209.00	209.00	0.00	1,042.00	1,042.00	2,500.00
6100-1221 - Maintenance - Lighting/Electric	0.00	250.00	250.00	693.44	1,250.00	556.56	3,000.00
6100-1222 - Maintenance - Gym Supplies/F	0.00	125.00	125.00	347.72	625.00	277.28	1,500.00
6100-1223 - Tennis Court - Maintenance	0.00	84.00	84.00	0.00	417.00	417.00	1,000.00
6100-1224 - Tennis Court - Electricity	183.92	209.00	25.08	810.25	1,042.00	231.75	2,500.00

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	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Expense</b>							
<b>Maintenance - Categories</b>							
6100-1225 - Tennis Court - Equipment Supp	34.37	84.00	49.63	34.37	417.00	382.63	1,000.00
<b>Total Maintenance - Categories</b>	<b>11,476.78</b>	<b>12,602.00</b>	<b>1,125.22</b>	<b>70,979.33</b>	<b>63,016.00</b>	<b>(7,963.33)</b>	<b>151,240.00</b>
<b>Disaster Response</b>							
6200-0000 - Disaster Response	0.00	166.00	166.00	0.00	833.00	833.00	2,000.00
<b>Total Disaster Response</b>	<b>0.00</b>	<b>166.00</b>	<b>166.00</b>	<b>0.00</b>	<b>833.00</b>	<b>833.00</b>	<b>2,000.00</b>
<b>Community Events</b>							
6200-1000 - Hot Summer Night	0.00	1,500.00	1,500.00	7,284.10	7,500.00	215.90	18,000.00
6200-1001 - New Owners Welcome	0.00	416.00	416.00	611.08	2,083.00	1,471.92	5,000.00
6200-1002 - Community Events	0.00	500.00	500.00	2,670.82	2,500.00	(170.82)	6,000.00
6200-1003 - New Years' Eve	4,200.00	791.00	(3,409.00)	4,200.00	3,958.00	(242.00)	9,500.00
<b>Total Community Events</b>	<b>4,200.00</b>	<b>3,207.00</b>	<b>(993.00)</b>	<b>14,766.00</b>	<b>16,041.00</b>	<b>1,275.00</b>	<b>38,500.00</b>
<b>Community &amp; Club</b>							
6200-1100 - Community Planning	535.30	250.00	(285.30)	2,067.09	1,250.00	(817.09)	3,000.00
6200-1101 - Bell Canyon Broadway	592.84	0.00	(592.84)	3,254.59	0.00	(3,254.59)	0.00
6200-1102 - September Sizzle	0.00	0.00	0.00	1,022.00	0.00	(1,022.00)	0.00
6200-1103 - Garden Club	0.00	125.00	125.00	231.83	625.00	393.17	1,500.00
6200-1104 - Kids Committee - Snow Day	0.00	1,084.00	1,084.00	0.00	5,417.00	5,417.00	13,000.00
6200-1105 - Kids Committee - Egg Day	0.00	291.00	291.00	0.00	1,458.00	1,458.00	3,500.00
6200-1106 - Kids Committee - Movie Nights	783.11	229.00	(554.11)	2,528.51	1,146.00	(1,382.51)	2,750.00
6200-1107 - Kids Committee - Camp Out	0.00	84.00	84.00	372.84	417.00	44.16	1,000.00
6200-1108 - Kids Committee - Summer Arts	0.00	9.00	9.00	0.00	42.00	42.00	100.00
6200-1109 - Kids Committee - Halloween	2,645.42	1,084.00	(1,561.42)	6,101.95	5,417.00	(684.95)	13,000.00
<b>Total Community &amp; Club</b>	<b>4,556.67</b>	<b>3,156.00</b>	<b>(1,400.67)</b>	<b>15,578.81</b>	<b>15,772.00</b>	<b>193.19</b>	<b>37,850.00</b>
<b>BCCC - Leasing Expense</b>							
6250-1000 - Office Lease	6,984.00	3,279.00	(3,705.00)	21,072.50	16,395.00	(4,677.50)	39,348.00
6250-1100 - Room Lease	800.00	613.00	(187.00)	2,412.14	3,065.00	652.86	7,356.00

