

# ASHBURY

*Eagle Elevated*

Annual Meeting Agenda  
Tuesday, March 8<sup>th</sup>, 2016, from 6:00 to 7:00 pm  
Paramount Elementary School Cafeteria

- 1) Welcome & Introductions
- 2) Proof of Notice
- 3) No Previous Meeting Minutes
- 4) Financial Statements
  - a. 2015 Year End
  - b. 2016 Budget
- 5) Development Update
- 6) General Questions

Association Manager: Ann Marie Baird

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

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

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## Balance Sheet

For the Period Ended December 31, 2015

### Assets

#### Current Assets

##### Cash

Cash: Operating Account (WTB) \$ 11,177.84

##### Receivables

Accounts Receivable \$ 6,774.08

Patio Homes \$ 5,429.88

##### Other Current Assets

Prepaid Expenses \$ 2,589.40

Total Current Assets \$ 25,971.20

### Liabilities and Equity

#### Current Liabilities

Accounts Payable \$ 1,090.50

Prepaid Rents & Unapplied Credits \$ 22,005.00

Patio Homes \$ 5,429.88

Total Current Liabilities \$ 28,525.38

#### Equity

Retained Earnings \$ 5,333.48

Net Income \$ (7,887.66)

Total Equity \$ (2,554.18)

Total Liabilities & Equity \$ 25,971.20

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## 2016 Budget

	2015 Actuals	2015 Budget	2016 Budget
<b>Income from Operations:</b>			
Regular Assessment Income	\$ 65,362.89	\$ 27,750.00	\$ 82,850.00
Villa Maintenance Fees	\$ 8,175.00	\$ -	\$ 10,075.00
Late/NSF Fees	\$ -	\$ -	\$ -
Setup Fees	\$ 14,100.00	\$ 7,500.00	\$ 9,500.00
Transfer Fees	\$ 150.00	\$ -	\$ -
Miscellaneous Income	\$ -	\$ -	\$ -
<b>Income from Operations</b>	<b>\$ 87,787.89</b>	<b>\$ 35,250.00</b>	<b>\$ 102,425.00</b>
<b>Operating Expenses:</b>			
State Income Tax	\$ 30.00	\$ 30.00	\$ 30.00
Liability Insurance	\$ 3,929.45	\$ 780.00	\$ 4,439.04
Other Insurance	\$ -	\$ 1,020.00	\$ -
Electricity	\$ 1,721.31	\$ 26,610.00	\$ 3,300.00
Natural Gas	\$ 1,185.88	\$ 2,800.00	\$ 970.00
Water	\$ 147.06	\$ 456.00	\$ 550.00
Sewer	\$ 136.00	\$ 458.28	\$ 300.00
Trash Removal	\$ 327.03	\$ 456.00	\$ 456.00
Janitorial Contract	\$ 730.00	\$ 2,110.00	\$ 2,200.00
Janitorial Supplies	\$ 438.12	\$ 800.00	\$ 700.00
Pool Maintenance & Supplies	\$ 5,329.40	\$ -	\$ 9,870.00
Miscellaneous Repairs & Maint.	\$ 70.00	\$ 1,800.00	\$ 2,700.00
Extermination	\$ -	\$ 316.00	\$ 316.00
Irrigation Water	\$ 8,956.67	\$ 5,000.00	\$ 8,740.00
General Maintenance Grounds	\$ -	\$ 600.00	\$ 1,500.00
Landscape Maintenance	\$ 41,068.00	\$ 29,500.00	\$ 55,190.00
Villa Landscape Maintenance	\$ 2,745.12	\$ -	\$ 8,177.50
Lighting Repair & Maintenance	\$ 377.00	\$ 5,400.00	\$ 2,400.00
Playground Maintenance	\$ -	\$ -	\$ 1,125.00
Irrigation System Repair & Maint.	\$ 17,817.87	\$ 2,950.00	\$ 10,750.00
Security System Repair & Maint.	\$ 1,067.40	\$ 1,400.00	\$ 1,400.00
Phone Lines	\$ 568.17	\$ 1,200.00	\$ 1,200.00
Advertising, Promotion, Web	\$ 202.28	\$ 420.00	\$ 920.00
Community Events	\$ 50.00	\$ 50.00	\$ 550.00
Bank Fees	\$ -	\$ 480.00	\$ -
Property Management Fees	\$ 8,778.79	\$ 3,525.00	\$ 10,242.50
<b>Total Operating Expenses</b>	<b>\$ 95,675.55</b>	<b>\$ 88,161.28</b>	<b>\$ 128,026.04</b>
<b>Net Income (Loss)</b>	<b>\$ (7,887.66)</b>	<b>\$ (52,911.28)</b>	<b>\$ (25,601.04)</b>