

**Board of Directors General Meeting
October 10, 2018
Agenda**

1. 7:00 – CALL TO ORDER
2. OPEN FORUM
3. APPROVAL OF MINUTES
 - a. September 13, 2018
4. REPORT OUT OF EXECUTIVE SESSION
5. MANAGER’S REPORT
 - a. Continuing median landscape maintenance contract – Board decision
6. COMMITTEE AND SUBSIDIARIES REPORTS AND DECISIONS
 - a. Committees
 - i. Architectural
 - ii. CC&Rs and Bylaws Amendments Committee
 - b. Subsidiaries
 - i. BCCC
 - ii. BCEC
7. TREASURER’S REPORT
 - a. August 2018 financials
8. NEW BUSINESS
 - a. 50th anniversary of formation of Bell Canyon Association
 - b. Resolution to form Executive Litigation Committee – Board decision
9. ADJOURNMENT

BELL CANYON ASSOCIATION
Board of Directors General Meeting Minutes
September 13, 2018

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, Secretary Frank Sarabia, Treasurer Richard Levy, Second Vice President Geoff Abadee, Lisa Riccomini, Dustin Glodney, and Yossi Kviatkovsky

ABSENT - None

OTHERS PRESENT - Diane Rossiter, General Manager; owners, Jana Vincent, Adam Savin, Ron Ziman, Warren Weiss, Scott Sand, Colette Peterson, Gerald Peterson, Mo Fitzgibbon-Walker, and Katherine Stark

OPEN FORUM – Owner stated that she wants the use of Roundup for weed abatement to stop in Bell Canyon. She walks her dog everywhere in Bell Canyon. She wants to be warned of when areas are being sprayed in advance or for it to be eliminated. She would like to help. Owner suggested vinegar. Owner said he had removed the sprinklers and wanted the unpaved roadway in front of his property turned back into unpaved roadway by the Association. Owner said overnight parking is a problem and the rules should be enforced. Owner asked if Geoff is running for BCA and CSD Boards. He answered that he is. Owner asked about the hiring of a construction manager for the BCCC redevelopment. The Board explained that construction managers can assist the Board with pre-construction planning and architect selection.

APPROVAL OF MINUTES

*Frank made a motion to approve the August 9, 2018 general meeting minutes. Richard seconded the motion. Approved 6/1 Yossi voted no; Geoff abstained.

REPORT OUT OF EXECUTIVE SESSION

At the August 9, 2018 executive session, the Board approved June 27 and July 12 executive session minutes. The Board directed that attorneys share discovery with cumis counsel. The Board directed that a list of pros and cons regarding a legal matter be obtained from the attorney. The Board reviewed the collections and delinquencies report.

MANAGEMENT REPORT

Continuing damage to median – vehicles are being driven over the newly landscaped median. Wi-Fi cameras were suggested along all the median islands. The General Manager will look into that possibility.

COMMITTEES AND SUBSIDIARIES REPORTS

CC&R and Bylaws Amendments Committee – Chair Michael Glassman reported the committee has worked with Association counsel on the Bylaws and CC&Rs amendments and they are asking the Board to authorize sending the proposed amendments to the community with a cover letter from the committee and to hold a community forum.

*Eric made a motion that the Board approves the committee’s resolution for a December 1 forum date. Richard seconded the motion. The Board discussed. The committee agreed that further input from the Board members within the next two weeks is welcome. Approved unanimously.

BCCC– Geoff reviewed the July 2018 financials. All of the cardio equipment in the gym was replaced with new equipment today.

BCEC – Geoff reviewed the July 2018 financials and Lisa reported on the status of the refurbishment.

TREASURER’S REPORT

July 2018 financials - Richard reviewed the financials with the Board.

CONTINUING BUSINESS

Traffic cushion at lower bus stop – the Geoff reviewed the committee’s report with the Board and asked for the Board to approve a speed cushion for the bus stop. The Board asked questions. Signs are needed to go along with the cushions.

*Geoff made a motion to purchase four of the speed humps for a traffic cushion at the lower bus stop. Total cost not to exceed \$4,000. Lisa seconded the motion. The Board discussed. 7/0 approved. Yossi abstained.

BCCC redevelopment – consideration of construction manager

*Frank made a motion to find a construction manager who specializes in resort development to help the Board develop the BCCC Inc. Richard seconded the motion. 7/1 approved. Yossi voted no.

Board decision on naming owner Dr. Ziman to be Board liaison for SSFL – Eric introduced Dr. Ziman and his involvement with the SSFL.

*Richard made a motion to appoint Dr. Ziman as Board liaison, to interface and report on SSFL matters. Geoff seconded the motion. The Board discussed. He would represent the BCA at stakeholder meetings, and report to the Board, passing on Board decisions to other related parties. Dr. Ziman explained that he would strive to keep the Board informed and to pass on any BCA input, which is needed as the closest community to the SSFL. Approved unanimously

NEW BUSINESS

Waterfall and Ridge Trails – Board decision on relinquishing control to the CSD

*Frank made a motion that the Board relinquish control of the Waterfall and Ridge Trails to the CSD, subject to CSD and HOA legal advice. Dustin seconded the motion. The Board discussed. 6/0 approved; Richard and Eric abstained.

No parking/limited parking on exit side of access road

*Richard made a motion that the exit side of the Bell Canyon access road will be parking by permit only. Eric seconded the motion. The Board discussed. Approved 7/1 Dustin voted no.

Proposed Ventura County Wildlife Corridor Ordinance – no action was taken by the Board.

Postponing the annual election and meeting

*Frank made a motion to postpone the annual meeting and election. Richard seconded the motion. The Board discussed. Approved unanimously

*Frank made a motion to hold the annual meeting on December 2 and the candidates forum on November 4. Richard seconded the motion. Approved unanimously.

ADJOURNMENT

The meeting was adjourned at 9:00 PM for the Executive Session.

APPROVED: _____
Frank Sarabia, BOARD SECRETARY

Architectural Committee Meeting – Tuesday, September 11, 2018

Members Present: Peter Carniglia, Scott Sand

Member Absent: Daniel Burgess

Others Present: Eric Wolf (Board Legal Liaison), Steve Kent (Board AC Liaison), Chiedu Chijindu (AC Consultant), Omar Nassery, Mike Nolan, Adam Savin, Leon and Marina Reingold

The meeting was called to order at 7:04PM

August 28, 2018 AC Minutes – Peter made a motion to approve the minutes. Scott seconded the motion. Approved.

7:00 – 7:10 - OPEN FORUM (no member's time to exceed 3 minutes. This may be waived at Chair's discretion)

Leon and Marina Reingold, 9 Wagon: Leon said he asked the AC to look at his project and it has been three months and he has not heard back from the AC. Marina requested a copy of all recordings of the AC meetings where they were present. Eric Wolf, Board Legal Liaison, advised Marina to direct her questions through legal channels.

APPOINTMENTS

7:10 - Savin, Lot 480, 69 Ranchero Rd.: Adam Savin was present to discuss his proposed grading and retaining wall plan, and landscaping plan. The grading and retaining wall plan, and landscaping plan were referenced during the discussion. The owner informed the AC they also plan to build a pool and cabana. He should first determine where to build his retaining wall, then he can proceed in designing his pool and cabana. The AC stated that their main concerns at this time include: the height of the walls being 13 ft. high, a 50 ft. slope face, and that the walls are encroaching into the easement. The AC requested that the owner evaluate his plans and find an alternative to limit the height of the walls to a maximum of 10 ft. It was the consensus of the AC to send the plans to the consultants for review. The AC ended the discussion and advised the owner that there is no immediate answer to his proposal until the AC receives the reviews from the consultants.

PLAN SUBMITTAL

Nassery, Lot 634, 171 Saddlebow Rd.: Omar Nassery was present to discuss the renderings for the proposed new Single-Family Residence (SFR) Plan at 171 Saddlebow. He presented and discussed the details of his renderings to the AC. He wants to find out if conceptually the renderings are approvable. Chiedu, AC Consultant, expressed his concerns because it appears to be a three-story house, the first story of which includes the garage, a two-bedroom guest house, and a gym. The AC was unsure if a gym is considered living space. The AC advised the owner that conceptually the renderings are approvable and he was

Architectural Committee Meeting – Tuesday, September 11, 2018

requested to submit the preliminary SFR plans. The AC would like some clarification on the issue of whether a gym is considered living space. The AC also requested that the owner speak with the Architectural Consultant regarding the three-story appearance of the residence.

