Exhibit A

BOULDER RIDGE PROPERTY OWNERS' ASSOCIATION
PO BOX 2174
CRYSTAL LAKE, IL 60039-2174
www.boulderridgepoa.net

NOTICE OF MEMBERS ANNUAL MEETING

NOTICE IS HEREBY GIVEN, in accordance with the By-Laws of the Association, that the annual budget meeting of the Boulder Ridge Property Owners' Association will be held at the following date, time and place:

DATE:	**NOVEMBER 19, 2020**
TIME:	**7:00 P.M.**
PLACE:	**BOULDER RIDGE COUNTRY CLUB**
	350 BOULDER DRIVE
	LAKE IN THE HILLS, IL 60156

Respectfully,
Boulder Ridge Property Owners' Association Board

Dated this 26th of October, 2020

Exhibit 6

BOULDER RIDGE PROPERTY OWNERS' ASSOCIATION
Income Statement
For the Nine Months Ending September 30, 2020

	Current Month Actual	Current Month Budget	Difference for Month Favorable (Unfavorable)	Year to Date Actual	Year to Date Budget	Difference Year to Date Favorable (Unfavorable)	Approved Budget for 2020
Revenue:							
Homeowner Annual Assessments	-		-	$ 349,411	$ 349,411	$ -	$ 349,411
Interest Income - C/A and Money Market	348	750	(402)	4,796	6,750	(1,954)	$ 9,000
Paid Assessment Letter Fees - Net	(700)	188	(888)	1,850	1,688	163	$ 2,250
Other Income - Fines	-	-	-	-	-	-	$ -
Late Fees	-	94	(94)	525	844	(319)	$ 1,125
Total Revenue	**$ (352)**	**$ 1,031**	**$ (1,383)**	**$ 356,582**	**$ 358,692**	**$ (2,111)**	**$ 361,786**
Expenses:							
Legal Services & Professional Fees	10	335	325	10	3,015	3,005	4,000
Tax Preparation Services & Fees	-	40	40	-	360	360	500
Income Taxes - Federal & State	-	165	165	3,157	1,505	(1,652)	2,000
Accounting Services & Fees	490	730	240	4,410	6,565	2,155	8,755
	$ 500	$ 1,270	$ 770	$ 7,577	$ 11,445	$ 3,868	$ 15,255
Utilities	$ 1,605	$ 1,000	$ (605)	$ 9,058	$ 9,000	$ (58)	$ 12,000
Landscape - Replacements/Flowers/Holiday	-	750	750	3,032	6,750	3,718	9,000
Landscape - Replacement Reserve	200	200	-	1,900	1,900		2,500
Fence Maintenance Reserve	165	165	-	1,505	1,505	-	2,000
Landscape - Lawn Mowing / Tree Pruning	500	480	(20)	3,000	4,360	1,360	5,800
Landscape - Mulch	-	330	330	4,500	3,010	(1,490)	4,000
Snow Removal	-	-	-	18,785	17,400	(1,385)	29,000
Snow Removal Reserve	290	290	-	2,630	2,630	-	3,500
Pavers/Bricks - Repairs/Repalcements	-	165	165	366	1,505	1,139	2,000
Street Repairs - (includes street signs)	-	830	830	1,820	7,510	5,690	10,000
Street Painting Reserve	165	165	-	1,505	1,505	-	2,000
Roadway Replacement Reserve	2,000	2,000	-	19,000	19,000	-	25,000
Sprinklers - Repairs/Maint/Certifications	-	125	-	484	1,125	641	1,500
	$ 3,320	$ 5,500	$ 2,055	$ 58,527	$ 68,200	$ 9,673	$ 96,300
Gatehouse - Repairs/Maint/Painting	-	-	-	2,189		(2,189)	-
Gatehouse - Roof Replacement Reserve	83	83	-	751	751	-	1,000
Gatehouse - Labor	16,360	16,539	179	148,312	148,847	536	198,463
Gate Operating System - Repairs/Maint	225	500	275	10,386	4,500	(5,886)	6,000
Access Control Video System	125	125	-	1,125	1,125	-	1,500
Gate Operating System - Camera Upgrades		665	665	7,375	6,005	(1,370)	8,000
Transponders Replacement Reserve	83	83	-	751	751	-	1,000
Gas Lamps / Entry Lights - Repairs/Maint	-	375	375	8,718	3,375	(5,343)	4,500
	$ 16,876	$ 18,370	$ 1,494	$ 179,606	$ 165,354	$ (14,252)	$ 220,463
Uncollectable Assessments	(25)	250	275	443	2,250	1,807	3,000
Insurance Premiums	-	-	-	13,546	12,000	(1,546)	12,000
Insurance Deductible Reserve	80	80	-	760	760	-	1,000
Meeting Room Expense	-	30	30		310	310	400
Bank Charges	-	-	-	29		(29)	-
Postage, Printing, Website, PO Box	-	114	114	793	1,026	233	1,368
	$ 55	$ 474	$ 419	$ 15,572	$ 16,346	$ 774	$ 17,768
Total Expenses	**$ 22,355**	**$ 26,614**	**$ 4,258**	**$ 270,339**	**$ 270,345**	**$ 6**	**$ 361,786**
Net Income / (Loss)	**$ (22,707)**	**$ (25,582)**	**$ 2,875**	**$ 86,243**	**$ 88,347**	**$ (2,104)**	**$ -**
			(Favorable)			**(UnFavorable)**	

