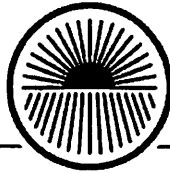




HOMESTEAD

Annual Meeting Agenda
Tuesday, April 30, 2024
Galileo STEM Academy

- 1) Welcome & Introductions
- 2) Proof of Notice
- 3) Previous Meeting Minutes
 - a. 5.16.2023
- 4) Officer Reports
 - a. 2023 Year End
 - b. 2024 Budget
- 5) Committee Reports
 - a. ACC
 - b. Events
 - c. Landscaping
- 6) Unfinished Business
- 7) New Business
- 8) Election of Directors
- 9) Adjourn



HOMESTEAD

Annual Meeting Minutes
Tuesday, May 16, 2023
Via Zoom: 864 7109 8440, Passcode: 744533

Welcome & Introductions:

The meeting was brought to order at 6:00 pm by Ann Marie Baird on behalf of Brighton Corporation. There were 39 residents in attendance, and 122 by proxy.

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 3.31.2022 were reviewed and approved.

Financial Report:

A copy of the 2022 Year End financial statement and the 2023 budget was provided. Ann Marie reviewed each line item. The Association ended the year with a net loss of \$7,902.47. The 2023 budget is anticipating a net income of \$14,054.00. The largest expenses are landscaping, management, the pool, irrigation, and insurance.

Committee Reports:

Ann Marie reviewed the various committees. The ACC is full with 3 members. The newly elected Board will take over for the Advisory committee. Volunteers are needed to make an event happen. If you're interested in an event, please reach out to management.

Unfinished Business:

There was no unfinished business.

New Business:

There was no new business.

Election of Directors:

Volunteers were taken for the Board, and given time at the candidate meet and greet on Wednesday, May 3, 2023 to meet residents and answer questions. There were 14 volunteers. The 5 candidates that received the most votes and elected were: Michael Huffaker, Kara Devan, Victor Falco, Jim Hatter, and Monica Braun.

Adjourn:

The meeting was adjourned at 6:54 pm, with no further business.



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Balance Sheet

For the Period Ending December 31, 2023

Assets

Current Assets

Cash

Cash: Operating Account (SW) \$ 112,327.34

Cash: Operating Account (WTB) \$ 20,596.18

Receivables

Accounts Receivable \$ 3,693.00

Total Current Assets \$ 136,616.52

Liabilities and Equity

Current Liabilities

Accounts Payable \$ 1,003.75

Prepaid & Unapplied Credits \$ 22,098.04

Total Current Liabilities \$ 23,101.79

Equity

Retained Earnings \$ 94,902.67

Net Income \$ 18,612.06

Total Equity \$ 113,514.73

Total Liabilities & Equity \$ 136,616.52



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2023 Income Statement & 2024 Budget

	2023 Actuals	2023 Budget	2024 Budget
		\$1,100	\$1,265
Income from Operations:			
Regular Assessment Income	\$ 409,042.17	\$ 409,200.00	\$ 468,050.00 370
Late/NSF Fees	\$ 1,700.00	\$ -	\$ -
Setup Fees \$350	\$ 1,750.00	\$ -	\$ -
Transfer Fees \$150	\$ 2,000.00	\$ 750.00	\$ 750.00 5
Pavilion Rental Fee	\$ 20.00	\$ -	\$ -
Miscellaneous Income	\$ 75.00	\$ 100.00	\$ 100.00
Income from Operations	\$ 414,587.17	\$ 410,050.00	\$ 468,900.00
Operating Expenses:			
State Income Tax	\$ 30.00	\$ 30.00	\$ 30.00
Liability Insurance	\$ 12,591.00	\$ 12,600.00	\$ 12,600.00
D&O Insurance	\$ 1,665.00	\$ -	\$ 1,665.00
Electricity	\$ 18,763.00	\$ 16,150.00	\$ 18,250.00
Natural Gas	\$ 4,552.65	\$ 3,220.00	\$ 4,440.00
Water	\$ 703.25	\$ 1,240.00	\$ 2,050.00
Sewer	\$ 468.00	\$ 864.00	\$ 480.00
Trash Removal	\$ 483.54	\$ 1,020.00	\$ 900.00
Janitorial Contract	\$ 10,860.00	\$ 15,800.00	\$ 13,842.00
Janitorial Supplies	\$ 666.26	\$ 1,050.00	\$ 750.00
Pool Maintenance & Supplies	\$ 27,343.50	\$ 29,666.00	\$ 34,396.00
Miscellaneous Repairs & Maint.	\$ 3,612.56	\$ 4,450.00	\$ 3,650.00
Extermination	\$ 1,245.00	\$ 996.00	\$ 996.00
Irrigation Water	\$ 9,966.13	\$ 5,600.00	\$ 8,600.00
General Maintenance Grounds	\$ 8,500.00	\$ 11,000.00	\$ 22,000.00
Landscape Maintenance	\$ 216,277.16	\$ 209,740.00	\$ 213,050.00
Lighting Repair & Maintenance	\$ 3,401.50	\$ 5,200.00	\$ 5,200.00
Snow Removal	\$ 527.00	\$ 1,000.00	\$ 1,000.00
Playground Maintenance	\$ 1,800.00	\$ 2,700.00	\$ 3,300.00
Irrigation System Repair & Maint.	\$ 24,587.30	\$ 24,720.00	\$ 27,280.00
Security System Repair & Maint.	\$ 1,076.00	\$ 1,325.00	\$ 1,020.00
Phone Lines	\$ 2,197.20	\$ 2,220.00	\$ 2,220.00
Signs & Web Fees	\$ 450.80	\$ 900.00	\$ 900.00
Community Events	\$ 773.36	\$ 1,500.00	\$ 1,270.00
Professional Fees - Reserve Study	\$ 2,080.00	\$ 2,000.00	\$ -
Property Management Fees	\$ 41,329.90	\$ 41,005.00	\$ 46,890.00
Bad Debt/Write Off	\$ 25.00	\$ -	\$ -
Total Operating Expenses	\$ 395,975.11	\$ 395,996.00	\$ 426,779.00
Net Income (Loss)	\$ 18,612.06	\$ 14,054.00	\$ 42,121.00