Magers, Lot 490, 5 Rancho Rd.: Mike Nolan, Architect, on behalf of the owners, was present to discuss the revised grading plan with respect to the location of the retaining wall in the easement. The AC requested Chiedu, AC Consultant, be involved in the discussion. Chiedu stated that essentially conditions were already set when preliminary approval was granted, however, he wants to know why the owner is bringing the retaining wall back 6 ft. into the easement. Chiedu will check with the County regarding rules and codes regarding setbacks, variances, and retaining walls in the easement. Mike Nolan in turn will look at the County checklist. The AC requested the architect to coordinate with Chiedu and come up with a solution. The architect also advised the AC that the County Fire Dept. requested that the location of the driveway be changed to comply with the requirement that there should be a 50 ft. radius from the inner circle of the driveway. The plan is being adjusted and will be submitted to the AC.

Nitzan, Lot 256, 211 Bell Canyon Rd.: The AC discussed and reviewed the proposed Pool and Patio Extension Plans submitted on August 17, 2018. Plans were reviewed by the Architectural Consultant. The Consultant's review and renderings were referenced during the discussion. Peter did not see any issue with the plan except the edge of the pool appears to be near the property line. The AC reviewed the plans submitted and verified that the pool is about 100 ft. away from the property line. Peter made a motion to accept the plans submitted on August 17, 2018 and grant preliminary approval. Scott seconded. Unanimous.

Grupusso, Lot 2859, 75 Coolwater Rd.: The AC discussed the proposed Erosion Control Plan for rear slope remediation submitted on August 20, 2018. The plans were reviewed by the Civil Engineering Consultant. The Consultant's review and pictures of slope erosion were referenced during the discussion. It was the consensus of the AC to invite the owners and their experts to the next meeting to further explain the cause of the erosion.

RATIFICATION

Bloxberg, Lot 126, 204 Bell Canyon Rd.: The AC discussed and reviewed the County approved Pool House Room Addition plan submitted on August 29, 2018. The consultant's findings and the County permit were referenced during the discussion. It was the consensus of the AC to grant final approval for the plan subject to the completion of the construction forms and posting of the construction deposits.

Architectural Committee Meeting – Tuesday, September 11, 2018

OTHER BUSINESS

AC Construction Projects Spreadsheets: The AC discussed the updated AC construction project spreadsheets. The properties the CE consultant visited were discussed. The AC would like a more detailed review of 208 and 283 BCR and will request the CE Consultant to revisit these two properties. The AC agreed that at the next meeting the AC will come up with a list of projects for field inspections. The CE and AC Consultants will join the AC at the next field inspection.

EXECUTIVE SESSION

Construction Issues

The meeting was adjourned at 9:05pm

**Next Architectural Committee Meeting:
September 25, 2018**

Balance Sheet Report
Bell Canyon Community Center
 As of August 31, 2018

	<u>Balance Aug 31, 2018</u>	<u>Balance Jul 31, 2018</u>	<u>Change</u>
Assets			
Operating Assets			
1003 - Union Bank Operating Checking - 9741	127,236.54	125,477.56	1,758.98
1005 - Union Bank Onsite Checking - 6676	23,441.33	23,441.33	0.00
Total Operating Assets	150,677.87	148,918.89	1,758.98
Reserve Assets			
1101 - Union Bank MM - 4219	1,507.13	1,507.07	0.06
Total Reserve Assets	1,507.13	1,507.07	0.06
Capital Improvements			
1405 - Investment in Subsidiary - BCEC	138,163.00	138,163.00	0.00
1406 - Investment in Subsidiary - BCEC Improvem	11,742.00	11,742.00	0.00
Total Capital Improvements	149,905.00	149,905.00	0.00
Current Assets			
1280 - Accounts Receivable - Tenants	1,503.53	1,500.00	3.53
1282 - Accounts Receivable - from BCEC	200.00	160.00	40.00
1285 - Accounts Receivable - Others	800.00	800.00	0.00
Total Current Assets	2,503.53	2,460.00	43.53
Fixed Assets			
1503 - Land Improvement	124,686.55	124,686.55	0.00
1505 - Building - BCCC	565,490.50	565,490.50	0.00
1506 - Equipment/Furniture - BCCC	106,824.48	106,824.48	0.00
1507 - Land - BCCC	235,000.00	235,000.00	0.00
1508 - Building Improvement	238,591.52	238,591.52	0.00

Balance Sheet Report
Bell Canyon Community Center
 As of August 31, 2018

	<u>Balance</u> <u>Aug 31, 2018</u>	<u>Balance</u> <u>Jul 31, 2018</u>	<u>Change</u>
<u>Assets</u>			
Fixed Assets			
1515 - Allow. For Depreciation - BCCC Building	(381,112.92)	(380,030.84)	(1,082.08)
1516 - Allow. For Depreciation - Land Improveme	(37,935.00)	(37,935.00)	0.00
1517 - Allow. For Depreciation - Building Impro	(88,835.64)	(87,443.23)	(1,392.41)
1518 - Allow. For Depreciation - Equip/Furnitur	(107,125.18)	(106,824.48)	(300.70)
Total Fixed Assets	655,584.31	658,359.50	(2,775.19)
Total Assets	960,177.84	961,150.46	(972.62)
<u>Liabilities</u>			
Current Liabilities			
2101 - Prepaid Assessment	91.00	77.00	14.00
2102 - Other Payables	30,068.49	29,068.49	1,000.00
2105 - Payable to BCA	800.00	800.00	0.00
2107 - Security Deposit - Hall Rentals	1,374.73	874.73	500.00
2108 - Security Deposit - Rental Suites	3,938.86	3,938.86	0.00
2230 - Deferred Rents	(7,999.92)	(7,999.92)	0.00
Total Current Liabilities	28,273.16	26,759.16	1,514.00
Total Liabilities	28,273.16	26,759.16	1,514.00
<u>Owners' Equity</u>			
Owners' Equity			
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, 2018

	<u>Balance</u> <u>Aug 31, 2018</u>	<u>Balance</u> <u>Jul 31, 2018</u>	<u>Change</u>
<u>Owners' Equity</u>			
Owners' Equity			
4998 - Retain Earnings	(692,763.46)	(692,763.46)	0.00
Total Owners' Equity	<u>938,365.54</u>	<u>938,365.54</u>	<u>0.00</u>
Total Owners' Equity	<u>938,365.54</u>	<u>938,365.54</u>	<u>0.00</u>
Income / (Loss)	<u>(6,460.86)</u>	<u>(3,974.24)</u>	<u>(2,486.62)</u>
Total Liabilities and Owner Equity	<u>960,177.84</u>	<u>961,150.46</u>	<u>(972.62)</u>

Income Statement Report
Bell Canyon Community Center
 August 01, 2018 thru August 31, 2018

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Income								
5040 - Late Fees	0.00	7.00	(7.00)	0.00	13.00	(13.00)	75.00	75.00
5042 - Late Interest	3.53	2.00	1.53	3.53	4.00	(0.47)	25.00	21.47
5045 - Rental Income - Office	7,450.00	7,500.00	(50.00)	14,900.00	15,000.00	(100.00)	90,000.00	75,100.00
5046 - Rental Income - Social Hall	1,100.00	1,341.00	(241.00)	1,250.00	2,683.00	(1,433.00)	16,100.00	14,850.00
5047 - Gym Access Income	300.00	166.00	134.00	620.00	333.00	287.00	2,000.00	1,380.00
5050 - Interest Earned - Reserve	0.06	0.00	0.06	0.12	0.00	0.12	0.00	(0.12)
5100 - Miscellaneous Income	0.00	41.00	(41.00)	0.00	83.00	(83.00)	500.00	500.00
Total Income	8,853.59	9,057.00	(203.41)	16,773.65	18,116.00	(1,342.35)	108,700.00	91,926.35
Total Bell Canyon Community Center Inco	8,853.59	9,057.00	(203.41)	16,773.65	18,116.00	(1,342.35)	108,700.00	91,926.35
Expense								
General & Administration Expenses								
6013 - Cleaning	0.00	150.00	(150.00)	0.00	300.00	(300.00)	1,800.00	1,800.00
6021 - Depreciation	2,775.19	3,125.00	(349.81)	5,550.38	6,250.00	(699.62)	37,500.00	31,949.62
6023 - Access Equipment	0.00	150.00	(150.00)	0.00	300.00	(300.00)	1,800.00	1,800.00
6024 - Gym Equipment Rental	0.00	3,600.00	(3,600.00)	3,591.08	7,200.00	(3,608.92)	43,200.00	39,608.92
6035 - Supplies	0.00	84.00	(84.00)	0.00	167.00	(167.00)	1,000.00	1,000.00
6043 - Equipments	0.00	41.00	(41.00)	0.00	83.00	(83.00)	500.00	500.00
6050 - Fees & Licenses	0.00	41.00	(41.00)	107.65	83.00	24.65	500.00	392.35
6080 - Miscellaneous General Administration	0.00	34.00	(34.00)	0.00	67.00	(67.00)	400.00	400.00
6150 - Insurance	1,000.00	1,000.00	0.00	2,000.00	2,000.00	0.00	12,000.00	10,000.00
6180 - Property Taxes	0.00	1,259.00	(1,259.00)	1,600.00	2,517.00	(917.00)	15,100.00	13,500.00
Total General & Administration Expenses	3,775.19	9,484.00	(5,708.81)	12,849.11	18,967.00	(6,117.89)	113,800.00	100,950.89
Repairs & Maintenances								
6525 - Repair - Lighting/Electrical	0.00	41.00	(41.00)	0.00	83.00	(83.00)	500.00	500.00
6526 - Repair - HVAC	0.00	166.00	(166.00)	0.00	333.00	(333.00)	2,000.00	2,000.00
6527 - Repair - Plumbing	0.00	16.00	(16.00)	0.00	33.00	(33.00)	200.00	200.00

