

## *Bryant Woods Homeowners Association*

October 14, 2019 7:00 PM

18571 Waxwing Way

### *Annual Board of Directors Meeting Agenda*

- 1) Call to order
- 2) Roll call for quorum
- 3) Determination of Officers and Committee Chairs
- 4) Adjourn Annual Board of Directors Meeting

### *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) Proposed R&R Reserve, Budget, Fees & Dues for 2020 1<sup>st</sup> Draft
  - b) Holiday Party Planning & Date
  - c) Fence Encroachment on Common Area Path – City Attorney
  - d) Adopt Policy on Short Term Rentals
- 6) Committee Reports
  - a) Social
  - b) Communications
  - c) Common Area
  - d) Architecture
  - e) Pool
- 7) Treasurer's Report
- 8) President's Comments
  - a) Credit Card Application & Officers trip to US Bank
  - b) Common Area Tour
  - c) Location of next meeting
- 9) Adjournment

## Bryant Woods Homeowners Association Balance Sheet Comparison

	Sep 30, 2019	Sep 30, 2018
<b>Assets</b>		
101 Operating US Bank	35,600	46,767
120 Money Market US Bank	47,169	44,132
<b>Total Cash</b>	<b>82,769</b>	<b>90,899</b>
150 Accounts Receivable	11,215	14,401
152 Undeposited Funds	-	378
153 Allowance Doubtful Accts	(1,000)	(1,000)
160 Prepaid Expense	3,188	3,185
190 Payroll Clearing	(140)	-
<b>Total Assets</b>	<b>96,032</b>	<b>107,863</b>
<b>Liabilities &amp; Equity</b>		
200 Accounts Payable	1,079	1,349
Credit Cards	456	667
<b>Total Liabilities</b>	<b>1,535</b>	<b>2,016</b>
305 Designated for R&R Reserve	47,106	44,106
380 Unrestricted Fund Balance	18,600	5,938
Net Income	28,790	55,803
<b>Total Equity</b>	<b>94,496</b>	<b>105,846</b>
<b>Total Liabilities &amp; Equity</b>	<b>96,032</b>	<b>107,863</b>

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## Bryant Woods Homeowners Association Budget vs. Actuals: FY 19 Revised Budget

	Actual Jan-Sept	Annual Budget	% of Budget
<b>Income</b>			
400 Revenue	129,013	129,220	100%
<b>Expenses</b>			
510 Pool Operations	38,600	48,038	80%
610 Common Area Facilities	21,989	26,925	82%
710 Social	1,592	3,520	45%
720 Neighborhood Trash	4,209	6,500	65%
750 Communication	1,131	1,450	78%
770 Administration	8,581	11,845	72%
800 One-Time Projects	5,633	6,770	83%
850 Capital - Pool	18,489	18,490	100%
<b>Total Expenses</b>	<b>100,223</b>	<b>123,538</b>	<b>81%</b>
<b>Net Operating Income</b>	<b>28,790</b>	<b>5,682</b>	<b>-</b>
<b>Transfers</b>			
997 Transfer to RR&R Fund		2,000	
998 Transfer to RR&R Project		2,000	
<b>Net Income after Transfers</b>	<b>28,790</b>	<b>1,682</b>	

*Note: budget revised based on 9 month actuals; Original Net Operating Income \$-20, Transfer \$2,000; Budgeted income reduced \$2,207, expense reduced \$7,732, transfer increase \$2,000*

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