Exhibit B

BOULDER RIDGE PROPERTY OWNERS' ASSOCIATION
Balance Sheet
September 2020

ASSETS

Current Assets			
Cash - Operating Checking Account BCU		$ 43,043	43,043
Money Market Account - Unrestricted Operating Funds		95,337	95,337
Money Market Account #1- Restricted		120,146	
Money Market Account #2 - Reserve for Transponder Deposits/Replacements		130,299	
Money Market Account #3 - Reserve for Roadways		205,660	456,105
			551,442
Accounts Receivable-Homeowners 2020 Dues	723		
Accounts Receivable-Homeowners 2019 Dues	575		
Accounts Receivable-Homeowners 2018 Dues	525		
Accounts Receivable-Homeowners 2017 Dues	-		
Accounts Receivable-Homeowners Legal / Misc.	(330)		
Accounts Receivable-Homeowners Late Fees	669	2,162	
Allowance for Doubtful Accounts		(2,337)	(175)
Account Receivable - Other		-	
Prepaid Insurance Premiums		4,600	
Other Prepaid Expense		-	4,600
Total Current Assets			**$ 598,909**
Total Assets			**$ 598,909**

LIABILITIES AND CAPITAL

Current Liabilities			
Accounts Payable		$ 3,050	
Accrued Expenses		3,729	
Prepaid Homeowner Dues		-	
Total Current Liabilities			**$ 6,779**
Homeowner Transponder Deposits	49,325		
Reserve - Transponder Replacements	80,974	130,299	
Reserve - Roadways		205,660	
Homeowner Compliance Deposits		13,100	
Reserve - Insurance Deductibles (2014 -2015 and 2019-2020)		6,760	
Reserve - Snow Removal		27,130	
Reserve - Street Painting		13,505	
Reserve - Gatehouse Roof Replacement		22,751	
Reserve - Fence Maintenance		1,505	
Reserve - Landscape Replacement		36,900	457,610
Total Liabilities			**$ 464,389**
Capital			
Retained Earnings		48,277	
Net Income - Current Year 2020		86,243	
Total Capital			**$ 134,520**
Total Liabilities & Capital			**$ 598,909**

BOULDER RIDGE PROPERTY OWNERS' ASSOCIATION

Exhibit B

Budget for 2021

			2020 Budget
Revenue:			
Homeowner Monthly Assessments (533 x $590)	$ 314,470.00		
Boulder Ridge Country Club Assessment ($349,411. x 10%)	$ 34,941.00	$ 349,411.00	$ 349,411
Interest Income - Money Market		$ 8,000.00	$ 9,000
Paid Assessment Letter Fees - Net		$ 2,500.00	$ 2,250
Other Income - Fines		$ -	$ -
Late Fees (15 x $75 = $1125.)		$ 1,125.00	$ 1,125
Total Revenue		**$ 361,036.00**	**$ 361,786**
Cash Outflows / Expenses:			
Legal Services & Professional Fees	$ 4,000.00		$ 4,000
Tax Preparation Services & Fees	$ 500.00		$ 500
Income Taxes - Federal & State	$ 2,200.00		$ 2,000
Accounting Services & Fees	$ 9,000.00		$ 8,755
		$ 15,700.00	$ 15,255
Utilities		$ 13,000.00	$ 12,000
Landscape - Replacements/Flowers/Holiday Lights	$ 13,000.00		$ 9,000
Landscape - Replacement Reserve	*$ 1,000.00*		$ 2,500
Fence Maintenance Reserve	$ 4,000.00		$ 2,000
Landscape - Lawn Mowing/Tree Pruning	$ 5,800.00		$ 5,800
Landscape - Mulch	$ 6,000.00		$ 4,000
Snow Removal	$ 25,000.00		$ 29,000
Snow Removal Reserve	*$ 3,500.00*		$ 3,500
Pavers/Bricks - Repairs/Repalcements	$ 2,000.00		$ 2,000
Street Repairs - (includes street signs)	$ 7,000.00		$ 10,000
Street Painting - Reserve	*$ -*		$ 2,000
Roadway Replacement Reserve	*$ 25,000.00*		$ 25,000
Sprinklers - Repairs/Maint/Certifications	$ 1,500.00		$ 1,500
		$ 93,800.00	$ 96,300
Gatehouse - Repairs/Maint/Painting	$ 500.00		$ -
Gatehouse - Roof Replacement - Reserve	$ 4,600.00		$ 1,000
Gatehouse - Labor	$ 197,773.00		$ 198,463
Gate - Equipment Replacement	$ -		$ -
Gate Operating System - Repairs/Maint	$ 10,000.00		$ 6,000
Access Control Video System (Gate Key)	$ 2,400.00		$ 1,500
Gate Operating System - Camera Upgrades	$ -		$ 8,000
Transponders Replacement Reserve	*$ -*		$ 1,000
Gas Lamps / Entry Lights - Repairs/Maint	$ 3,000.00		$ 4,500
		$ 218,273.00	$ 220,463
Uncollectable Assessments	$ 3,000.00		3,000
Insurance Premiums	$ 14,000.00		12,000
Insurance Deductible Reserve	*$ 1,000.00*		1,000
Meeting Room Expense	$ 400.00		400
Bank Charges	$ -		-
Postage, Printing, Website, PO Box	$ 1,863.00		1,368
		$ 20,263.00	$ 17,768
Total Cash Outflow / Expense		**$ 361,036.00**	**$ 361,786**
Net Cash Inflow / Income		**$ -**	**$ -**