Income Statement Report
Bell Canyon Community Center
 August 01, 2018 thru August 31, 2018

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Repairs & Maintenances								
6528 - Repair - Appliance	0.00	41.00	(41.00)	15.95	83.00	(67.05)	500.00	484.05
6530 - Repair - Social Hall	242.30	41.00	201.30	286.08	83.00	203.08	500.00	213.92
6533 - Repair - Miscellaneous	0.00	25.00	(25.00)	0.00	50.00	(50.00)	300.00	300.00
6545 - Repair - Restrooms	0.00	16.00	(16.00)	0.00	33.00	(33.00)	200.00	200.00
Total Repairs & Maintenances	242.30	346.00	(103.70)	302.03	698.00	(395.97)	4,200.00	3,897.97
Utilities Expenses								
6700 - Sewer/Water	688.14	200.00	488.14	936.66	400.00	536.66	2,400.00	1,463.34
6705 - Electric	6,405.85	1,666.00	4,739.85	8,768.07	3,333.00	5,435.07	20,000.00	11,231.93
6710 - Gas	78.82	84.00	(5.18)	78.82	167.00	(88.18)	1,000.00	921.18
6720 - Gym Cable/Phone Services	149.91	160.00	(10.09)	299.82	320.00	(20.18)	1,920.00	1,620.18
Total Utilities Expenses	7,322.72	2,110.00	5,212.72	10,083.37	4,220.00	5,863.37	25,320.00	15,236.63
Total Bell Canyon Community Center Expense	11,340.21	11,940.00	(599.79)	23,234.51	23,885.00	(650.49)	143,320.00	120,085.49
Total Bell Canyon Community Center Income	(2,486.62)	(2,883.00)	396.38	(6,460.86)	(5,769.00)	(691.86)	(34,620.00)	(28,159.14)
Total Association Net Income / (Loss)	(2,486.62)	(2,883.00)	396.38	(6,460.86)	(5,769.00)	(691.86)	(34,620.00)	(28,159.14)

Balance Sheet Report
Bell Canyon Equestrian Center
 As of August 31, 2018

	<u>Balance Aug 31, 2018</u>	<u>Balance Jul 31, 2018</u>	<u>Change</u>
Assets			
Operating Funds			
1003 - Union Bank Operating Checking - 9733	145,552.11	147,766.52	(2,214.41)
1010 - Union Bank Operating MM - 1234	19,214.82	18,761.82	453.00
1090 - Due to Replacement Fund	(1,000.00)	(500.00)	(500.00)
Total Operating Funds	163,766.93	166,028.34	(2,261.41)
Replacement Fund Assets			
1100 - Union Bank - Replacement Fund	12,001.39	12,000.88	0.51
1190 - Due from Operating Funds	1,000.00	500.00	500.00
Total Replacement Fund Assets	13,001.39	12,500.88	500.51
Current Assets			
1280 - Accounts Receivable - Tenants	7,210.87	3,961.55	3,249.32
1285 - Accounts Receivable - Others	269.40	269.40	0.00
Total Current Assets	7,480.27	4,230.95	3,249.32
Fixed Assets			
1501 - Building - BCEC	3,500.00	3,500.00	0.00
1503 - Improvement to Land	54,128.50	54,128.50	0.00
1504 - Pipe Reallocation Project	20,201.04	20,201.04	0.00
1505 - Equipment / Property	863,588.17	863,588.17	0.00
1509 - Allow. For Deprec-Equip/Property Improve	(791,942.27)	(791,942.27)	0.00
Total Fixed Assets	149,475.44	149,475.44	0.00
Total Assets	333,724.03	332,235.61	1,488.42

Balance Sheet Report
Bell Canyon Equestrian Center
 As of August 31, 2018

	<u>Balance</u> <u>Aug 31, 2018</u>	<u>Balance</u> <u>Jul 31, 2018</u>	<u>Change</u>
<u>Liabilities</u>			
Current Liabilities			
2101 - Prepaid Rentals	11,176.50	4,670.00	6,506.50
2102 - Other Payables	2,105.24	2,105.24	0.00
2103 - Payable Due To BCCC	231.34	231.34	0.00
2104 - Clearing Payroll - BCA	35,454.64	37,393.90	(1,939.26)
2110 - Security Deposit - Stalls Rental	37,741.81	37,108.81	633.00
2225 - Accrued Expenses	474.00	474.00	0.00
2502 - Kubota Loan	7,630.28	8,092.39	(462.11)
Total Current Liabilities	<u>94,813.81</u>	<u>90,075.68</u>	<u>4,738.13</u>
Total Liabilities	<u>94,813.81</u>	<u>90,075.68</u>	<u>4,738.13</u>
<u>Owners' Equity</u>			
Replacement Fund			
4000 - Replacement Funds	13,000.00	12,500.00	500.00
4095 - Replacement Fund Interest	1.39	0.88	0.51
Total Replacement Fund	<u>13,001.39</u>	<u>12,500.88</u>	<u>500.51</u>
Owners' Equity			
4994 - Common Stock	25,000.00	25,000.00	0.00
4995 - Capital Contribution Fund	874,533.85	874,533.85	0.00
4996 - Capital Contribution Fund- Current Year	11,742.00	11,742.00	0.00

Balance Sheet Report
Bell Canyon Equestrian Center
As of August 31, 2018

	<u>Balance</u> <u>Aug 31, 2018</u>	<u>Balance</u> <u>Jul 31, 2018</u>	<u>Change</u>
<u>Owners' Equity</u>			
Owners' Equity			
4998 - Retained Earning	(672,538.66)	(672,538.66)	0.00
Total Owners' Equity	<u>238,737.19</u>	<u>238,737.19</u>	<u>0.00</u>
Total Owners' Equity	<u>251,738.58</u>	<u>251,238.07</u>	<u>500.51</u>
Income / (Loss)	<u>(12,828.36)</u>	<u>(9,078.14)</u>	<u>(3,750.22)</u>
Total Liabilities and Owner Equity	<u>333,724.03</u>	<u>332,235.61</u>	<u>1,488.42</u>

Income Statement Report
Bell Canyon Equestrian Center
 August 01, 2018 thru August 31, 2018

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Income								
5014 - Dry Barn Rent	10,000.00	11,986.00	(1,986.00)	19,850.00	23,971.00	(4,121.00)	143,825.00	123,975.00
5015 - Box Stall Income	14,707.00	15,150.00	(443.00)	28,702.00	30,300.00	(1,598.00)	181,800.00	153,098.00
5017 - Lower Paddocks Income	3,967.00	5,900.00	(1,933.00)	7,447.00	11,800.00	(4,353.00)	70,800.00	63,353.00
5018 - Extra Feed Income	2,269.00	2,700.00	(431.00)	4,101.50	5,400.00	(1,298.50)	32,400.00	28,298.50
5022 - Trailer Storage Income	275.00	291.00	(16.00)	625.00	583.00	42.00	3,500.00	2,875.00
5025 - Temporary Boarding Income	500.00	41.00	459.00	700.00	83.00	617.00	500.00	(200.00)
5040 - Late Fees	252.50	50.00	202.50	460.00	100.00	360.00	600.00	140.00
5042 - Late Interest	69.21	50.00	19.21	94.32	100.00	(5.68)	600.00	505.68
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	0.00	166.00	(166.00)	70.00	333.00	(263.00)	2,000.00	1,930.00
5200 - Full Care Income	180.00	234.00	(54.00)	180.00	467.00	(287.00)	2,800.00	2,620.00
5300 - Private Lessons	3,965.00	4,000.00	(35.00)	3,965.00	8,000.00	(4,035.00)	48,000.00	44,035.00
5303 - Day Camp	3,422.47	484.00	2,938.47	3,574.85	967.00	2,607.85	5,800.00	2,225.15
Total Income	40,107.18	41,552.00	(1,444.82)	70,769.67	83,104.00	(12,334.33)	498,625.00	427,855.33
Total Bell Canyon Equestrian Center Incom	40,107.18	41,552.00	(1,444.82)	70,769.67	83,104.00	(12,334.33)	498,625.00	427,855.33
Expense								
Administration Expense								
6021 - Depreciation Expenses	0.00	1,566.00	(1,566.00)	0.00	3,133.00	(3,133.00)	18,800.00	18,800.00
6035 - Office Supplies	0.00	9.00	(9.00)	0.00	17.00	(17.00)	100.00	100.00
6050 - Licenses & Fees	0.00	34.00	(34.00)	0.00	67.00	(67.00)	400.00	400.00
6076 - Communications/Outreach	0.00	41.00	(41.00)	0.00	83.00	(83.00)	500.00	500.00
6085 - Miscellaneous Administration	40.00	41.00	(1.00)	40.00	83.00	(43.00)	500.00	460.00
6095 - Repay loans to BCA	0.00	500.00	(500.00)	0.00	1,000.00	(1,000.00)	6,000.00	6,000.00
6150 - Insurance Master	515.65	650.00	(134.35)	1,031.30	1,300.00	(268.70)	7,800.00	6,768.70
6180 - Property Taxes	0.00	691.00	(691.00)	466.60	1,383.00	(916.40)	8,300.00	7,833.40
Total Administration Expense	555.65	3,532.00	(2,976.35)	1,537.90	7,066.00	(5,528.10)	42,400.00	40,862.10

