

Bryant Woods Homeowners Association

January 14, 2019 7:00 PM

18571 Waxwing Way

Monthly Board Meeting Agenda

- 1) Introduction of Members and Attendees
- 2) Roll call for quorum
- 3) Approval of minutes from last meeting
- 4) Attendee Comments
- 5) Action Topics
 - a) Holiday Party Observations
 - b) 2019 Pool Information and Rules – 1st draft
 - c) Tree removal in Common Area
- 6) Committee Reports
 - a) Social
 - b) Communications
 - c) Common Area
 - d) Architecture
 - e) Pool
- 7) Treasurer's Report
- 8) President's Comments
 - a) Master Calendar for Major Tasks
- 9) Adjournment

Bryant Woods Homeowners Association			
Balance Sheet Comparison			
As of October 31, 2018			
	31-Oct-18	31-Oct-17	
ASSETS			
Current Assets			
Bank Accounts	86,651	62,336	
Accounts Receivable	5,687	3,243	
152 Undeposited Funds	378	736	
153 Allowance Doubtful Accts	(1,000)	(1,000)	
160 Prepaid Expense	2,831	2,950	
TOTAL ASSETS	94,547	68,265	
LIABILITIES AND EQUITY			
Liabilities			
Credit Cards	928	944	
Total Liabilities	928	944	
Equity			
305 Designated for R&R Reserve	44,106	40,074	
380 Unrestricted Fund Balance	5,938	5,064	
Net Income	43,575	22,183	
Total Equity	93,619	67,321	
TOTAL LIABILITIES AND EQUITY	94,547	68,265	
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Budget vs. Actuals: FY 18 - FY18 P&L			
January - October 2018			
	Actual	Budget	Remaining
Income			
400 Revenue	124,926	123,540	(1,386)
Expenses			
510 Pool Operations	37,274	45,900	8,626
610 Common Area Facilities	25,202	26,080	878
710 Social	1,915	3,650	1,735
720 Neighborhood Trash	4,790	6,400	1,610
750 Communication	612	1,150	538
810 Administration	8,291	12,370	4,079
860 One-Time Projects	3,266	8,000	4,734
Total Expenses	81,351	103,550	22,199
Net Operating Income	43,575	19,990	(23,585)
Transfers			
990 Transfer to RR&R		(18,000)	(18,000)
Net Income	43,575	1,990	(41,585)
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