



HOMESTEAD

Annual Meeting Agenda
Monday, May 12, 2025
Galileo STEM Academy

- 1) Welcome & Introductions
- 2) Proof of Notice
- 3) Previous Meeting Minutes
 - a. 4.30.2024
- 4) Officer Reports
 - a. 2024 Year End
 - b. 2025 Budget
- 5) Committee Reports
 - a. ACC
 - b. Events
 - c. Landscaping
 - d. Neighborhood Watch
- 6) Unfinished Business
- 7) New Business
- 8) Election of Directors
 - a. 3 Positions
- 9) Adjourn



HOMESTEAD

Annual Meeting Minutes
Tuesday, April 30, 2024
Galileo Stem Academy

Welcome & Introductions:

The meeting was brought to order at 6:10 pm by Ann Marie Baird on behalf of Brighton. There were 73 residents in attendance, and 53 by proxy. The 60% quorum was not met, so the meeting was adjourned, and reconvened at 6:11pm.

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 5.16.2023 were reviewed and approved.

Financial Report:

A copy of the 2023 Year End financial statement and the 2024 budget was provided, along with a projection analysis report. Jim Hatter reviewed the reserve study, process for the budget, and how the dues were set. Ann Marie reviewed the balance sheet and income statements, answering questions along the way with Jim. The Association ended the year with a net loss of \$18,612.06 going into reserves. The 2024 budget is anticipating a net income of \$42,121.00 going into reserves.

Committee Reports:

Ann Marie reviewed the various committees, and noted sign up sheets were left on the table to sign up if interested.

Unfinished Business:

There was no unfinished business.

New Business:

There was no new business.

Election of Directors:

Volunteers were taken for the Board and were asked to stand up and introduce themselves. The 2 volunteers with the most votes were: Monica Braun and Kenny Pittman.

Adjourn:

The meeting was adjourned at 7.35 pm, with no further business.



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Balance Sheet

For the Period Ending December 31, 2024

Assets

Current Assets

Operating Cash

Operating Account (SW) \$ 99,359.11

Reserve Cash

ICCU Savings \$ 25.00

ICCU CDs \$ 91,259.48

Total Reserve Cash \$ 91,284.48

Receivables

Accounts Receivable \$ 4,781.50

Long Term Assets

Prepaid Expenses \$ 1,005.34

Total Current Assets \$ 196,430.43

Liabilities and Equity

Current Liabilities

Accounts Payable \$ 15,964.07

Prepaid & Unapplied Credits \$ 16,863.76

Total Current Liabilities \$ 32,827.83

Equity

Retained Earnings \$ 113,514.73

Net Income \$ 50,087.87

Total Equity \$ 163,602.60

Total Liabilities & Equity \$ 196,430.43



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2024 Income Statement & 2025 Budget

	2024 Actuals	2024 Budget	2025 Budget
		\$1,265	\$1,265
Income from Operations:			
Regular Assessment Income	\$ 468,050.00	\$ 468,050.00 ³⁷⁰	\$ 468,050.00
Late/NSF Fees	\$ 3,480.00	\$ -	\$ 1,200.00
Pool Keys	\$ 125.00	\$ 100.00	100
Pavilion Rental	\$ 60.00	\$ -	\$ -
Resale Transfer Fee	\$ 2,850.00	\$ 750.00 ⁵	\$ 750.00
Interest Earned - Reserves	\$ 1,259.48	\$ -	\$ 450.00
Income from Operations	\$ 475,824.48	\$ 468,900.00	\$ 470,550.00
Operating Expenses:			
Management Services	\$ 47,582.45	\$ 46,890.00	\$ 42,350.00
Legal Expense	\$ 18.63	\$ -	\$ 1,000.00
Community Events	\$ 698.60	\$ 1,270.00	\$ 1,250.00
Signs & Web Fees	\$ 863.83	\$ 900.00	\$ 900.00
Bank Charges	\$ 5.00	\$ -	\$ -
Security System Repair & Maintenance	\$ 1,029.14	\$ 1,020.00	\$ 1,040.00
Insurance D&O	\$ 1,665.00	\$ 1,665.00	\$ 1,665.00
Insurance Liability	\$ 12,869.00	\$ 12,600.00	\$ 12,869.00
State Taxes	\$ 30.00	\$ 30.00	\$ 30.00
Federal Taxes	\$ -	\$ -	\$ 150.00
Landscaping Contract	\$ 189,400.00	\$ 190,500.00	\$ 197,500.00
Landscaping Extras	\$ 47,428.00	\$ 22,550.00	\$ 52,000.00
Irrigation System Repairs & Maintenance	\$ 19,658.46	\$ 27,280.00	\$ 27,280.00
Pool Contract	\$ 22,158.47	\$ 27,896.00	\$ 22,600.00
Pool Extras	\$ 14,438.50	\$ 6,500.00	\$ 3,500.00
Pond Maintenance	\$ 310.00	\$ -	\$ 500.00
Playground Maintenance	\$ 3,952.00	\$ 3,300.00	\$ 6,200.00
General Grounds Maintenance	\$ 6,900.00	\$ 22,000.00	\$ 22,500.00
Snow Removal	\$ 1,200.00	\$ 1,000.00	\$ 1,600.00
Janitorial Contract	\$ 8,070.00	\$ 13,842.00	\$ 8,800.00
Janitorial Supplies	\$ -	\$ 750.00	\$ 750.00
Lighting Repair and Maintenance	\$ 3,639.05	\$ 5,200.00	\$ 5,500.00
Pest Control	\$ 996.00	\$ 996.00	\$ 996.00
Miscellaneous Repairs	\$ 3,115.21	\$ 3,650.00	\$ 3,650.00
Electricity	\$ 20,082.55	\$ 18,250.00	\$ 18,250.00
Internet/Phone	\$ 3,114.71	\$ 2,220.00	\$ 2,700.00
Gas	\$ 3,445.16	\$ 4,440.00	\$ 3,990.00
Sewer	\$ 735.00	\$ 480.00	\$ 600.00
Water	\$ 1,364.13	\$ 2,050.00	\$ 1,850.00
Trash Removal	\$ 490.32	\$ 900.00	\$ 780.00
Irrigation Water Assessments	\$ 10,477.40	\$ 8,600.00	\$ 10,100.00
Reserves	\$ -	\$ 42,121.00	\$ 17,650.00
Total Operating Expenses	\$ 425,736.61	\$ 468,900.00	\$ 470,550.00
Net Income (Loss)	\$ 50,087.87	\$ -	\$ -