

# HOMESTEAD

Annual Meeting Agenda  
Tuesday, May 15, 2018, from 6:00 to 7:00 pm  
North Star Charter School Cafeteria

- 1) Welcome & Introductions
- 2) Proof of Notice
- 3) No Previous Meeting Minutes
- 4) Financial Statements
  - a. 2017 Year End
  - b. 2018 Budget
- 5) Development Update
- 6) General Questions

Association Manager: Ann Marie Baird

Hours: Mon. – Thur. 8am-5pm, Fri. 8am-Noon

Office: 208.378.4000

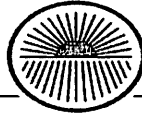
Direct: 208.287.0514

Fax: 208.377.8962

E-mail: [hoa@brightoncorp.com](mailto:hoa@brightoncorp.com)

Community Site: [www.homesteadeagle.com](http://www.homesteadeagle.com)

Social Sites: Facebook or Nextdoor



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## Balance Sheet

For the Period Ended December 31, 2017

### Assets

#### Current Assets

##### Cash

Cash: Operating Account (WTB) \$ 24,143.60

##### Receivables

Accounts Receivable \$ 107.25

##### Other Current Assets

Prepaid Expenses \$ 447.50

Total Current Assets \$ 24,698.35

### Liabilities and Equity

#### Current Liabilities

Accounts Payable \$ 963.64

Prepaid Rents & Unapplied Credits \$ 1,072.50

Total Current Liabilities \$ 2,036.14

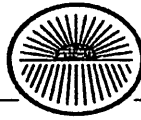
#### Equity

Retained Earnings \$ -

Net Income \$ 22,662.21

Total Equity \$ 22,662.21

Total Liabilities & Equity \$ 24,698.35



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## 2017 Year End vs. Budget & 2018 Budget

	2017 Actuals	2018 Budget
<b>Income from Operations:</b>		
Regular Assessment Income \$715	\$ 17,661.11	\$ 41,351.00 <i>34/44</i>
Late/NSF Fees	\$ -	\$ -
Setup Fees \$350	\$ 17,650.00 <i>50</i>	\$ 15,400.00 <i>44</i>
Transfer Fees \$150	\$ -	\$ -
Miscellaneous Income	\$ -	\$ -
<b>Income from Operations</b>	<b>\$ 35,311.11</b>	<b>\$ 56,751.00</b>
<b>Operating Expenses:</b>		
State Income Tax	\$ -	\$ 30.00
Liability Insurance	\$ 626.50	\$ 2,400.00
Electricity	\$ 1,407.71	\$ 2,350.00
Natural Gas	\$ -	\$ 1,245.00
Water	\$ -	\$ 710.00
Sewer	\$ -	\$ 645.00
Trash Removal	\$ -	\$ 600.00
Janitorial Contract	\$ -	\$ 1,890.00
Janitorial Supplies	\$ -	\$ 500.00
Pool Maintenance & Supplies	\$ -	\$ 8,417.00
Miscellaneous Repairs & Maint.	\$ 40.00	\$ 2,820.00
Extermination	\$ 723.41	\$ 600.00
Irrigation Water	\$ -	\$ 1,200.00
General Maintenance Grounds	\$ -	\$ -
Landscape Maintenance	\$ 5,838.00	\$ 35,345.00
Lighting Repair & Maintenance	\$ -	\$ 600.00
Snow Removal	\$ 200.00	\$ 900.00
Playground Maintenance	\$ -	\$ -
Irrigation System Repair & Maint.	\$ -	\$ 4,405.00
Security System Repair & Maint.	\$ -	\$ 1,445.00
Phone Lines	\$ 211.57	\$ 1,620.00
Advertising, Promotion, Web	\$ 70.60	\$ 900.00
Community Events	\$ -	\$ 62.00
Property Management Fees	\$ 3,531.11	\$ 5,675.00
<b>Total Operating Expenses</b>	<b>\$ 12,648.90</b>	<b>\$ 74,359.00</b>
<b>Net Income (Loss)</b>	<b>\$ 22,662.21</b>	<b>\$ (17,608.00)</b>