BOULDER RIDGE PROPERTY OWNERS' ASSOCIATION P.O. BOX 2174, CRYSTAL LAKE, IL 60039-2174

www.boulderridgepoa.net

Exhibit A

November 21, 2019 BOARD MEETING (#4 of 4)

AGENDA

7:05

1) President - Meeting Called to Order and Opening Comments

- i) Budget has been created, all five board members participated in its development and has been discussed.
- ii) There may be expense budget items to be further discussed by the board members resulting from the Treasurer's report so we will make a motion and vote. (ie fence reserve?)
- iii) Confirm the mailing of budget to all property owners
- 2) Presentation of 2020 Budget Treasurer
 - i) Dues is \$590. per Property owner
 - ii) Dues is annual amount assessed January 1st with due date of January 31st.
 - iii) Dues Invoice will be mailed out end of December
 - iv) Late fees and interest (\$ 7 7) and (\$\frac{1}{2}\)
 - v) Cannot pay dues to BRCC under your membership account
- 3) Procedures to Budget
 - i) Is there comments for Treasurer on the budget items from the board members?
 - ii) Vote on the budget
 - iii) 2019 Actual vs. Budget will be mailed out towards end of February 2020
- 4) Q&A Session/Public Comment with Homeowners /

5) Adjourn Meeting

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8:19 Afforned

BOULDER RIDGE PROPERTY OWNERS' ASSOCIATION ZYLYH A P.O. BOX 2174, CRYSTAL LAKE, IL 60039-2174

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November 21, 2019 BOARD MEETING (#3 of 4)

AGENDA

	I)	Presi	ident - Meeting Called to Order and Opening Comments
	3)	Statu	etary - Approval of Minutes, if any us of Financial Condition - Treasurer - 50 nd oct 9/30 Bodge to Facos 15/1000
	4)	Land	Iscaping Chair - Committee Report (Need to motion to approve
		Cour	ntryside for Fall seasonal plantings and the seasonal decorations – Approx
		\$100	00 per entrance) $(5-0)$
/	5)	Secre	
	-)	i)	Gatekey HO Profile Update #700. #7,350.00
)		ii)	Snow Removal and Salting (Ryco Landscaping – Approx \$) (need
_			to Motion) (5-0) / 25,000.0
/		iii)	Expectations for mailbox damage
		iv)	Holiday Lighting – labor, materials (need to Motion – Approx \$
(6)		Architectural Chair – Committee Report (5–0)
		i)	Home under construction
		ii)	Cannot post contractor signs during roof repairs
•	7)		Other OLD Business to come before the Board by board member
		i)	Motion to accept Privacy Solutions contract for access control
			services @ [5-0] 311/Contract /90 days
		ii)	Discussion on Cameras – (nee Motion to spend monies on new
			camera system Approx \$6300) Bother quylos, Oul
8	8)		Other NEW Business to come before the Board by board members
9	9)		Q&A Session/ Public Comment with Homeowners
	10)	Adjourn Meeting
			\sim

