

# **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



# 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.



# **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



# 2020 Income Statement & 2021 Budget

| Latte/NSF Fees   \$ 475.00   \$ -   |                                    | 2020 Actuals |            | 2  | <b>2020 Budget</b><br>\$800 |        | <b>2021 Budget</b><br>\$840 |  |
|---|------------------------------------|--------------|------------|----|-----------------------------|--------|-----------------------------|--|
| Late/NSF Fees   \$ 475.00   \$   \$ 24,500.00   70,7350.00   21   \$ 24,500.00   70,7350.00   7 | Income from Operations:            |              |            |    |                             |        |                             |  |
| Setup Fees \$350         \$ 11,900.00         \$ 7,350.00         21         \$ 24,500.00         70           Transfer Fees \$150         \$ 1,200.00         \$ -         \$ 750.00         \$           Pavilion Rental Fee         \$ 20.00         \$ -         \$ -         \$ -           Miscellaneous Income         \$ 75.00         \$ 168,450.00         \$ 233,500.00           Income from Operations         \$ 184,487.51         \$ 168,450.00         \$ 233,500.00           Operating Expenses:           State Income Tax         \$ 30.00         \$ 7,250.00         \$ 7,250.00         \$ 7,250.00         \$ 7,250.00         \$ 7,250.00         \$ 7,250.00         \$ 7,250.00         \$ 8,500.00         \$ 8,500.00         \$ 8,500.00         \$ 8,500.00         \$ 8,500.00         \$ 8,500.00         \$ 8,500.00         \$ 8,500.00         \$ 1,560.00   | Regular Assessment Income          | \$           | 170,817.51 | \$ | 161,100.00                  | 190 \$ | 208,250.00 210              |  |
| Transfer Fees \$150         \$ 1,200.00         \$ -         \$ 750.00         5           Pavilion Rental Fee         \$ 20.00         \$ -         \$ -           Miscellaneous Income I   | Late/NSF Fees                      | \$           | 475.00     | \$ | -                           | \$     | -                           |  |
| Pavilion Rental Fee Miscellaneous Income                         | Setup Fees \$350                   | \$           | 11,900.00  | \$ | 7,350.00                    | 21 \$  | 24,500.00 70                |  |
| Miscellaneous Income Income From Operations         \$ 75.00         \$ -         \$ 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         \$ 3600.00           Extermination         \$ 249.00         \$ 338.00         \$ 498.00           Irrigation Water         \$ 3,206.80         \$ 3,050.00         \$ 16,000.00           Landscape Maintenance         \$ 97,279.54  | Transfer Fees \$150                | \$           | 1,200.00   | \$ | -                           | \$     | 750.00 <i>5</i>             |  |
| Operating Expenses:         S         30.00         \$ 233,500.00           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         \$ 602.00           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         \$ 16,000.00           Landscape Maintenance         \$ 97,279.54         \$ 80,075.00         \$ 122,200.00           Lighti   | Pavilion Rental Fee                | \$           | 20.00      | \$ | •                           | \$     | -                           |  |
| 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         \$ 1,766.54         \$ 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           Lighting Repair & Maintenance         \$ 97,279.54         \$  | Miscellaneous Income               | \$           | 75.00      | \$ | •                           | . \$   |                             |  |
| 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         \$ 360.00           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           Li   | Income from Operations             | \$           | 184,487.51 | \$ | 168,450.00                  | \$     | 233,500.00                  |  |
| 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       \$ 1,22,200.00         Lighting Repair & Maintenance       \$ 363.75       \$ 900.00       \$ 900.00         Playground Maintenance       \$ 727.00       \$ 1,100.00       \$ 7,350   | Operating Expenses:                |              |            |    |                             |        |                             |  |
| 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         \$ 5,200.00           Snow Removal         \$ 363.75         \$ 900.00         \$ 7,200.00           Playground Maintenance         \$ 727.00         \$ 1,100.00         \$ 7,350.00  | State Income Tax                   | \$           | 30.00      | \$ | 30.00                       | \$     | 30.00                       |  |
| Natural Gas         \$         1,766.54         \$         1,560.00           Water         \$         313.34         \$         995.00         \$         995.00           Sewer         \$         432.00         \$         432.00         \$         432.00         \$         432.00         \$         432.00         \$         432.00         \$         432.00         \$         600.00         \$         600.00         \$         600.00         \$         600.00         \$         600.00         \$         600.00         \$         600.00         \$         600.00         \$         600.00         \$         600.00         \$         600.00         \$         600.00         \$         600.00         \$         600.00         \$         600.00         \$         700.00         \$         700.00         \$         700.00         \$         700.00         \$         700.00         \$         700.00         \$         700.00         \$         13,934.00         \$         13,934.00         \$         13,934.00         \$         13,934.00         \$         13,934.00         \$         13,934.00         \$         14,000.00         \$         14,000.00         \$         14,000.00         \$         14,000.00 </td <td>Liability Insurance</td> <td>\$</td> <td>7,025.00</td> <td>\$</td> <td>7,250.00</td> <td>\$</td> <td>7,250.00</td>   | Liability Insurance                | \$           | 7,025.00   | \$ | 7,250.00                    | \$     | 7,250.00                    |  |