**Income Statement Report**  
**Bell Canyon Association**  
 November 01, 2017 thru November 30, 2017

	Current Period			Year to Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Expense</b>							
<b>BCCC - Leasing Expense</b>							
6250-1200 - Gym/Yoga Room Lease	7,200.00	3,600.00	(3,600.00)	21,504.15	18,000.00	(3,504.15)	43,200.00
<b>Total BCCC - Leasing Expense</b>	<b>14,984.00</b>	<b>7,492.00</b>	<b>(7,492.00)</b>	<b>44,988.79</b>	<b>37,460.00</b>	<b>(7,528.79)</b>	<b>89,904.00</b>
<b>Contingency Funds</b>							
6300-0000 - Contingency Fund	0.00	1,822.00	1,822.00	0.00	9,110.00	9,110.00	21,865.00
<b>Total Contingency Funds</b>	<b>0.00</b>	<b>1,822.00</b>	<b>1,822.00</b>	<b>0.00</b>	<b>9,110.00</b>	<b>9,110.00</b>	<b>21,865.00</b>
<b>Depreciation Expenses</b>							
6350-1000 - Depreciation Expense	0.00	3,750.00	3,750.00	0.00	18,750.00	18,750.00	45,000.00
<b>Total Depreciation Expenses</b>	<b>0.00</b>	<b>3,750.00</b>	<b>3,750.00</b>	<b>0.00</b>	<b>18,750.00</b>	<b>18,750.00</b>	<b>45,000.00</b>
<b>Replacement Fund Contribution</b>							
7600-1000 - Replacement Fund Contributio	21,666.00	21,666.00	0.00	108,331.00	108,333.00	2.00	260,000.00
7600-1002 - Annual Contributions - BCCC	3,200.00	3,200.00	0.00	16,000.00	16,000.00	0.00	38,400.00
<b>Total Replacement Fund Contribution</b>	<b>24,866.00</b>	<b>24,866.00</b>	<b>0.00</b>	<b>124,331.00</b>	<b>124,333.00</b>	<b>2.00</b>	<b>298,400.00</b>
<b>Capital Improvement Contribution</b>							
7700-1000 - Capital Improvement Contribut	316.00	316.00	0.00	1,581.00	1,583.00	2.00	3,800.00
<b>Total Capital Improvement Contribution</b>	<b>316.00</b>	<b>316.00</b>	<b>0.00</b>	<b>1,581.00</b>	<b>1,583.00</b>	<b>2.00</b>	<b>3,800.00</b>
<b>Total Expense</b>	<b>345,449.10</b>	<b>214,935.00</b>	<b>(130,514.10)</b>	<b>1,422,112.21</b>	<b>1,074,679.00</b>	<b>(347,433.21)</b>	<b>2,579,231.00</b>
<b>Income</b>							
<b>Replacement Fund Income</b>							
5010-1100 - Assessment - Replacement Fu	21,666.00	21,666.00	0.00	108,331.00	108,333.00	(2.00)	260,000.00
5010-1102 - Annual Contribution - BCCC	3,200.00	3,200.00	0.00	16,000.00	16,000.00	0.00	38,400.00
5010-1200 - Interest Income - Replacement	540.81	1,666.00	(1,125.19)	(1,061.70)	8,333.00	(9,394.70)	20,000.00
<b>Total Replacement Fund Income</b>	<b>25,406.81</b>	<b>26,532.00</b>	<b>(1,125.19)</b>	<b>123,269.30</b>	<b>132,666.00</b>	<b>(9,396.70)</b>	<b>318,400.00</b>
<b>Total Income</b>	<b>25,406.81</b>	<b>26,532.00</b>	<b>(1,125.19)</b>	<b>123,269.30</b>	<b>132,666.00</b>	<b>(9,396.70)</b>	<b>318,400.00</b>