BOULDER RIDGE PROPERTY OWNERS' ASSOCIATION

Income Statement

For the Nine Months Ending September 30, 2019

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Month		(Current		Current		fference Month		21 201		Editoria 1930		Difference ear to Date		Approved
Second Company Compa		N	Month					Y	ear to Date	Y	ear to Date				1 1
Homoower Monthly Assessments		F	Actual		Budget	(Unf	favorable)		Actual		Budget	(Uı	nfavorable)		2019
Interest Income - C/A and Money Market 639 250 389 5,959 2,250 3,709 1,288 3,000 1,000 1,688 3,200 1,100 1,125 3,800 1,120 3,800 1,120 1,1															
Paid Assessment Letter Fees - Net			-		-		erae	\$	340,528	\$	340,528	\$	-	\$	340,528
Other Intomor-Fires 125 (125) (125) 450 1,125 (679) \$ \$ \$80 \$ \$ \$480 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$					250		389		5,959		2,250		3,709	\$	3,000
Late Fees			(150)		188		(338)		1,400		1,688		(288)	\$	2,250
Total Revenue			-						-		DESERTED		是是那些	\$	-
Sample			-		125		(125)		450		1,125		(675)	\$	1,500
Legal Services & Professional Fees	Total Revenue	S	489	\$	563	\$	(73)	\$	348,337	\$	345,591	\$			
Tax Preparation Services & Fees - 40 40 40 1,20 380 180 500 18	Expenses:														
TAR Prepartion Services & Fees	Legal Services & Professional Fees		-		400		400				3.800		3.800	G lon	5 000
Income Taxes - Federal & State - 40 40 700 260 5.00 6.400 1.320 8.500 8.	Tax Preparation Services & Fees		-				10/10/14/15/25 02/14 11	E ITO	200				The state of the s	(S TON	
Accounting Services & Fees	Income Taxes - Federal & State		181				The second second	I VIII						(collection)	
Sample S	Accounting Services & Fees		440				2.000								
Landscape - Replacements/Flowers/Holiday Landscape - Replacement Reserve 200 200 1900 1,900 - 2500 Landscape - Lawn Mowing / Tree Pruning 500 415 (85) Landscape - Lawn Mowing / Tree Pruning 500 1,500 500 800 1,500 500 800 1,500 500 800 1,500 500 800 1,500 50		\$		\$		\$		\$		\$		\$		\$	
Landscape - Replacement Reserve 200 200 - 1,900 1,900 - 2,500 Landscape - Lawn Mowing / Tree Pruning 500 415 855 3,600 3,755 155 5,000 Landscape - Mulch - - - - 25,985 15,000 (10,985) 3,500 Show Removal - - - - 25,985 15,000 (10,985) 25,000 Show Removal Reserve 200 200 - 1,900 1,900 - 2,500 Pavers/Bricks - Repairs/Repalecments - 80 80 1,000 7,798 9,000 1,202 12,000 Street Repairs - (Includes street signs) 3,200 1,000 2,200 7,798 9,000 1,202 12,000 Street Repairs Reserve 175 175 - 1,475 1,475 1,475 - 2,500 Street Repairs Reserve 2,000 2,000 - 19,000 - 25,000 Sprinklers - Repairs/Maint/Certifications - 125 - 944 1,125 181 1,500 Sprinklers - Repairs/Maint/Painting - 250 250 438 2,250 1,812 3,000 Gatehouse - Repairs/Maint/Painting - 250 250 43,480 148,333 4,853 197,773 Gatehouse - Repairs/Maint/Painting - 250 250 44,411 3,755 (656) 5,000 Gatehouse - Repairs/Maint 225 415 190 4,411 3,755 (656) 5,000 Gatehouse - Repairs/Maint 225 415 190 4,411 3,755 (656) 5,000 Gatehouse - Repairs/Maint 225 415 190 4,411 3,755 (656) 5,000 Gatehouse - Repairs/Maint - 1,55 1,50 2,467 1,475 (992) 2,000 Gas Lamps / Entry Lights - Repairs/Maint - 1,75 1,55 2,467 1,475 (992) 2,000 Gas Lamps / Entry Lights - Repairs/Maint - 1,75 1,75 2,467 1,475 (992) 2,000 Gas Lamps / Entry Lights - Repairs/Maint - 1,55 1,50 1,50 1,50 1,50 1,50 Gas Lamps / Entry Lights - Repairs/Maint - 1,50	Utilities	\$	2,048	\$	1,000	\$	(1,048)	\$	9,527	\$	9,000	\$	(527)	\$	12,000