Income Statement Report
Bell Canyon Equestrian Center
 August 01, 2018 thru August 31, 2018

Expense	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Operations Expense								
6102 - Salaries - Barn Labor	9,760.00	10,625.00	(865.00)	18,975.00	21,250.00	(2,275.00)	127,500.00	108,525.00
6105 - Payroll Taxes	825.04	1,059.00	(233.96)	1,582.08	2,117.00	(534.92)	12,700.00	11,117.92
6125 - Workers Comp Insurance	1,407.08	1,634.00	(226.92)	2,814.16	3,267.00	(452.84)	19,600.00	16,785.84
6127 - Employee Benefits	1,939.21	2,222.00	(282.79)	3,840.02	4,443.00	(602.98)	26,655.00	22,814.98
6130 - Miscellaneous	0.00	84.00	(84.00)	0.00	167.00	(167.00)	1,000.00	1,000.00
6401 - Hay & Feed	0.00	8,000.00	(8,000.00)	0.00	16,000.00	(16,000.00)	96,000.00	96,000.00
6402 - Shavings	6,606.60	3,616.00	2,990.60	6,606.60	7,233.00	(626.40)	43,400.00	36,793.40
6404 - Manure Removal	5,141.60	4,166.00	975.60	5,974.98	8,333.00	(2,358.02)	50,000.00	44,025.02
6405 - Academy Trainers	808.95	1,184.00	(375.05)	1,892.62	2,367.00	(474.38)	14,200.00	12,307.38
6406 - Academy Horse Expenses	57.39	834.00	(776.61)	57.39	1,667.00	(1,609.61)	10,000.00	9,942.61
6407 - Academy Miscellaneous	427.78	375.00	52.78	427.78	750.00	(322.22)	4,500.00	4,072.22
6555 - Pest Control	1,190.04	709.00	481.04	1,415.04	1,417.00	(1.96)	8,500.00	7,084.96
Total Operations Expense	28,163.69	34,508.00	(6,344.31)	43,585.67	69,011.00	(25,425.33)	414,055.00	370,469.33
Equipment Expense								
6070 - Kubota Payment	0.00	462.00	(462.00)	0.00	924.00	(924.00)	5,545.00	5,545.00
6540 - Equipment Repairs	49.72	250.00	(200.28)	65.01	500.00	(434.99)	3,000.00	2,934.99
6541 - Fuel	327.09	200.00	127.09	756.10	400.00	356.10	2,400.00	1,643.90
6542 - Tractor/Cart Expenses	0.00	250.00	(250.00)	0.00	500.00	(500.00)	3,000.00	3,000.00
6543 - Equipment/Fixture Improvement	117.96	125.00	(7.04)	191.22	250.00	(58.78)	1,500.00	1,308.78
Total Equipment Expense	494.77	1,287.00	(792.23)	1,012.33	2,574.00	(1,561.67)	15,445.00	14,432.67
Facilities Expense								
6501 - Arena & Corral Maintenance	358.86	250.00	108.86	17,473.86	500.00	16,973.86	3,000.00	(14,473.86)
6502 - Apartment Maintenance & Repairs	0.00	50.00	(50.00)	68.71	100.00	(31.29)	600.00	531.29
6503 - Office Maintenance & Repairs	0.00	9.00	(9.00)	0.00	17.00	(17.00)	100.00	100.00
6510 - Barn Maintenance & Repairs	9,000.00	416.00	8,584.00	9,050.38	833.00	8,217.38	5,000.00	(4,050.38)
6511 - Sand and Footing	0.00	209.00	(209.00)	250.00	417.00	(167.00)	2,500.00	2,250.00

Income Statement Report
Bell Canyon Equestrian Center
 August 01, 2018 thru August 31, 2018

Expense	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Facilities Expense								
6512 - D.G.	0.00	0.00	0.00	1,000.00	0.00	1,000.00	0.00	(1,000.00)
6546 - Maintenance & Supplies	0.00	166.00	(166.00)	157.94	333.00	(175.06)	2,000.00	1,842.06
6550 - Janitorial/Restroom	10.66	109.00	(98.34)	652.78	217.00	435.78	1,300.00	647.22
6551 - Lighting and Electrical	0.00	66.00	(66.00)	0.00	133.00	(133.00)	800.00	800.00
6575 - Miscellaneous - Facilities	0.00	41.00	(41.00)	0.00	83.00	(83.00)	500.00	500.00
Total Facilities Expense	9,369.52	1,316.00	8,053.52	28,653.67	2,633.00	26,020.67	15,800.00	(12,853.67)
Utilities Expenses								
6700 - Sewer/Water	3,216.54	1,000.00	2,216.54	4,866.46	2,000.00	2,866.46	12,000.00	7,133.54
6705 - Electric	1,482.23	834.00	648.23	2,832.00	1,667.00	1,165.00	10,000.00	7,168.00
6720 - Telephone	75.00	84.00	(9.00)	110.00	167.00	(57.00)	1,000.00	890.00
Total Utilities Expenses	4,773.77	1,918.00	2,855.77	7,808.46	3,834.00	3,974.46	23,000.00	15,191.54
Replacement Fund Allocation								
9000 - Reserve Contribution Reserve	500.00	500.00	0.00	1,000.00	1,000.00	0.00	6,000.00	5,000.00
Total Replacement Fund Allocation	500.00	500.00	0.00	1,000.00	1,000.00	0.00	6,000.00	5,000.00
Total Bell Canyon Equestrian Center Expense	43,857.40	43,061.00	796.40	83,598.03	86,118.00	(2,519.97)	516,700.00	433,101.97
Total Bell Canyon Equestrian Center Income	(3,750.22)	(1,509.00)	(2,241.22)	(12,828.36)	(3,014.00)	(9,814.36)	(18,075.00)	(5,246.64)
Total Association Net Income / (Loss)	(3,750.22)	(1,509.00)	(2,241.22)	(12,828.36)	(3,014.00)	(9,814.36)	(18,075.00)	(5,246.64)

Balance Sheet Report
Bell Canyon Association
 As of August 31, 2018

	<u>Balance</u> <u>Aug 31, 2018</u>	<u>Balance</u> <u>Jul 31, 2018</u>	<u>Change</u>
Assets			
Operating Funds			
1003 - Union Bank Operating Checking - 9725	362,420.36	375,363.22	(12,942.86)
1005 - Union Bank Onsite Checking - 6650	9,535.79	10,035.79	(500.00)
1006 - Union Bank Payroll Checking - 6668	220,424.01	200,882.21	19,541.80
1010 - Wells Fargo Bank - 8536	123,447.33	129,947.33	(6,500.00)
1020 - ARCH funds Well Fargo - 8544	618,744.39	619,692.39	(948.00)
1025 - Petty Cash	700.00	200.00	500.00
Total Operating Funds	1,335,271.88	1,336,120.94	(849.06)
Committee Funds			
1050 - Union Bank Broadway Checking - 2866	4,900.23	7,746.25	(2,846.02)
Total Committee Funds	4,900.23	7,746.25	(2,846.02)
Replacement Fund			
1100 - Wells Fargo Advisor MM - 7371	1,689,665.13	1,638,464.16	51,200.97
1101 - Wells Fargo Advisor CDs - 7371	394,000.00	394,000.00	0.00
1102 - Wells Fargo Advisor MM - 9259	1,013,572.28	1,013,357.12	215.16
1105 - BCA/BCCC Rplmt Union Bank - 2748	83,329.10	76,825.74	6,503.36
1135 - Due from Operating - Unfunded BCCC Rplcn	0.00	3,250.00	(3,250.00)
1145 - Due from Operating - Unfunded Replacemen	0.00	24,833.00	(24,833.00)
Total Replacement Fund	3,180,566.51	3,150,730.02	29,836.49
Accounts Receivable			
1280 - Accounts Receivable - Homeowner	95,877.45	99,726.42	(3,848.97)
1282 - Accounts Receivable - From BCEC	108.80	108.80	0.00
1285 - Accounts Receivable - Other	(4,021.77)	(4,021.77)	0.00