**Income Statement Report**  
**Bell Canyon Association**  
 November 01, 2017 thru November 30, 2017

	Current Period			Year to Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Expense</b>							
<b>Replacement Fund Expenses</b>							
9002-1100 - Replacement Fund-Road Renc	16,344.00	600.00	(15,744.00)	28,305.38	3,000.00	(25,305.38)	7,200.00
9002-1200 - Replacement Fund-Concrete S	0.00	6,250.00	6,250.00	0.00	31,250.00	31,250.00	75,000.00
9002-1300 - Replacement Fund-Storm Drai	0.00	104.00	104.00	0.00	521.00	521.00	1,250.00
9002-1400 - Replacement Fund-Maint Truc	0.00	209.00	209.00	32,000.00	1,042.00	(30,958.00)	2,500.00
9002-1500 - Replacement Fund-Unpaved R	0.00	8,334.00	8,334.00	0.00	41,667.00	41,667.00	100,000.00
9002-1600 - Replacement Fund-Median Lai	0.00	5,000.00	5,000.00	0.00	25,000.00	25,000.00	60,000.00
<b>Total Replacement Fund Expenses</b>	<b>16,344.00</b>	<b>20,497.00</b>	<b>4,153.00</b>	<b>60,305.38</b>	<b>102,480.00</b>	<b>42,174.62</b>	<b>245,950.00</b>
<b>Total Expense</b>	<b>16,344.00</b>	<b>20,497.00</b>	<b>4,153.00</b>	<b>60,305.38</b>	<b>102,480.00</b>	<b>42,174.62</b>	<b>245,950.00</b>
<b>Income</b>							
<b>Capital Improvement Income</b>							
5010-2000 - Assessment - Capital Improver	316.00	316.00	0.00	1,581.00	1,583.00	(2.00)	3,800.00
5010-2100 - Interest Income - Capital Imprc	498.59	166.00	332.59	523.23	833.00	(309.77)	2,000.00
<b>Total Capital Improvement Income</b>	<b>814.59</b>	<b>482.00</b>	<b>332.59</b>	<b>2,104.23</b>	<b>2,416.00</b>	<b>(311.77)</b>	<b>5,800.00</b>
<b>Total Income</b>	<b>814.59</b>	<b>482.00</b>	<b>332.59</b>	<b>2,104.23</b>	<b>2,416.00</b>	<b>(311.77)</b>	<b>5,800.00</b>
<b>Expense</b>							
<b>Capital Improvement Expenses</b>							
8900-1200 - Bus Stop Project	1,679.37	709.00	(970.37)	2,279.37	3,542.00	1,262.63	8,500.00
8900-1300 - Capital Improvement-Commun	0.00	0.00	0.00	6,568.18	0.00	(6,568.18)	0.00
8900-1400 - Capital Improvement-Access F	0.00	2,916.00	2,916.00	0.00	14,583.00	14,583.00	35,000.00
8900-1500 - Capital Improvement-BCCEC Re	1,794.92	66,666.00	64,871.08	13,026.70	333,333.00	320,306.30	800,000.00
<b>Total Capital Improvement Expenses</b>	<b>3,474.29</b>	<b>70,291.00</b>	<b>66,816.71</b>	<b>21,874.25</b>	<b>351,458.00</b>	<b>329,583.75</b>	<b>843,500.00</b>
<b>Total Expense</b>	<b>3,474.29</b>	<b>70,291.00</b>	<b>66,816.71</b>	<b>21,874.25</b>	<b>351,458.00</b>	<b>329,583.75</b>	<b>843,500.00</b>
<b>Total Association Net Income / (Loss)</b>	<b>(88,137.15)</b>	<b>(65,764.00)</b>	<b>(22,373.15)</b>	<b>(243,522.01)</b>	<b>(328,800.00)</b>	<b>85,277.99</b>	<b>(789,115.00)</b>