Landscape - Replacement Reserve 200 200 - 1,900 1,900 - 2,500 Landscape - Lawn Mowing / Tree Pruning 500 415 855 3,600 3,755 155 5,000 Landscape - Mulch - - - - 25,985 15,000 (10,985) 3,500 Show Removal - - - - 25,985 15,000 (10,985) 25,000 Show Removal Reserve 200 200 - 1,900 1,900 - 2,500 Pavers/Bricks - Repairs/Repalecments - 80 80 1,000 7,798 9,000 1,202 12,000 Street Repairs - (Includes street signs) 3,200 1,000 2,200 7,798 9,000 1,202 12,000 Street Repairs Reserve 175 175 - 1,475 1,475 1,475 - 2,500 Street Repairs Reserve 2,000 2,000 - 19,000 - 25,000 Sprinklers - Repairs/Maint/Certifications - 125 - 944 1,125 181 1,500 Sprinklers - Repairs/Maint/Painting - 250 250 438 2,250 1,812 3,000 Gatehouse - Repairs/Maint/Painting - 250 250 43,480 148,333 4,853 197,773 Gatehouse - Repairs/Maint/Painting - 250 250 44,411 3,755 (656) 5,000 Gatehouse - Repairs/Maint 225 415 190 4,411 3,755 (656) 5,000 Gatehouse - Repairs/Maint 225 415 190 4,411 3,755 (656) 5,000 Gatehouse - Repairs/Maint 225 415 190 4,411 3,755 (656) 5,000 Gatehouse - Repairs/Maint - 1,55 1,50 2,467 1,475 (992) 2,000 Gas Lamps / Entry Lights - Repairs/Maint - 1,75 1,55 2,467 1,475 (992) 2,000 Gas Lamps / Entry Lights - Repairs/Maint - 1,75 1,75 2,467 1,475 (992) 2,000 Gas Lamps / Entry Lights - Repairs/Maint - 1,55 1,50 1,50 1,50 1,50 1,50 Gas Lamps / Entry Lights - Repairs/Maint - 1,50	Landscape - Replacements/Flowers/Holiday		1.802		600		(1.202)		5.070		5 200	H si	120	in op/	7,000
Landscape - Lawn Mowing / Tree Pruning Landscape - Mulch - 300 415 85 3,600 3,755 155 5,000 3,500 8,000 8,000 10,0							(1,202)				and the second second		130	re cox	
Landscape - Mulch							(05)						155		
Show Removal			300											1	
Snow Removal Reserve 200 200 - 1,900 1,900 - 2,500 2			-		300		300								
Pavers/Bricks - Repairs/Repaleements			200		200								(10,985)	is 334	
Street Repairs - (includes street signs) 3,200 1,000 (2,200) 7,798 9,000 1,202 12,000 1,200			200				-						Address Rose	Tribe C	
Street Painting Reserve	Street Paraire (in 1 1		-											1	
Sprinklers - Repairs/Maint/Certifications							(2,200)						1,202		
Sprinklers - Repairs/Maint/Certifications													-		
Sample S			2,000				-				19,000		a rayer	1 303	25,000
Gatehouse - Repairs/Maint/Painting Gatehouse - Roof Replacement Reserve 160 160 - 1,520 1,520 - 2,000 Gatehouse - Labor 15,884 16,480 596 143,480 148,333 4,853 197,773 Gate Operating System - Repairs/Maint 225 415 190 4,411 3,755 (656) 5,000 Access Control Video System 125 125 - 1,821 1,125 (696) 1,500 Transponders Replacement Reserve 400 400 - 3,800 3,800 - 5,000 Gas Lamps / Entry Lights - Repairs/Maint - 175 175 2,467 1,475 (992) 2,000 \$ 16,794 \$ 18,005 \$ 1,211 \$ 157,937 \$ 162,258 \$ 4,321 \$ 216,273 Uncollectable Assessments - 250 250 - 2,250 2,250 3,000 Insurance Premiums 10,775 12,000 1,225 12,000 Insurance Premiums 10,775 12,000 1,225 12,000 Insurance Deductible Reserve 80 80 - 760 760 - 1,000 Meeting Room Expense Bank Charges - 30 30 200 310 110 400 Bank Charges 14 (14) - 1,000 Meeting Room Expense Bank Charges 92 92 1,448 829 (619) 1,105 \$ 80 \$ 452 \$ 372 \$ 13,196 \$ 16,149 \$ 2,953 \$ 17,505 Total Expenses \$ 27,440 \$ 25,732 \$ (1,708) \$ 12,708 \$ 8,246 \$ 85,509 \$ 1,737 \$ 5 - 6 Net Income / (Loss) \$ (26,951) \$ (25,170) \$ (1,781) \$ 8,7246 \$ 85,509 \$ 1,737 \$ 5 - 6 S 300 \$ 3,000 \$ 3	Sprinklers - Repairs/Maint/Certifications			-											1,500
