

Bryant Woods Homeowners Association

March 11, 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) Vice President Vacancy
 - b) Woodman distribution – Gene
 - c) Keys & Access – Karen (Board: check before the meeting to see what you have.)
 - d) Pool Maintenance – Dick
 - e) Water Aerobics – Dick & Linda
 - f) Roof Materials – Review forms – Update roof materials to replace old terminology **
 - g) Handyman Pool/Common Area – Hire, Contract?
- 6) Committee Reports
 - a) Social - Planning Egg Hunt
 - b) Communications
 - c) Common Area
 - d) Pool
 - e) Architecture
- 7) Treasurer's Report
 - a) CPA engaged for tax and review
- 8) President's Comments –
 - a) Recruit Board Members
 - b) Contract HOA Management?
 - c) Location of next month's meeting

** Remove product item list which is outdated and obsolete. It does not include current trends in the industry. Replace with guidance such as "replace with dimensional/architectural/laminate shingles or luxury quality shingles, consistent with the neighborhood quality and design. Consideration will be given to materials such as recycled, tile, metal, solar, glass or other products"

**Bryant Woods Homeowners Association
Balance Sheet Comparison**

As of Feb 28

	2019	2018
ASSETS		
101 Operating US Bank	60,397	67,891
120 Money Market US Bank	47,147	44,111
Total Cash	107,545	112,003
150 Accounts Receivable	54,205	54,525
153 Allowance Doubtful Accts	(1,000)	(1,000)
160 Prepaid Expense	1,385	1,379
TOTAL ASSETS	162,135	166,907
LIABILITIES AND EQUITY		
200 Accounts Payable	2,582	1,155
Credit Cards	698	574
Total Liabilities	3,280	1,729
Equity		
305 Designated for R&R Reserve	47,106	44,106
380 Unrestricted Fund Balance	18,601	5,938
Net Income	93,149	115,135
Total Equity	158,855	165,178
TOTAL LIABILITIES AND EQUITY	162,135	166,907

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**Bryant Woods Homeowners Association
Budget vs. Actuals: FY 19 - FY19 P&L**

January - December 2019

	Actual	Budget	Remaining
Income			
400 Revenue	127,366	131,220	3,854
Expenses			
510 Pool Operations	2,362	46,600	44,238
610 Common Area Facilities	9,445	26,650	17,205
710 Social		3,900	3,900
720 Neighborhood Trash	1,052	6,500	5,448
750 Communication	278	950	672
770 Administration	2,270	11,670	9,400
800 One-Time Projects	2,520	8,000	5,480
850 Capital - Pool	17,055	27,000	9,945
Total Expenses	34,982	131,270	96,288
Net Operating Income	92,384	(50)	(92,434)
Transfers			
997 Transfer to RR&R Fund		2,000	2,000
Net after Transfers	92,384	(2,050)	(94,434)

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