Balance Sheet Report
Bell Canyon Association
 As of August 31, 2018

	<u>Balance</u> <u>Aug 31, 2018</u>	<u>Balance</u> <u>Jul 31, 2018</u>	<u>Change</u>
Assets			
Accounts Receivable			
1290 - Allowance for Doubtful Accounts	(73,491.70)	(73,491.70)	0.00
Total Accounts Receivable	18,472.78	22,321.75	(3,848.97)
Prepaid Expenses			
1300 - Prepaid Insurance	43,689.94	52,898.88	(9,208.94)
1305 - Prepaid Expenses- Other	5,062.00	4,797.00	265.00
Total Prepaid Expenses	48,751.94	57,695.88	(8,943.94)
Capital Improvement Fund			
1399 - Capital Fund Wells Fargo CDs - 6956	373,000.00	373,000.00	0.00
1400 - Capital Fund Wells Fargo - 6956	687,520.09	697,740.94	(10,220.85)
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	3,095.67	3,095.67	0.00
Total Capital Improvement Fund	1,201,759.32	1,211,980.17	(10,220.85)
Fixed Assets			
1502 - Land BCA	157,025.00	157,025.00	0.00
1503 - Land Improvement	19,391.42	19,391.42	0.00
1510 - Leasehold Improvement	1,827.84	1,827.84	0.00
1511 - Vehicle BCA	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

Balance Sheet Report
Bell Canyon Association
 As of August 31, 2018

	<u>Balance</u> <u>Aug 31, 2018</u>	<u>Balance</u> <u>Jul 31, 2018</u>	<u>Change</u>
<u>Assets</u>			
Fixed Assets			
1520 - Allow. For Depreciation - Leasehold Impr	(1,350.00)	(1,350.00)	0.00
1522 - Allow. For Depreciation - Vehicle	(262,868.31)	(262,868.31)	0.00
Total Fixed Assets	175,515.84	175,515.84	0.00
Other Assets			
1690 - Clearing Account	(8,115.65)	(7,121.21)	(994.44)
Total Other Assets	(8,115.65)	(7,121.21)	(994.44)
Total Assets	5,957,122.85	5,954,989.64	2,133.21
<u>Liabilities</u>			
Current Liabilities			
2101 - Prepaid Owners Assessments	79,345.66	54,925.73	24,419.93
2102 - Other Payables	3,175.98	3,175.98	0.00
2105 - Replacement/Capital/BCCC Unfunded	3,095.67	31,178.67	(28,083.00)
2110 - Homeowner Refund Payables	(2,216.73)	(6,316.73)	4,100.00
2115 - Refundable Construction Deposits	558,991.58	560,053.58	(1,062.00)
2401 - Compensated Absences	19,051.26	19,051.26	0.00
2403 - 401K Payable - Forfeiture Used	7,122.42	7,122.42	0.00
Total Current Liabilities	668,565.84	669,190.91	(625.07)
Total Liabilities	668,565.84	669,190.91	(625.07)
<u>Owners' Equity</u>			
Owners' Equity			
4991 - Funds Balance - Operating	2,870,027.16	2,870,027.16	0.00

Balance Sheet Report
Bell Canyon Association
 As of August 31, 2018

	<u>Balance</u> <u>Aug 31, 2018</u>	<u>Balance</u> <u>Jul 31, 2018</u>	<u>Change</u>
<u>Owners' Equity</u>			
Owners' Equity			
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	(2,159,526.30)	(2,161,465.56)	1,939.26
Total Owners' Equity	<u>5,248,008.36</u>	<u>5,246,069.10</u>	<u>1,939.26</u>
Total Owners' Equity	<u>5,248,008.36</u>	<u>5,246,069.10</u>	<u>1,939.26</u>
Income / (Loss)	<u>40,548.65</u>	<u>39,729.63</u>	<u>819.02</u>
Total Liabilities and Owner Equity	<u>5,957,122.85</u>	<u>5,954,989.64</u>	<u>2,133.21</u>

Income Statement Report
Bell Canyon Association
 August 01, 2018 thru August 31, 2018

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Operating Incomes								
5010 - Regular Assessments	209,085.00	209,084.00	1.00	418,170.00	418,168.00	2.00	2,509,008.00	2,090,838.00
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	82.50	62.00	20.50	141.50	125.00	16.50	750.00	608.50
5030 - Interest Income-Operating	4.49	4.00	0.49	8.86	8.00	0.86	50.00	41.14
5035 - Transfer/Handling Fee	1,595.00	1,000.00	595.00	3,720.00	2,000.00	1,720.00	12,000.00	8,280.00
5040 - Late Fees	1,172.67	750.00	422.67	2,597.61	1,500.00	1,097.61	9,000.00	6,402.39
5050 - Tennis Court Fees	20.00	25.00	(5.00)	40.00	50.00	(10.00)	300.00	260.00
5061 - Architectural Design Fees	714.00	5,000.00	(4,286.00)	1,996.50	10,000.00	(8,003.50)	60,000.00	58,003.50
5100 - Miscellaneous Income	21.00	100.00	(79.00)	91.00	200.00	(109.00)	1,200.00	1,109.00
5105 - Attorney/Collection Fees	920.90	0.00	920.90	(3,079.10)	0.00	(3,079.10)	0.00	3,079.10
5110 - Fines/Violations	0.00	41.00	(41.00)	246.28	83.00	163.28	500.00	253.72
Total Operating Incomes	213,615.56	217,650.00	(4,034.44)	423,932.65	435,301.00	(11,368.35)	2,611,808.00	2,187,875.35
Total Bell Canyon Association Income	213,615.56	217,650.00	(4,034.44)	423,932.65	435,301.00	(11,368.35)	2,611,808.00	2,187,875.35
Expense								
Management - Staff								
6010-1000 - Payroll	16,901.48	22,614.00	(5,712.52)	33,791.30	45,228.00	(11,436.70)	271,365.00	237,573.70
6010-1001 - Payroll Taxes	990.52	1,869.00	(878.48)	2,260.30	3,738.00	(1,477.70)	22,425.00	20,164.70
6010-1002 - Payroll Processing Fees	897.13	702.00	195.13	1,680.48	1,404.00	276.48	8,425.00	6,744.52
6010-1003 - Life Insurance	60.80	65.00	(4.20)	60.80	130.00	(69.20)	780.00	719.20
6010-1004 - Dental Insurance	119.82	120.00	(0.18)	239.64	240.00	(0.36)	1,440.00	1,200.36
6010-1005 - Health Insurance	899.77	734.00	165.77	1,799.54	1,467.00	332.54	8,800.00	7,000.46
6010-1006 - 401K Plan	329.13	490.00	(160.87)	1,005.51	980.00	25.51	5,880.00	4,874.49
6010-1007 - Employee Recognition	62.27	250.00	(187.73)	162.27	500.00	(337.73)	3,000.00	2,837.73
6010-1008 - CAI & Education	562.50	166.00	396.50	1,386.60	333.00	1,053.60	2,000.00	613.40
6010-1009 - Workers Comp Insurance	137.69	125.00	12.69	275.38	250.00	25.38	1,498.00	1,222.62
Total Management - Staff	20,961.11	27,135.00	(6,173.89)	42,661.82	54,270.00	(11,608.18)	325,613.00	282,951.18

Income Statement Report
Bell Canyon Association
 August 01, 2018 thru August 31, 2018