Gatehouse - Roof Replacement Reserve 160 160			8,077	\$	5,095	\$	(3,107)	\$	73,922	\$	61,715	\$	(12,207)	\$	87,000
Gatehouse - Roof Replacement Reserve 160 160	Catabana Paraira (16: 47)												editol. Da	0.428	
Gatehouse - Labor 15,884 16,480 596 143,480 148,333 4,853 197,773 Gate Operating System - Repairs/Maint 225 415 190 4,411 3,755 (656) 5,000 Access Control Video System 125 125 - 1,821 1,125 (696) 1,500 Transponders Replacement Reserve 400 400 - 3,800 3,800 - 5,000 Gas Lamps / Entry Lights - Repairs/Maint - 175 175 2,467 1,475 (992) 2,000 Uncollectable Assessments - 250 250 - 10,775 12,000 1,225 12,000 Insurance Premiums - 250 250 - 2,250 2,250 3,000 Insurance Deductible Reserve 80 80 - 760 760 - 1,000 Meeting Room Expense - 30 30 200 310 110 400 Bank Charges - 92			-				250						1,812	0000	3,000
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Gas Lamps / Entry Lights - Repairs/Maint - 175 175 2,467 1,475 (992) 2,000 \$ 16,794 \$ 18,005 \$ 1,211 Uncollectable Assessments - 250 250 - 2,250 2,250 3,000 Insurance Premiums - 175 10,775 12,000 1,225 12,000 Meeting Room Expense 80 80 - 760 760 - 1,000 Meeting Room Expense - 30 30 30 200 310 110 400 Bank Charges - 14 - (14) - (14) Postage, Printing, Website, PO Box - 92 92 1,448 829 (619) \$ 80 \$ 452 \$ 372 Total Expenses \$ 27,440 \$ 25,732 \$ (1,708) \$ 261,092 \$ 260,082 \$ (1,010) \$ 347,278									1,821		1,125		(696)		1,500
S 16,794 S 18,005 S 1,211 S 157,937 S 162,258 S 4,321 S 216,273			400						3,800		3,800				5,000
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Insurance Premiums		_\$_	16,794	\$	18,005	\$	1,211	\$	157,937	\$	162,258	\$	4,321	\$	216,273
Insurance Premiums	Uncollectable Assessments		ORI-		250		250				2.250		2,250		3.000
Insurance Deductible Reserve 80 80 - 760 760 - 1,000 Meeting Room Expense - 30 30 200 310 110 400 Bank Charges - - - - 14 - (14) - Postage, Printing, Website, PO Box - 92 92 1,448 829 (619) 1,105 \$ 80 \$ 452 \$ 372 \$ 13,196 \$ 16,149 \$ 2,953 \$ 17,505 Total Expenses \$ 27,440 \$ 25,732 \$ (1,708) \$ 261,092 \$ 260,082 \$ (1,010) \$ 347,278 Net Income / (Loss) \$ (26,951) \$ (25,170) \$ (1,781) \$ 87,246 \$ 85,509 \$ 1,737 \$ -			-		1 14				10,775						
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Total Expenses \$ 27,440 \$ 25,732 \$ (1,708) \$ 261,092 \$ 260,082 \$ (1,010) \$ 347,278 Net Income / (Loss) \$ (26,951) \$ (25,170) \$ (1,781) \$ 87,246 \$ 85,509 \$ 1,737 \$ -	100.00%		00	Ψ	132	Ψ	312	Ф	13,170	Ф	10,149	Ф	2,933	2	17,505
(1,701)	Total Evnances	\$	27,440	\$	25,732	S	(1,708)	\$	261,092	\$	260,082	S	(1,010)	S	347,278
(1,701)	Net Income / (Loss)	S	(26,951)	s	(25,170)	S	(1.781)	8	87 246	ç	85 500	•	1 737		
			(=0,701)	Ψ				9	07,440	9	03,309	-		3	-

