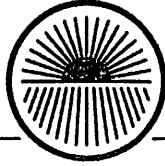


HOMESTEAD

Annual Meeting Agenda

- 1) Welcome & Introductions
- 2) Proof of Notice
- 3) Previous Meeting Minutes
 - a. 4.18.2019
- 4) Financial Statements
 - a. 2020 Year End
 - b. 2021 Budget
- 5) Development Update
- 6) General Questions
- 7) Adjourn



HOMESTEAD

Annual Meeting Minutes
Thursday, April 18, 2019
North Star Charter School Cafeteria

Welcome & Introductions:

The meeting was brought to order at 6:05 pm by Ann Marie Baird on behalf of Brighton Corporation. There were twenty-eight (28) lots in attendance.

Proof of Notice:

Notices were sent by mail, and included in the newsletter, and posted online. Anyone who did not receive notification was encouraged to let Ann Marie know so their information could be updated.

Previous Meeting Minutes:

The meeting minutes from 5.15.18 were reviewed and approved.

Financial Report:

A copy of the 2018 Year End financial statement and the 2019 budget was provided. Ann Marie reviewed all line items and answered questions. The Association ended the year with a net loss of \$924.58. The 2019 budget is anticipating a net loss of \$12,837.00, which can be absorbed by previous retained earnings.

Development Update:

Phases 1-4 are in and home construction is on its way. Phase 5 is beginning. Brighton has acquired other surrounding lands, and additional phases may be added in the future. More information will come once design and plans get further along.

New Business:

Concerns regarding the street sweeping, trash, speeding, and construction hours were noted and Ann Marie agreed to follow up with the construction teams about these.

Residents asked for additional amenities such as a clubhouse, park, pool, swing set, and benches. Ann Marie agreed to share these requests, and also noted that picnic tables are on order for the pavilion.

It was asked that Brighton reach out to the Dry Creek Ditch Company about the ditch access road being used by ATVs and folks with their animals off-leash, and see if it could be chained up and or signs posted.

Adjourn:

The meeting was adjourned at 7:46 pm.



HOMESTEAD

Balance Sheet

For the Period Ending December 31, 2020

Assets

Current Assets

Cash

Cash: Operating Account (WTB) \$ 97,052.30

Receivables

Accounts Receivable \$ 75.38

Total Current Assets \$ 97,127.68

Liabilities and Equity

Current Liabilities

Accounts Payable \$ -

Prepaid & Unapplied Credits \$ 48,785.02

Total Current Liabilities \$ 48,785.02

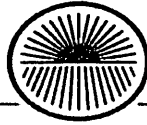
Equity

Retained Earnings \$ 38,262.92

Net Income \$ 10,079.74

Total Equity \$ 48,342.66

Total Liabilities & Equity \$ 97,127.68



HOMESTEAD

2020 Income Statement & 2021 Budget

	2020 Actuals	2020 Budget	2021 Budget
		\$800	\$840
Income from Operations:			
Regular Assessment Income	\$ 170,817.51	\$ 161,100.00 190	\$ 208,250.00 210
Late/NSF Fees	\$ 475.00	\$ -	\$ -
Setup Fees \$350	\$ 11,900.00	\$ 7,350.00 21	\$ 24,500.00 70
Transfer Fees \$150	\$ 1,200.00	\$ -	\$ 750.00 5
Pavilion Rental Fee	\$ 20.00	\$ -	\$ -
Miscellaneous Income	\$ 75.00	\$ -	\$ -
Income from Operations	\$ 184,487.51	\$ 168,450.00	\$ 233,500.00
Operating Expenses:			
State Income Tax	\$ 30.00	\$ 30.00	\$ 30.00
Liability Insurance	\$ 7,025.00	\$ 7,250.00	\$ 7,250.00
Electricity	\$ 8,425.69	\$ 8,500.00	\$ 8,500.00
Natural Gas	\$ 1,706.54	\$ 1,560.00	\$ 1,560.00
Water	\$ 313.34	\$ 995.00	\$ 995.00
Sewer	\$ 432.00	\$ 432.00	\$ 432.00
Trash Removal	\$ (45.10)	\$ 600.00	\$ 600.00
Janitorial Contract	\$ 4,537.50	\$ 2,750.00	\$ 6,270.00
Janitorial Supplies	\$ 340.98	\$ 500.00	\$ 700.00
Pool Maintenance & Supplies	\$ 13,367.31	\$ 12,190.00	\$ 13,934.00
Miscellaneous Repairs & Maint.	\$ 2,924.67	\$ 3,000.00	\$ 3,600.00
Extermination	\$ 249.00	\$ 338.00	\$ 498.00
Irrigation Water	\$ 3,206.80	\$ 3,050.00	\$ 4,100.00
General Maintenance Grounds	\$ -	\$ -	\$ 16,000.00
Landscape Maintenance	\$ 97,279.54	\$ 80,075.00	\$ 122,200.00
Lighting Repair & Maintenance	\$ 3,937.02	\$ 5,700.00	\$ 5,200.00
Snow Removal	\$ 363.75	\$ 900.00	\$ 900.00
Playground Maintenance	\$ 727.00	\$ 1,100.00	\$ 1,100.00
Irrigation System Repair & Maint.	\$ 8,366.50	\$ 7,405.00	\$ 7,350.00
Security System Repair & Maint.	\$ 882.78	\$ 1,315.00	\$ 1,325.00
Phone Lines	\$ 1,534.22	\$ 1,380.00	\$ 1,380.00
Advertising, Promotion, Web	\$ 211.98	\$ 900.00	\$ 900.00
Community Events	\$ 150.00	\$ 562.00	\$ 600.00
Bank Fees	\$ -	\$ -	\$ -
Property Management Fees	\$ 18,441.25	\$ 16,845.00	\$ 23,350.00
Total Operating Expenses	\$ 174,407.77	\$ 157,377.00	\$ 228,774.00
Net Income (Loss)	\$ 10,079.74	\$ 11,073.00	\$ 4,726.00