

BainBridge

Annual Meeting Agenda
Tuesday, April 18th, 2017, from 6:00 to 7:00 pm
Rocky Mountain High School Cafeteria

- 1) Welcome & Introductions
- 2) Proof of Notice
- 3) No Previous Meeting Minutes
- 4) Financial Statements
 - a. 2016 Year End
 - b. 2017 Budget
- 5) Development Update
- 6) General Questions

Association Manager: Ann Marie Baird

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

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BainBridge

Balance Sheet For the Period Ended December 31, 2016

Assets

Current Assets

Cash

Cash: Operating Account (WTB) \$ 41,752.71

Receivables

Accounts Receivable \$ 610.00

Other Current Assets

Prepaid Expenses \$ 1,327.69

Total Current Assets \$ 43,690.40

Liabilities and Equity

Current Liabilities

Accounts Payable \$ 2,123.71

Prepaid Rents & Unapplied Credits \$ 7,942.98

Total Current Liabilities \$ 10,066.69

Equity

Retained Earnings \$ 24,815.87

Net Income \$ 8,807.84

Total Equity \$ 33,623.71

Total Liabilities & Equity \$ 43,690.40

BainBridge

2016 Year End vs. Budget & 2017 Budget

	2016 Actuals	2016 Budget	2017 Budget
Income from Operations:			
Regular Assessment Income	\$ 61,607.31	\$ 41,800.00	\$ 94,250.00
Late/NSF Fees	\$ -	\$ -	\$ -
Setup Fees	\$ 14,250.00	\$ 10,000.00	\$ 12,500.00
Transfer Fees	\$ 300.00	\$ -	\$ -
Miscellaneous Income	\$ -	\$ -	\$ -
Income from Operations	\$ 76,157.31	\$ 51,800.00	\$ 106,750.00
Operating Expenses:			
State Income Tax	\$ 30.00	\$ 30.00	\$ 30.00
Liability Insurance	\$ 2,376.81	\$ 3,612.00	\$ 4,428.00
Electricity	\$ 5,651.66	\$ 3,420.00	\$ 6,550.00
Natural Gas	\$ -	\$ 2,000.00	\$ 2,255.00
Water	\$ -	\$ 520.00	\$ 850.00
Sewer	\$ -	\$ 595.00	\$ 540.00
Trash Removal	\$ -	\$ 160.00	\$ 450.00
Janitorial Contract	\$ -	\$ 2,200.00	\$ 2,640.00
Janitorial Supplies	\$ -	\$ 900.00	\$ 650.00
Pool Maintenance & Supplies	\$ -	\$ 9,870.00	\$ 10,434.00
Miscellaneous Repairs & Maint.	\$ 488.51	\$ 2,700.00	\$ 2,700.00
Extermination	\$ 890.00	\$ 600.00	\$ 1,068.00
Irrigation Water	\$ 4,116.25	\$ 2,300.00	\$ 4,360.00
General Maintenance Grounds	\$ -	\$ -	\$ 3,000.00
Landscape Maintenance	\$ 35,212.58	\$ 30,830.00	\$ 60,017.00
Lighting Repair & Maintenance	\$ -	\$ 1,500.00	\$ 1,500.00
Snow Removal	\$ 1,810.00	\$ 2,000.00	\$ 2,000.00
Playground Maintenance	\$ -	\$ 1,125.00	\$ 1,125.00
Irrigation System Repair & Maint.	\$ 8,038.00	\$ 4,900.00	\$ 8,013.00
Security System Repair & Maint.	\$ 910.44	\$ 1,500.00	\$ 1,500.00
Phone Lines	\$ -	\$ 1,080.00	\$ 1,215.00
Advertising, Promotion, Web	\$ 97.48	\$ 920.00	\$ 980.00
Community Events	\$ 50.00	\$ 550.00	\$ 562.00
Bank Fees	\$ 16.51	\$ 24.00	\$ 24.00
Property Management Fees	\$ 7,661.23	\$ 5,180.00	\$ 10,675.00
Total Operating Expenses	\$ 67,349.47	\$ 78,516.00	\$ 127,566.00
Net Income (Loss)	\$ 8,807.84	\$ (26,716.00)	\$ (20,816.00)