Exhisit B

BOULDER RIDGE PROPERTY OWNERS' ASSOCIATION Balance Sheet September 2019

	ASSE					
	Current Assets					
	Cash - Operating Checking Account BCU			\$	89,003	89,003
	Money Market Account - Unrestricted Operating Funds				44,993	44.000
	William Villance Account - Officestricted Operating Funds				44,993	44,993
	Money Market Account #1- Restricted				112,055	
	Money Market Account #2 - Reserve for Transponder De	eposits/Repla	cements		117,176	
	Money Market Account #3 - Reserve for Roadways				180,660	409,89
	August and a second of		NA.	N	4	454,884
	Accounts Receivable-Homeowners 2019 Dues	017 . 7	575			
	Accounts Receivable-Homeowners 2018 Dues		575			
	Accounts Receivable-Homeowners 2017 Dues		375			
	Accounts Receivable-Homeowners Legal / Misc.		(123)			
	Accounts Receivable-Homeowners Late Fees		594		1,996	
	Allowance for Doubtful Accounts	24	210	Di	(1,594)	402
	Prepaid Insurance Premiums				4,347	
	Other Account Receivable		200			4,34
	1 otal Current Assets					\$ 548,630
	Total Assets				U.S.	\$ 548,630
	LIABILITIES A	ND CAPITA	L			
	Current Liabilities Current Liabilities	ND CAPITA	AL .			
	Current Liabilities Accounts Payable		AL .	\$	7,789	
	Current Liabilities Accounts Payable Accrued Expenses			\$	7,789 589	
	Current Liabilities Accounts Payable Accrued Expenses		250 281 16,480	\$		1710
	Current Liabilities Accounts Payable Accrued Expenses			\$		\$ 8,378
	Current Liabilities Accounts Payable Accrued Expenses Total Current Liabilities		250 16,639 16,639 125	\$		\$ 8,378
	Current Liabilities Accounts Payable Accrued Expenses Total Current Liabilities Homeowner Transponder Deposits		47,600	\$	589	\$ 8,378
	Current Liabilities Accounts Payable Accrued Expenses Total Current Liabilities Homeowner Transponder Deposits		250 16,639 16,639 125	\$		\$ 8,378
	Current Liabilities Accounts Payable Accrued Expenses Total Current Liabilities Homeowner Transponder Deposits Reserve - Transponder Replacements		47,600	\$	117,176	\$ 8,378
]	Current Liabilities Accounts Payable Accrued Expenses Total Current Liabilities Homeowner Transponder Deposits Reserve - Transponder Replacements Reserve - Roadways		47,600	\$	117,176 180,660	\$ 8,378
	Current Liabilities Accounts Payable Accrued Expenses Total Current Liabilities Homeowner Transponder Deposits Reserve - Transponder Replacements Reserve - Roadways Homeowner Compliance Deposits	025 180 171 111 <u>8</u>	47,600	\$	117,176 180,660 15,000	\$ 8,375
	Current Liabilities Accounts Payable Accrued Expenses Total Current Liabilities Homeowner Transponder Deposits Reserve - Transponder Replacements Reserve - Roadways Homeowner Compliance Deposits Reserve - Insurance Deductibles (2014 / 2015 and 2019)	025 180 171 111 <u>8</u>	47,600	\$	117,176 180,660 15,000 5,760	\$ 8,378
	Current Liabilities Accounts Payable Accrued Expenses Total Current Liabilities Homeowner Transponder Deposits Reserve - Transponder Replacements Reserve - Roadways Homeowner Compliance Deposits Reserve - Insurance Deductibles (2014 / 2015 and 2019) Reserve - Snow Removal	025 091 271 1(1,1 <u>2</u>	47,600	\$	117,176 180,660 15,000 5,760 23,900	\$ 8,378
	Current Liabilities Accounts Payable Accrued Expenses Total Current Liabilities Homeowner Transponder Deposits Reserve - Transponder Replacements Reserve - Roadways Homeowner Compliance Deposits Reserve - Insurance Deductibles (2014 / 2015 and 2019) Reserve - Snow Removal Reserve - Street Painting	025 180 171 111 <u>8</u>	47,600	\$	117,176 180,660 15,000 5,760 23,900 11,475	\$ 8,378
