Exhibit A

Boulder Ridge Property Owners' Association
Board of Directors Meeting Fiscal Year 2018
Boulder Ridge CC, 7:00PM, July 24, 2018
Agenda (Meeting #1 of 4)

1) *Call Meeting to Order*
2) *President – Bob Seiser; Opening Comments. All Members received in the mail by April 15, 2018, an accounting of the expenses of the Association for Fiscal Year 2017.*
3) *Secretary – Rob Falbo; Presentation and approval of November 14th meetings (two meetings)*
4) *Landscaping –Bob Seiser; Project by Don Brown substantially completed to cut and seal the cement curb/asphalt street line at cost of $9,900; Project by Michele Carroll completed the plantings of Begonias; getting estimates for various repairs for next steps (Frank Rd – cement ribbon, curbs; Algonquin Rd – cement ribbon, curb, Boulder Drive – sink hole, other items)*
5) *Treasurer Report – Brian Downey*
6) *Architecture Report – Joe LaCalamita*
7) *Safety Report – Don Brown*
8) *Other Business*
9) *Q&A Session*
10) *Adjourn Meeting*

Exhibit B

BOULDER RIDGE PROPERTY OWNERS' ASSOCIATION
Balance Sheet
June 2018

ASSETS

Current Assets			
Cash - Operating Checking Account BCU		$ 227,063	227,063
Money Market Account #1- Restricted		85,100	
Money Market Account #2 - Reserve for Transponder Deposits/Replacements		99,583	
Money Market Account #3 - Reserve for Roadways		149,660	334,343
Accounts Receivable-Homeowners 2018 Dues	5,625		
Accounts Receivable-Homeowners 2017 Dues	1,760		
Accounts Receivable-Homeowners 2016 Dues	1,150		
Accounts Receivable-Homeowners 2015 Dues	1,100		
Accounts Receivable-Homeowners 2014 & Prior	5,944		
Accounts Receivable-Homeowners Legal / Misc.	698		
Accounts Receivable-Homeowners Late Fees	3,467	19,745	
Allowance for Doubtful Accounts		(13,434)	6,311
Prepaid Expenses		-	-
Total Current Assets			**$ 567,717**
Total Assets			**$ 567,717**

LIABILITIES AND CAPITAL

Current Liabilities			
Accounts Payable		$ 13,863	
Accrued Expenses		(531)	
Prepaid 2019 Homeowner Dues		575	
Total Current Liabilities			**$ 13,907**
Homeowner Transponder Deposits	44,975		
Reserve - Transponder Replacements	54,608	99,583	
Reserve - Roadways		149,660	
Homeowner Compliance Deposits		5,500	
Reserve - Insurance Deductibles (2014 + 2015)		5,000	
Reserve - Snow Removal		20,800	
Reserve - Street Painting		7,600	
Reserve - Gatehouse Roof Replacement		14,900	
Reserve - Landscape Replacement		31,300	334,343
Total Liabilities			**$ 348,250**
Capital			
Retained Earnings		52,741	
Net Income - Current Year 2018		166,726	
Total Capital			**$ 219,467**
Total Liabilities & Capital			**$ 567,717**

Exhibit B

BOULDER RIDGE PROPERTY OWNERS' ASSOCIATION
Income Statement
For the Six Months Ending June 30, 2018