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Management - Business								
6010-1100 - Supplies - Electronic	0.00	34.00	(34.00)	0.00	67.00	(67.00)	400.00	400.00
6010-1101 - Supplies - Domestic	116.36	375.00	(258.64)	384.06	750.00	(365.94)	4,500.00	4,115.94
6010-1102 - Supplies - Office	404.29	300.00	104.29	823.34	600.00	223.34	3,600.00	2,776.66
6010-1103 - Supplies - Drinking Water	92.28	0.00	92.28	92.28	0.00	92.28	0.00	(92.28)
6010-1104 - Supplies - Computer Equipment	0.00	134.00	(134.00)	35.02	267.00	(231.98)	1,600.00	1,564.98
6010-1105 - Supplies - Printer & Supplies	68.12	225.00	(156.88)	568.28	450.00	118.28	2,700.00	2,131.72
6010-1106 - Postage	15.99	357.00	(341.01)	42.96	713.00	(670.04)	4,275.00	4,232.04
6010-1107 - Blueprint	4,100.00	9.00	4,091.00	4,100.00	17.00	4,083.00	100.00	(4,000.00)
6010-1108 - Communication	391.68	0.00	391.68	391.68	0.00	391.68	0.00	(391.68)
6010-1109 - IT Support	831.25	500.00	331.25	1,006.25	1,000.00	6.25	6,000.00	4,993.75
6010-1110 - Copying	295.17	251.00	44.17	780.17	503.00	277.17	3,020.00	2,239.83
6010-1111 - Electricity	319.52	260.00	59.52	595.13	520.00	75.13	3,120.00	2,524.87
6010-1112 - Fax & Phone	(30.18)	316.00	(346.18)	303.03	633.00	(329.97)	3,800.00	3,496.97
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	3,112.95	3,137.00	(24.05)	8,602.90	6,275.00	2,327.90	37,650.00	29,047.10
Total Management - Business	9,817.42	5,998.00	3,819.42	17,925.08	11,995.00	5,930.08	71,965.00	54,039.92
Management - General								
6010-1201 - Miscellaneous - MG	2.01	125.00	(122.99)	(286.77)	250.00	(536.77)	1,500.00	1,786.77
6010-1202 - Shareholder Functions	626.19	284.00	342.19	714.30	567.00	147.30	3,400.00	2,685.70
6010-1203 - Insurance	11,589.33	13,500.00	(1,910.67)	23,178.66	27,000.00	(3,821.34)	162,000.00	138,821.34
6010-1204 - Property Taxes/Licenses	0.00	175.00	(175.00)	0.00	350.00	(350.00)	2,100.00	2,100.00
6010-1205 - Bank Charge, Finance, Fee	0.00	21.00	(21.00)	309.03	42.00	267.03	250.00	(59.03)
6010-1206 - CSD Expenses	(504.55)	4.00	(508.55)	(311.68)	8.00	(319.68)	50.00	361.68
6010-1208 - Vehicle	631.58	240.00	391.58	868.16	480.00	388.16	2,880.00	2,011.84
6010-1209 - Patrol Services	247.10	4,000.00	(3,752.90)	347.10	8,000.00	(7,652.90)	48,000.00	47,652.90

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	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Management - General								
6010-1210 - Bus Stop Wi-Fi	277.25	0.00	277.25	277.25	0.00	277.25	0.00	(277.25)
Total Management - General	12,868.91	18,349.00	(5,480.09)	25,096.05	36,697.00	(11,600.95)	220,180.00	195,083.95
Architectural Committee								
6020-1000 - Architectural - Printing Supplies	0.00	66.00	(66.00)	0.00	133.00	(133.00)	800.00	800.00
6020-1001 - Architectural - Miscellaneous	0.00	29.00	(29.00)	0.00	58.00	(58.00)	350.00	350.00
6020-1002 - Architectural - Consulting Fee	0.00	4,334.00	(4,334.00)	375.00	8,667.00	(8,292.00)	52,000.00	51,625.00
6020-1003 - Architectural - Payroll	2,543.46	2,136.00	407.46	5,058.47	4,273.00	785.47	25,640.00	20,581.53
6020-1004 - Architectural - Payroll Taxes	190.69	184.00	6.69	379.22	367.00	12.22	2,200.00	1,820.78
6020-1005 - Architectural - Scanning of A/C	0.00	84.00	(84.00)	563.04	167.00	396.04	1,000.00	436.96
6020-1007 - Architectural - Life Insurance	9.60	9.00	0.60	9.60	19.00	(9.40)	116.00	106.40
6020-1008 - Architectural - Dental Insurance	17.10	17.00	0.10	34.20	34.00	0.20	206.00	171.80
6020-1009 - Architectural - Health Insurance	2,983.83	161.00	2,822.83	3,280.14	323.00	2,957.14	1,940.00	(1,340.14)
6020-1010 - Architectural - 401K Plan	79.55	62.00	17.55	256.77	125.00	131.77	750.00	493.23
6020-1011 - Architectural - Workers Comp	7.50	13.00	(5.50)	15.00	26.00	(11.00)	156.00	141.00
Total Architectural Committee	5,831.73	7,095.00	(1,263.27)	9,971.44	14,192.00	(4,220.56)	85,158.00	75,186.56
Professional Fees								
6030-1000 - Professional - General Counsel	13,869.25	5,000.00	8,869.25	18,342.05	10,000.00	8,342.05	60,000.00	41,657.95
6030-1001 - Professional - Legal HR	0.00	100.00	(100.00)	0.00	200.00	(200.00)	1,200.00	1,200.00
6030-1003 - Professional - Cost of Collector	920.90	604.00	316.90	(3,079.10)	1,208.00	(4,287.10)	7,250.00	10,329.10
6030-1004 - Professional - Audit/Accounting	5,000.00	1,250.00	3,750.00	5,000.00	2,500.00	2,500.00	15,000.00	10,000.00
6030-1005 - Professional - Consulting	600.00	584.00	16.00	600.00	1,167.00	(567.00)	7,000.00	6,400.00
6030-1006 - Professional - Legal Services S:	0.00	416.00	(416.00)	0.00	833.00	(833.00)	5,000.00	5,000.00
6030-1007 - Professional - SSFL Expert Con	0.00	584.00	(584.00)	0.00	1,167.00	(1,167.00)	7,000.00	7,000.00
6030-1008 - Professional - Legal Fee Others	34,623.21	20,084.00	14,539.21	44,032.46	40,167.00	3,865.46	241,000.00	196,967.54
Total Professional Fees	55,013.36	28,622.00	26,391.36	64,895.41	57,242.00	7,653.41	343,450.00	278,554.59

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	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Front Gate Service - Staff								
6050-1000 - Entry - Payroll	29,238.04	28,461.00	777.04	55,186.84	56,923.00	(1,736.16)	341,540.00	286,353.16
6050-1001 - Entry - Payroll Taxes	2,215.01	2,654.00	(438.99)	4,356.23	5,307.00	(950.77)	31,840.00	27,483.77
6050-1002 - Entry - Education/Renewal	0.00	12.00	(12.00)	0.00	25.00	(25.00)	150.00	150.00
6050-1003 - Entry - Uniform	0.00	166.00	(166.00)	11.97	333.00	(321.03)	2,000.00	1,988.03
6050-1004 - Entry - Life Insurance	86.40	95.00	(8.60)	86.40	190.00	(103.60)	1,140.00	1,053.60
6050-1005 - Entry - Dental Insurance	274.04	342.00	(67.96)	548.08	685.00	(136.92)	4,110.00	3,561.92
6050-1006 - Entry - Health Insurance	2,748.60	2,989.00	(240.40)	5,483.27	5,977.00	(493.73)	35,860.00	30,376.73
6050-1007 - Entry - 401K Plan	594.01	416.00	178.01	1,635.10	833.00	802.10	5,000.00	3,364.90
6050-1008 - Entry - Workers Comp	1,365.20	1,788.00	(422.80)	2,730.40	3,575.00	(844.60)	21,449.00	18,718.60
Total Front Gate Service - Staff	36,521.30	36,923.00	(401.70)	70,038.29	73,848.00	(3,809.71)	443,089.00	373,050.71
Front Gate Service - General								
6050-1101 - Entry - Electricity	823.46	694.00	129.46	1,612.96	1,388.00	224.96	8,330.00	6,717.04
6050-1102 - Entry - Fax & Phone	143.06	155.00	(11.94)	286.12	310.00	(23.88)	1,860.00	1,573.88
6050-1103 - Entry - Internet	185.79	186.00	(0.21)	371.58	373.00	(1.42)	2,240.00	1,868.42
6050-1104 - Entry - Water	2,120.80	625.00	1,495.80	3,243.38	1,250.00	1,993.38	7,500.00	4,256.62
6050-1105 - Entry - Decals/Access System	(1,050.00)	84.00	(1,134.00)	(1,230.00)	167.00	(1,397.00)	1,000.00	2,230.00
6050-1106 - Entry - Surveillance System	0.00	66.00	(66.00)	0.00	133.00	(133.00)	800.00	800.00
6050-1107 - Entry - Fountain Maintenance	120.00	166.00	(46.00)	240.00	333.00	(93.00)	2,000.00	1,760.00
6050-1108 - Entry - Radios	50.00	16.00	34.00	50.00	33.00	17.00	200.00	150.00
6050-1110 - Entry - Electronic	0.00	16.00	(16.00)	300.00	33.00	267.00	200.00	(100.00)
6050-1111 - Entry - Office Supplies	0.00	41.00	(41.00)	0.00	83.00	(83.00)	500.00	500.00
6050-1112 - Entry - Computer Equipment/Supp	0.00	41.00	(41.00)	0.00	83.00	(83.00)	500.00	500.00
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	131.14	125.00	6.14	236.62	250.00	(13.38)	1,500.00	1,263.38
6050-1115 - Entry - Miscellaneous	62.03	41.00	21.03	83.94	83.00	0.94	500.00	416.06
6050-1117 - Entry - Holiday Decorations	0.00	100.00	(100.00)	0.00	200.00	(200.00)	1,200.00	1,200.00