	Current Liabilities Accounts Payable Accrued Expenses Total Current Liabilities Homeowner Transponder Deposits Reserve - Transponder Replacements Reserve - Roadways Homeowner Compliance Deposits Reserve - Insurance Deductibles (2014 / 2015 and 2019) Reserve - Snow Removal Reserve - Street Painting Reserve - Gatehouse Roof Replacement	025 091 271 1(1,1 <u>2</u>	47,600	\$	117,176 180,660 15,000 5,760 23,900 11,475 21,520	\$ miel
	Current Liabilities Accounts Payable Accrued Expenses Total Current Liabilities Homeowner Transponder Deposits Reserve - Transponder Replacements Reserve - Roadways Homeowner Compliance Deposits Reserve - Insurance Deductibles (2014 / 2015 and 2019) Reserve - Snow Removal Reserve - Street Painting Reserve - Gatehouse Roof Replacement Reserve - Landscape Replacement	025 091 271 1(1,1 <u>2</u>	47,600	\$	117,176 180,660 15,000 5,760 23,900 11,475	409,89
	Current Liabilities Accounts Payable Accrued Expenses Total Current Liabilities Homeowner Transponder Deposits Reserve - Transponder Replacements Reserve - Roadways Homeowner Compliance Deposits Reserve - Insurance Deductibles (2014 / 2015 and 2019) Reserve - Snow Removal Reserve - Street Painting Reserve - Gatehouse Roof Replacement Reserve - Landscape Replacement Total Liabilities	025 001 001 011 011 025 025 025 025	47,600 69,576	00 25 25 25 00 00 00 80	117,176 180,660 15,000 5,760 23,900 11,475 21,520 34,400	\$ 409,89
	Current Liabilities Accounts Payable Accrued Expenses Total Current Liabilities Homeowner Transponder Deposits Reserve - Transponder Replacements Reserve - Roadways Homeowner Compliance Deposits Reserve - Insurance Deductibles (2014 / 2015 and 2019) Reserve - Snow Removal Reserve - Street Painting Reserve - Gatehouse Roof Replacement Reserve - Landscape Replacement Total Liabilities Capital	000 1001 1011 1011 1002 1003 1003 1003 1	47,600	00 25 25 25 00 00 00 80	117,176 180,660 15,000 5,760 23,900 11,475 21,520	409,89
	Current Liabilities Accounts Payable Accrued Expenses Total Current Liabilities Homeowner Transponder Deposits Reserve - Transponder Replacements Reserve - Roadways Homeowner Compliance Deposits Reserve - Insurance Deductibles (2014 / 2015 and 2019) Reserve - Snow Removal Reserve - Street Painting Reserve - Gatehouse Roof Replacement Reserve - Landscape Replacement Total Liabilities Capital Retained Earnings	025 001 001 011 011 025 025 025 025	47,600 69,576	00 25 25 25 00 00 00 80	117,176 180,660 15,000 5,760 23,900 11,475 21,520 34,400	409,89
	Current Liabilities Accounts Payable Accrued Expenses Total Current Liabilities Homeowner Transponder Deposits Reserve - Transponder Replacements Reserve - Roadways Homeowner Compliance Deposits Reserve - Insurance Deductibles (2014 / 2015 and 2019) Reserve - Snow Removal Reserve - Street Painting Reserve - Gatehouse Roof Replacement Reserve - Landscape Replacement Total Liabilities Capital Retained Earnings Net Income - Current Year 2019	000 1001 1011 1011 1002 1003 1003 1003 1	47,600 69,576	00 25 25 25 00 00 00 80	117,176 180,660 15,000 5,760 23,900 11,475 21,520 34,400	409,89
	Current Liabilities Accounts Payable Accrued Expenses Total Current Liabilities Homeowner Transponder Deposits Reserve - Transponder Replacements Reserve - Roadways Homeowner Compliance Deposits Reserve - Insurance Deductibles (2014 / 2015 and 2019) Reserve - Snow Removal Reserve - Street Painting Reserve - Gatehouse Roof Replacement Reserve - Landscape Replacement Total Liabilities Capital	000 1001 1011 1011 1002 1003 1003 1003 1	47,600 69,576	00 25 25 25 00 00 00 80	117,176 180,660 15,000 5,760 23,900 11,475 21,520 34,400 43,121	409,89° 418,268