| 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         \$ 7,350.00           Security System Repair & Maint.         \$ 882.78         \$ 1,315.00         \$ 1,325.00<   | Electricity                        | \$           | 8,425.69   | \$ | 8,500.00                    | \$     | 8,500.00                    |  |
| 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         \$ 7,350.00           Irrigation System Repair & Maint.         \$ 882.78         \$ 1,315.00         \$ 1,325.00           Phone Lines         \$ 1,380.00         \$ 1,380.00  | Natural Gas                        | \$           | 1,706.54   | \$ | 1,560.00                    | \$     | 1,560.00                    |  |
| 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.         \$ 8366.50         \$ 7,405.00         \$ 7,350.00           Security System Repair & Maint.         \$ 882.78         \$ 1,315.00         \$ 1,380.00   | Water                              | \$           | 313.34     | \$ | 995.00                      | \$     | 995.00                      |  |
| 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       \$ 7,350.00         Irrigation System Repair & Maint.       \$ 8,366.50       \$ 7,405.00       \$ 7,350.00         Security System Repair & Maint.       \$ 882.78       \$ 1,315.00       \$ 1,380.00   | Sewer                              | \$           | 432.00     | \$ | 432.00                      | \$     | 432.00                      |  |
| 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   | Trash Removal                      | \$           | (45.10)    | \$ | 600.00                      | \$     | 600.00                      |  |
| 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   | Janitorial Contract                | \$           | 4,537.50   | \$ | 2,750.00                    | \$     | 6,270.00                    |  |
| 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  | Janitorial Supplies                | \$           | 340.98     | \$ | 500.00                      | \$     | 700.00                      |  |
| 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   | Pool Maintenance & Supplies        | \$           | 13,367.31  | \$ | 12,190.00                   | \$     | 13,934.00                   |  |
| 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   | Miscellaneous Repairs & Maint.     | \$           | 2,924.67   | \$ | 3,000.00                    | \$     | 3,600.00                    |  |
| 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  | Extermination                      | \$           | 249.00     | \$ | 338.00                      | \$     | 498.00                      |  |
| 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   | Irrigation Water                   | \$           | 3,206.80   | \$ | 3,050.00                    | \$     | 4,100.00                    |  |
| 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   | <b>General Maintenance Grounds</b> | \$           | -          | \$ | -                           | \$     | 16,000.00                   |  |
| Snow Removal       \$ 363.75       \$ 900.00         Playground Maintenance       \$ 727.00       \$ 1,100.00         Irrigation System Repair & Maint.       \$ 8,366.50       \$ 7,405.00         Security System Repair & Maint.       \$ 882.78       \$ 1,315.00       \$ 1,325.00         Phone Lines       \$ 1,534.22       \$ 1,380.00       \$ 1,380.00   | Landscape Maintenance              | \$           | 97,279.54  | \$ | 80,075.00                   | \$     | 122,200.00                  |  |
| 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  | Lighting Repair & Maintenance      | \$           | 3,937.02   | \$ | 5,700.00                    | \$     | 5,200.00                    |  |
| 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   | Snow Removal                       | \$           | 363.75     | \$ | 900.00                      | \$     | 900.00                      |  |
| Security System Repair & Maint.       \$ 882.78       \$ 1,315.00       \$ 1,325.00         Phone Lines       \$ 1,534.22       \$ 1,380.00       \$ 1,380.00   | Playground Maintenance             | \$           | 727.00     | \$ | 1,100.00                    | \$     | 1,100.00                    |  |
| Phone Lines \$ 1,534.22 \$ 1,380.00 \$ 1,380.00   | 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                    |  |
| Advertising, Promotion, Web       \$ 211.98       \$ 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  | Phone Lines                        | \$           | 1,534.22   | \$ | 1,380.00                    | \$     | 1,380.00                    |  |
| 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  | Advertising, Promotion, Web        | \$           | 211.98     |    | 900.00                      |        |                             |  |
| Bank Fees       \$       -       -       \$       -       -       \$       -   | *                                  | \$           | 150.00     |    | 562.00                      |        |                             |  |
| Total Operating Expenses \$ 18,441.25 \$ 16,845.00 \$ 23,350.00 \$ 228,774.00   |                                    | \$           | -          |    | -                           |        |                             |  |
| 10tal Operating Expenses 2 174,407.77 3 137,377.00 3 220,774.00   |                                    | <u>\$</u>    |            |    |                             |        |                             |  |
| Net Income (Loss) \$ 10,079.74 \$ 11,073.00 \$ 4,726.00   | Net Income (Loss)                  | \$           | 10,079.74  |    | •                           |        |                             |  |