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	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Front Gate Service - General								
6050-1116 - Entry - Truck/Vehicle	329.72	500.00	(170.28)	841.25	1,000.00	(158.75)	6,000.00	5,158.75
Total Front Gate Service - General	2,916.00	2,906.00	10.00	6,035.85	5,819.00	216.85	34,930.00	28,894.15
Maintenance - Staff								
6100-1000 - Maintenance - Payroll	22,974.50	28,017.00	(5,042.50)	48,493.75	56,033.00	(7,539.25)	336,196.00	287,702.25
6100-1001 - Maintenance - Payroll Taxes	1,847.19	2,460.00	(612.81)	4,109.54	4,921.00	(811.46)	29,527.00	25,417.46
6100-1002 - Maintenance - Training/Educatic	0.00	41.00	(41.00)	0.00	83.00	(83.00)	500.00	500.00
6100-1003 - Maintenance - Contract Service	0.00	84.00	(84.00)	0.00	167.00	(167.00)	1,000.00	1,000.00
6100-1004 - Maintenance - Life Insurance	62.40	79.00	(16.60)	62.40	158.00	(95.60)	950.00	887.60
6100-1005 - Maintenance - Dental Insurance	370.85	342.00	28.85	610.61	685.00	(74.39)	4,110.00	3,499.39
6100-1006 - Maintenance - Health Insurance	19.94	2,373.00	(2,353.06)	2,159.14	4,746.00	(2,586.86)	28,475.00	26,315.86
6100-1007 - Maintenance - 401K Plan	395.00	116.00	279.00	1,094.97	233.00	861.97	1,400.00	305.03
6100-1008 - Maintenance - Workers Comp	1,913.78	1,760.00	153.78	3,827.56	3,519.00	308.56	21,113.00	17,285.44
Total Maintenance - Staff	27,583.66	35,272.00	(7,688.34)	60,357.97	70,545.00	(10,187.03)	423,271.00	362,913.03
Maintenance - Kit								
6100-1100 - Maintenance - Miscellaneous	0.00	50.00	(50.00)	72.00	100.00	(28.00)	600.00	528.00
6100-1101 - Equipment Supplies - Repair	760.42	666.00	94.42	867.20	1,333.00	(465.80)	8,000.00	7,132.80
6100-1102 - Equipment Supplies - New Equip	604.68	125.00	479.68	800.66	250.00	550.66	1,500.00	699.34
6100-1103 - Equipment Supplies - Rental	0.00	234.00	(234.00)	150.00	467.00	(317.00)	2,800.00	2,650.00
6100-1104 - Equipment Supplies - Maint Sup	49.80	266.00	(216.20)	312.97	533.00	(220.03)	3,200.00	2,887.03
6100-1105 - Equipment Supplies - Protective	32.37	125.00	(92.63)	155.09	250.00	(94.91)	1,500.00	1,344.91
6100-1106 - Equipment Supplies - Kitchen/B	20.89	41.00	(20.11)	31.78	83.00	(51.22)	500.00	468.22
6100-1107 - Equipment Supplies - Equipmen	0.00	62.00	(62.00)	0.00	125.00	(125.00)	750.00	750.00
6100-1108 - Equipment Supplies - Drinking v	70.85	54.00	16.85	70.85	108.00	(37.15)	650.00	579.15
6100-1109 - Equipment Supplies - Cellphone	0.00	16.00	(16.00)	0.00	33.00	(33.00)	200.00	200.00
6100-1110 - Maintenance - Uniform	0.00	416.00	(416.00)	0.00	833.00	(833.00)	5,000.00	5,000.00
6100-1111 - Truck - Registration	479.00	275.00	204.00	1,099.00	550.00	549.00	3,300.00	2,201.00

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Expense	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Maintenance - Kit								
6100-1112 - Truck - Service & Repair	476.42	1,000.00	(523.58)	580.06	2,000.00	(1,419.94)	12,000.00	11,419.94
6100-1113 - Truck - Fuel	644.18	450.00	194.18	1,238.09	900.00	338.09	5,400.00	4,161.91
Total Maintenance - Kit	3,138.61	3,780.00	(641.39)	5,377.70	7,565.00	(2,187.30)	45,400.00	40,022.30
Maintenance - Categories								
6100-1200 - Maintenance - Street Cleaning	0.00	1,250.00	(1,250.00)	0.00	2,500.00	(2,500.00)	15,000.00	15,000.00
6100-1202 - Maintenance Utilities - Water Irr	1,523.84	800.00	723.84	1,954.08	1,600.00	354.08	9,600.00	7,645.92
6100-1203 - Maintenance Utilities - Street Liq	645.16	650.00	(4.84)	1,290.32	1,300.00	(9.68)	7,800.00	6,509.68
6100-1204 - Maintenance Utilities - Electricit	115.28	109.00	6.28	222.06	217.00	5.06	1,300.00	1,077.94
6100-1205 - Maintenance Utilities - Waste Di	0.00	291.00	(291.00)	0.00	583.00	(583.00)	3,500.00	3,500.00
6100-1206 - Maintenance - Pest Control	170.00	209.00	(39.00)	340.00	417.00	(77.00)	2,500.00	2,160.00
6100-1207 - Maintenance - Traffic Sign Repa	0.00	250.00	(250.00)	2,023.13	500.00	1,523.13	3,000.00	976.87
6100-1208 - Maintenance - Landscape	2,537.54	900.00	1,637.54	5,732.54	1,800.00	3,932.54	10,800.00	5,067.46
6100-1209 - Maintenance - Irrigation	405.10	84.00	321.10	405.10	167.00	238.10	1,000.00	594.90
6100-1210 - Maintenance - Tree Maintenanc	3,420.00	166.00	3,254.00	3,420.00	333.00	3,087.00	2,000.00	(1,420.00)
6100-1211 - Maintenance - Weed Control	0.00	209.00	(209.00)	0.00	417.00	(417.00)	2,500.00	2,500.00
6100-1212 - Maintenance - Park	0.00	84.00	(84.00)	0.00	167.00	(167.00)	1,000.00	1,000.00
6100-1213 - Maintenance - Fences	484.54	416.00	68.54	2,545.11	833.00	1,712.11	5,000.00	2,454.89
6100-1214 - Maintenance - Roadway	0.00	834.00	(834.00)	143.37	1,667.00	(1,523.63)	10,000.00	9,856.63
6100-1215 - Maintenance - Others	0.00	250.00	(250.00)	(343.81)	500.00	(843.81)	3,000.00	3,343.81
6100-1216 - Maintenance - Office Maintenanc	176.73	66.00	110.73	511.73	133.00	378.73	800.00	288.27
6100-1217 - Maintenance - Entry Maintenanc	85.87	250.00	(164.13)	333.71	500.00	(166.29)	3,000.00	2,666.29
6100-1218 - Maintenance - BCCC Maintenan	838.49	300.00	538.49	1,491.25	600.00	891.25	3,600.00	2,108.75
6100-1219 - Maintenance - BCEC Maintenan	9,955.02	2,084.00	7,871.02	10,483.18	4,167.00	6,316.18	25,000.00	14,516.82
6100-1220 - Maintenance - Maintenance Yar	14.21	300.00	(285.79)	14.21	600.00	(585.79)	3,600.00	3,585.79
6100-1221 - Maintenance - Lighting/Electrice	0.00	166.00	(166.00)	0.00	333.00	(333.00)	2,000.00	2,000.00
6100-1222 - Maintenance - Gym Supplies/Rt	0.00	125.00	(125.00)	0.00	250.00	(250.00)	1,500.00	1,500.00
6100-1223 - Tennis Court - Maintenance	0.00	84.00	(84.00)	200.00	167.00	33.00	1,000.00	800.00