Ex41.4 C

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 21, 2019

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 22nd of October, 2019

BOULDER RIDGE PROPERTY OWNERS' ASSOCIATION Proposed Budget for 2020 (2.6% increase in assessments)

Revenue:			% Diff	2019 Budget
Homeowner Monthly Assessments (533 x \$590)	\$ 314,470.00)		
Boulder Ridge Country Club Assessment (\$349,411. x 10%)	\$ 34,941.00		2.6%	\$ 340,528
Interest Income - Money Market		\$ 9,000.00	200.0%	\$ 3,000
Paid Assessment Letter Fees (25 x \$100 + 5 x \$400)	\$ 4,500.00			\$ 4,500
Deduct: 50% of Paid Assessment Letter Fees - re: acct. fees	\$ (2,250.00			\$ (2,250)
Other Income - Fines		\$ -		\$ -
Late Fees (15 x \$75 = \$1125.)	4	\$ 1,125.00	-25.0%	\$ 1,500
Total Revenue		\$ 361,786.00	4.2%	\$ 347,278
			/0	\$ 541,2210
Cash Outflows / Expenses:				
Legal Services & Professional Fees	\$ 4,000.00)	-20.0%	\$ 5,000
Tax Preparation Services & Fees	\$ 500.00		0.0%	\$ 500
Income Taxes - Federal & State	\$ 2,000.00)	300.0%	\$ 500
Accounting Services & Fees	\$ 8,755.00)	3.0%	\$ 8,500
		\$ 15,255.00	5.2%	\$ 14,500
Y7.11.				
Utilities		\$ 12,000.00	0.0%	\$ 12,000
Landscape - Replacements/Flowers/Holiday	\$ 9,000.00)	28.6%	\$ 7,000
Landscape - Replacement Reserve	\$ 2,500.00		0.0%	\$ 2,500
Landscape - Lawn Mowing / Tree Pruning	\$ 5,800.00		16.0%	\$ 5,000
Landscape - Mulch	\$ 4,000.00		14.3%	\$ 3,500
Fence Maintenance Reserve	\$ 6,000.00		14.570	\$ -
Snow Removal	\$ 25,000.00		0.0%	\$ 25,000
Snow Removal Reserve	\$ 3,500.00		40.0%	\$ 2,500
Pavers/Bricks - Repairs/Replacements	\$ 2,000.00		100.0%	\$ 2,300
Street Repairs - (includes street signs)	\$ 10,000.00		-16.7%	\$ 1,000
Street Lighting - Algonquin	\$ 2,000.00		-10.770	\$ 12,000
Safety Costs - Street Painting - Reserve	\$ 2,000.00		0.00/	
Roadway Replacement Reserve	\$ 25,000.00		0.0%	\$ 2,000
Sprinklers - Repairs/Maint/Certifications	\$ 1,500.00		0.0%	\$ 25,000
-primatoro respunsivitamis continuations	φ 1,300.00		0.0%	\$ 1,500
		\$ 98,300.00	13.0%	\$ 87,000
Gatehouse - Repairs/Maint/Painting	\$ -			\$ 3,000
Gatehouse - Roof Replacement - Reserve	\$ 1,000.00)	-50.0%	\$ 2,000
Gatehouse - Labor	\$ 198,463.00		0.3%	\$ 197,773
Gate - Equipment Replacement	\$ -			\$ -
Gate Operating System - Repairs/Maint	\$ 6,000.00)	20.0%	\$ 5,000
Gate Operating System - Camera Upgrades	\$ 8,000.00			\$ -
Access Control Video System (Gate Key)	\$ 1,500.00		0.0%	\$ 1,500
Speed Control Cameras	\$ -			7
Transponders Replacement Allocation to Reserve	\$ 1,000.00)	-80.0%	\$ 5,000
Transponders Reserve Used to Offset Expense	\$ -			\$ -
Gas Lamps / Entry Lights - Repairs/Maint	\$ 2,500.00)	25.0%	\$ 2,000
		\$ 218,463.00	1.0%	\$ 216,273
		Φ 210,103.00	1.070	Ψ 210,273
Uncollectable Assessments	\$ 3,000.00		0.0%	3,000
Insurance Premiums	\$ 12,000.00) ,	0.0%	12,000
Insurance Deductible Reserve	\$ 1,000.00)	0.0%	1,000
Meeting Room Expense	\$ 400.00)	0.0%	400
Bank Charges	\$ -			-
Postage, Printing, Website, PO Box	\$ 1,368.00)	23.8%	1,105
		\$ 17,768.00	1.5%	\$ 17,505
Total Cash Outflow / Expense	-	\$ 361,786.00	4.2%	
		3 301,/80.00	4.2%	\$ 347,278
Net Cash Inflow / Income		\$ -		\$ -