	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)	Spending Remaining for 07 Months	Approved Budget for 2018
Revenue:								
Homeowner Monthly Assessments	-	-	-	$ 340,528	$ 340,528	$ -	$ -	$ 340,528
Interest Income - Money Market	232	206	26	1,389	1,238	151	1,086	$ 2,475
Paid Assessment Letter Fees - Net	(350)	188	(538)	1,000	1,125	(125)	1,250	$ 2,250
Other Income - Fines	-	-	-	-	-	-	-	$ -
Late Fees	-	94	(94)	1,550	563	988	(425)	$ 1,125
Total Revenue	**$ (118)**	**$ 488**	**$ (605)**	**$ 344,467**	**$ 343,453**	**$ 1,014**	**$ 1,911**	**$ 346,378**
Expenses:								
Legal Services & Professional Fees	-	400	400	-	2,600	2,600	5,000	5,000
Tax Preparation Services & Fees	150	40	(110)	150	260	110	350	500
Income Taxes - Federal & State	-	40	40	877	260	(617)	(377)	500
Accounting Services & Fees	1,100	700	(400)	3,300	4,050	750	4,950	8,250
	$ 1,250	$ 1,180	$ (70)	$ 4,327	$ 7,170	$ 2,843	$ 9,923	$ 14,250
Utilities	$ 1,118	$ 1,050	$ (68)	$ 5,721	$ 6,800	$ 1,079	$ 7,379	$ 13,100
Landscape - Replacements/Flowers/Holiday	1,293	600	(693)	1,643	3,400	1,757	5,357	7,000
Landscape - Replacement Reserve	200	200	-	1,300	1,300	-	1,200	2,500
Landscape - Lawn Mowing / Tree Pruning	500	500	-	1,500	3,000	1,500	4,500	6,000
Landscape - Mulch	-	200	200	-	1,300	1,300	2,500	2,500
Snow Removal	-	-	-	20,385	15,000	(5,385)	4,615	25,000
Snow Removal Reserve	200	200	-	1,300	1,300	-	1,200	2,500
Pavers/Bricks - Repairs/Repalcements	-	125	125	150	750	600	1,350	1,500
Street Repairs - (includes street signs)	9,900	200	(9,700)	10,180	1,300	(8,880)	(7,680)	2,500
Street Painting Reserve	400	400	-	2,600	2,600	-	2,400	5,000
Roadway Replacement Reserve	2,000	2,000	-	13,000	13,000	-	12,000	25,000
Sewer Repair / Maintenance	-	-	-	-	-	-	-	-
Sprinklers - Repairs/Maint/Certifications	769	125	-	769	750	(19)	731	1,500
	$ 15,262	$ 4,550	$ (10,068)	$ 52,827	$ 43,700	$ (9,127)	$ 28,173	$ 81,000
Gatehouse - Repairs/Maint/Painting	807	200	(607)	1,085	1,100	15	1,215	2,300
Gatehouse - Roof Replacement Reserve	850	850	-	4,900	4,900	-	5,100	10,000
Gatehouse - Labor	15,624	16,000	376	95,046	96,013	967	96,967	192,013
Gate - Equipment Replacement	-	-	-	-	-	-	-	-
Gate Operating System - Repairs/Maint	-	80	80	3,443	520	(2,923)	(2,443)	1,000
Fence Maintenance	-	-	-	-	-	-	-	-
Access Control Video System	125	125	-	750	750	-	750	1,500
Speed Control	-	400	400	-	2,600	2,600	5,000	5,000
Transponders Replacement Reserve	400	400	-	2,600	2,600	-	2,400	5,000
Gas Lamps / Entry Lights - Repairs/Maint	-	175	175	350	950	600	1,650	2,000
	$ 17,806	$ 18,230	$ 424	$ 108,174	$ 109,433	$ 1,259	$ 110,639	$ 218,813
Uncollectable Assessments	-	500	500	(3,374)	3,000	6,374	9,374	6,000
Insurance Premiums	-	900	900	9,396	5,600	(3,796)	1,604	11,000
Meeting Room Expense	-	30	30	-	220	220	400	400
Bank Charges	-	-	-	12	-	(12)	(12)	-
Postage, Printing, Website, PO Box	60	151	91	658	908	250	1,157	1,815
	$ 60	$ 1,581	$ 1,521	$ 6,691	$ 9,728	$ 3,036	$ 12,524	$ 19,215
Total Expenses	**$ 35,496**	**$ 26,591**	**$ (8,905)**	**$ 177,741**	**$ 176,831**	**$ (910)**	**$ 168,637**	**$ 346,378**
Net Income / (Loss)	**$ (35,614)**	**$ (26,104)**	**$ (9,510)**	**$ 166,726**	**$ 166,623**	**$ 103**	**$ (166,726)**	**$ -**
			(UnFavorable)			**(Favorable)**		

Exhibit B

BOULDER RIDGE PROPERTY
Aged Receivables
As of Jun 30, 2018

Filter Criteria includes: 1) Includes Drop Shipments. Report order is by ID. Report is printed in Summary Format.

Customer ID	Customer	CURRENT	31-60 days	61-90 days	over 90 days	Amount Due	Current Reserved Balance	
11150	ALAN BARAZI - 931 Mason Lane				9,799.98	9,799.98	9,149.98	
12139	MATTHEW & SHELLY LENTINE				4,197.75	4,197.75	3,547.75	
11094	BRETT ROSENMAYER				650.00	650.00		2018 dues
12138	KEN & ROBYN KILBERGER				650.00	650.00		1,725.00
12166	SHANE A. MARTINEZ				650.00	650.00		
11015	MICHAEL G. FULARA	100.00				100.00		2018 latefee
								225.00
13069	FRANK TENUTA				685.00	685.00		
13097	BRUCE & LINDA MARTIN		100.00			100.00		16,047.73
13180	JOHN HENRY	100.00				100.00		
13104	FREDERICK & LISSA BRENDEL				-1.00	-1.00		
								884.00
14075	SAL CRIBARI				1,386.00	1,386.00	736	
14025	JEFFERY DUNHAM-(Gallegos) 8 Sherwood				650.00	650.00		
14016	RONNIE STALLWORTH, SR.-1191 Ridgewood	-50.00			525.00	475.00		2018 dues
14012	MICHAEL I. FEINBERG				350.00	350.00		1,600.00
14042	GARY BUSS				200.00	200.00		
14108	SALVATORE & ANGELA SOTTILE				75.00	75.00		2018 latefee
14106	KEHINDE & FAOSATU AYEDUN				-75.00	-75.00		150.00
14102	FABIO & JEAN PUCCINI				-248.04	-248.04		
								2,812.96
Report Total		150.00	100.00		19,494.69	19,744.69	13,433.73	19,744.69