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	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Maintenance - Categories								
6100-1224 - Tennis Court - Electricity	118.73	162.00	(43.27)	246.11	325.00	(78.89)	1,950.00	1,703.89
6100-1225 - Tennis Court - Equipment Suppl	28.50	50.00	(21.50)	106.17	100.00	6.17	600.00	493.83
Total Maintenance - Categories	20,519.01	10,089.00	10,430.01	31,118.26	20,176.00	10,942.26	121,050.00	89,931.74
Disaster Response								
6200-0000 - Disaster Response	0.00	209.00	(209.00)	0.00	417.00	(417.00)	2,500.00	2,500.00
Total Disaster Response	0.00	209.00	(209.00)	0.00	417.00	(417.00)	2,500.00	2,500.00
Community Events								
6200-1000 - Hot Summer Night	0.00	1,916.00	(1,916.00)	0.00	3,833.00	(3,833.00)	23,000.00	23,000.00
6200-1001 - New Owners Welcome	0.00	500.00	(500.00)	204.32	1,000.00	(795.68)	6,000.00	5,795.68
6200-1002 - Community Events	(27.69)	625.00	(652.69)	462.11	1,250.00	(787.89)	7,500.00	7,037.89
Total Community Events	(27.69)	3,041.00	(3,068.69)	666.43	6,083.00	(5,416.57)	36,500.00	35,833.57
Community & Club								
6200-1100 - Community Planning	566.58	41.00	525.58	888.89	83.00	805.89	500.00	(388.89)
6200-1101 - Bell Canyon Broadway	2,931.22	0.00	2,931.22	4,811.22	0.00	4,811.22	0.00	(4,811.22)
6200-1103 - Garden Club	0.00	125.00	(125.00)	0.00	250.00	(250.00)	1,500.00	1,500.00
6200-1104 - Kids Committee - Snow Day	0.00	416.00	(416.00)	0.00	833.00	(833.00)	5,000.00	5,000.00
6200-1105 - Kids Committee - Egg Day	0.00	750.00	(750.00)	0.00	1,500.00	(1,500.00)	9,000.00	9,000.00
6200-1106 - Kids Committee - Movie Nights	0.00	250.00	(250.00)	0.00	500.00	(500.00)	3,000.00	3,000.00
6200-1107 - Kids Committee - Camp Out	0.00	66.00	(66.00)	0.00	133.00	(133.00)	800.00	800.00
6200-1108 - Kids Committee - Summer Arts	0.00	9.00	(9.00)	0.00	17.00	(17.00)	100.00	100.00
6200-1109 - Kids Committee - Halloween	0.00	1,334.00	(1,334.00)	0.00	2,667.00	(2,667.00)	16,000.00	16,000.00
Total Community & Club	3,497.80	2,991.00	506.80	5,700.11	5,983.00	(282.89)	35,900.00	30,199.89
BCCC - Leasing Expense								
6250-1000 - Office Lease	3,577.00	3,377.00	200.00	7,154.00	6,754.00	400.00	40,524.00	33,370.00
6250-1100 - Room Lease	259.00	459.00	(200.00)	518.00	918.00	(400.00)	5,508.00	4,990.00

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	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
BCCC - Leasing Expense								
6250-1200 - Gym/Yoga Room Lease	2,000.00	2,000.00	0.00	4,000.00	4,000.00	0.00	24,000.00	20,000.00
Total BCCC - Leasing Expense	5,836.00	5,836.00	0.00	11,672.00	11,672.00	0.00	70,032.00	58,360.00
Contingency Funds								
6300-0000 - Contingency Fund	0.00	1,854.00	(1,854.00)	0.00	3,708.00	(3,708.00)	22,248.00	22,248.00
Total Contingency Funds	0.00	1,854.00	(1,854.00)	0.00	3,708.00	(3,708.00)	22,248.00	22,248.00
Depreciation Expenses								
6350-1000 - Depreciation Expense	0.00	2,084.00	(2,084.00)	0.00	4,167.00	(4,167.00)	25,000.00	25,000.00
Total Depreciation Expenses	0.00	2,084.00	(2,084.00)	0.00	4,167.00	(4,167.00)	25,000.00	25,000.00
Replacement Fund Contribution								
7600-1000 - Replacement Fund Contribution	24,833.00	24,834.00	(1.00)	49,666.00	49,667.00	(1.00)	298,000.00	248,334.00
7600-1001 - Non-Refund Deposit Contributio	0.00	4,166.00	(4,166.00)	0.00	8,333.00	(8,333.00)	50,000.00	50,000.00
7600-1002 - Annual Contributions - BCCC	3,250.00	3,250.00	0.00	6,500.00	6,500.00	0.00	39,000.00	32,500.00
7600-1003 - Interest Income - Reserves	0.00	834.00	(834.00)	0.00	1,667.00	(1,667.00)	10,000.00	10,000.00
Total Replacement Fund Contribution	28,083.00	33,084.00	(5,001.00)	56,166.00	66,167.00	(10,001.00)	397,000.00	340,834.00
Total Bell Canyon Association Expense	232,560.22	225,268.00	7,292.22	407,682.41	450,546.00	(42,863.59)	2,703,286.00	2,295,603.59
Income								
Replacement Fund Income								
5010-1100 - Assessment - Replacement Fun	24,833.00	24,834.00	(1.00)	49,666.00	49,667.00	(1.00)	298,000.00	248,334.00
5010-1101 - Non-Refund Deposit Contributio	0.00	4,166.00	(4,166.00)	0.00	8,333.00	(8,333.00)	50,000.00	50,000.00
5010-1102 - Annual Contribution - BCCC	3,250.00	3,250.00	0.00	6,500.00	6,500.00	0.00	39,000.00	32,500.00
5010-1200 - Interest Income - Replacement	2,327.15	916.00	1,411.15	3,233.21	1,833.00	1,400.21	11,000.00	7,766.79
Total Replacement Fund Income	30,410.15	33,166.00	(2,755.85)	59,399.21	66,333.00	(6,933.79)	398,000.00	338,600.79
Total Bell Canyon Association Income	30,410.15	33,166.00	(2,755.85)	59,399.21	66,333.00	(6,933.79)	398,000.00	338,600.79

Income Statement Report
Bell Canyon Association
 August 01, 2018 thru August 31, 2018

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Replacement Fund Expenses								
9002-1200 - Replacement Fund-Concrete St	0.00	8,334.00	(8,334.00)	157.17	16,667.00	(16,509.83)	100,000.00	99,842.83
9002-1300 - Replacement Fund-Storm Drain	51.95	104.00	(52.05)	228.95	208.00	20.95	1,250.00	1,021.05
9002-1400 - Replacement Fund-Maint Truck	0.00	2,834.00	(2,834.00)	0.00	5,667.00	(5,667.00)	34,000.00	34,000.00
9002-1500 - Replacement Fund-Unpaved Rc	522.38	625.00	(102.62)	5,503.62	1,250.00	4,253.62	7,500.00	1,996.38
9002-1700 - Replacement Fund-Equipment	0.00	209.00	(209.00)	0.00	417.00	(417.00)	2,500.00	2,500.00
Total Replacement Fund Expenses	574.33	12,106.00	(11,531.67)	5,889.74	24,209.00	(18,319.26)	145,250.00	139,360.26
Total Bell Canyon Association Expense	574.33	12,106.00	(11,531.67)	5,889.74	24,209.00	(18,319.26)	145,250.00	139,360.26
Income								
Capital Improvement Income								
5010-2100 - Interest Income - Capital Improv	1,382.97	166.00	1,216.97	1,812.98	333.00	1,479.98	2,000.00	187.02
Total Capital Improvement Income	1,382.97	166.00	1,216.97	1,812.98	333.00	1,479.98	2,000.00	187.02
Total Bell Canyon Association Income	1,382.97	166.00	1,216.97	1,812.98	333.00	1,479.98	2,000.00	187.02
Expense								
Capital Improvement Expenses								
8900-1200 - Bus Stop Project	15.29	0.00	15.29	15.29	0.00	15.29	0.00	(15.29)
8900-1300 - Capital Improvement-BCCC	12.40	66,666.00	(66,653.60)	2,560.40	133,333.00	(130,772.60)	800,000.00	797,439.60
8900-1500 - Capital Improvement-BCEC Res	11,427.42	4,166.00	7,261.42	28,448.35	8,333.00	20,115.35	50,000.00	21,551.65
Total Capital Improvement Expenses	11,455.11	70,832.00	(59,376.89)	31,024.04	141,666.00	(110,641.96)	850,000.00	818,975.96
Total Bell Canyon Association Expense	11,455.11	70,832.00	(59,376.89)	31,024.04	141,666.00	(110,641.96)	850,000.00	818,975.96
Total Bell Canyon Association Income / (Loss)	819.02	(57,224.00)	58,043.02	40,548.65	(114,454.00)	155,002.65	(686,728.00)	(727,276.65)
Total Association Net Income / (Loss)	819.02	(57,224.00)	58,043.02	40,548.65	(114,454.00)	155,002.65	(686,728.00)	(727,276.65)