

# ARBOR

Annual Meeting Agenda

Wednesday, October 18, 2023

Via Zoom ID: 862 6190 3471, Passcode: 717200

- 1) Welcome & Introductions
- 2) Proof of Notice
  - a. Sent Via Mail & Email
- 3) Previous Meeting Minutes
  - a. March 3, 2022
- 4) Financial Statements
  - a. 2022 Year End
  - b. 2023 Budget
- 5) Committee Reports
  - a. ACC
  - b. Advisory Committee
  - c. Event Committee
  - d. Neighborhood Watch
- 6) Development Update
- 7) General Questions

# ARBOR

Annual Meeting Minutes  
March 3, 2022

## **Welcome & Introductions**

The meeting was started at 6pm by Ann Marie Baird on behalf of Brighton Corporation. This was a webinar meeting on zoom using ID: 811 4509 1993 and passcode: 394512. There were 16 attendees from the community.

## **Proof of Notice**

Notice of the meeting was sent by mail, but it was also posted in the newsletter via email. Anyone who did not receive notification to attend was asked to reach out and update their contact information.

## **Previous Meeting Minutes**

The meeting minutes from February 24, 2021 were reviewed.

## **Financial Statements**

Ann Marie provided and reviewed the 2021 year end financials as well as the 2022 budget by each line item. The additional phases being added along with increased services is seen in the inflated budget.

## **Committee Reports**

The Association being new does not yet have any active committees, but there are many that we're happy to assist residents in setting up, such as: ACC, Advisory, Event, and Neighborhood Watch. Residents interested in any of these committees, or any others not mentioned, are encouraged to reach out to Ann Marie to get them started.

## **Development Update**

The community is still in active development. Ann Marie showed the current map located on the community website at [www.arboridaho.com](http://www.arboridaho.com) to explain the upcoming and future phases, including the future 2<sup>nd</sup> pool, and commercial lots.

## **General Questions**

Ann Marie noted that benches will be added to the playground areas. Pet stations are something that we try to avoid and educate residents about responsible cleanup first. It was asked if the bark can be changed out at the playground, and due to cost is not something planned at this time.

## **Adjourn**

With no further questions the meeting was adjourned at 6:37pm.

# ARBOR

## Balance Sheet For the Period Ended December 31, 2022

### Assets

#### Current Assets

##### Cash

Cash: Operating Account (WTB)	\$ 41,143.32
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##### Receivables

Accounts Receivable	\$ 4,326.00
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Total Current Assets	<u>\$ 45,469.32</u>
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### Liabilities and Equity

#### Current Liabilities

Accounts Payable	\$ 211.85
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Prepaid & Unapplied Credits	\$ 13,095.00
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Total Current Liabilities	<u>\$ 13,306.85</u>
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#### Equity

Retained Earnings	\$ 36,965.76
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Net Income	\$ (4,803.29)
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Total Equity	<u>\$ 32,162.47</u>
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Total Liabilities & Equity	<u>\$ 45,469.32</u>
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# ARBOR

## 2022 Income Statement & 2023 Budget

	2022 Actuals	2022 Budget	2023 Budget
<b>Income from Operations:</b>			
Regular Assessment Income	\$ 121,304.55	\$ 162,945.00 <sup>160</sup>	\$ 165,600.00 <sup>194</sup>
Late/NSF Fees	\$ 985.00	\$ -	\$ -
Setup Fees \$350	\$ 10,850.00	\$ 51,450.00 <sup>147</sup>	\$ 10,640.00 <sup>30</sup>
Transfer Fees \$150	\$ 750.00	\$ 300.00 <sup>2</sup>	\$ 300.00 <sup>2</sup>
Clubhouse Rental Fee	\$ 480.00	\$ -	\$ -
Miscellaneous Income	\$ 2,351.00	\$ 100.00	\$ 100.00
<b>Income from Operations</b>	<b>\$ 136,720.55</b>	<b>\$ 214,795.00</b>	<b>\$ 176,640.00</b>
<b>Operating Expenses:</b>			
State Income Tax	\$ 30.00	\$ 80.00	\$ 30.00
Liability Insurance	\$ 3,383.00	\$ 7,165.00	\$ 4,300.00
Electricity	\$ 5,254.12	\$ 5,800.00	\$ 5,600.00
Natural Gas	\$ 2,429.87	\$ 2,300.00	\$ 2,650.00
Water	\$ 291.01	\$ 625.00	\$ 300.00
Sewer	\$ 327.79	\$ 540.00	\$ 540.00
Trash Removal	\$ 153.91	\$ 360.00	\$ 180.00
HVAC	\$ 650.21	\$ -	\$ -
Janitorial Contract	\$ 5,345.00	\$ 7,280.00	\$ 5,500.00
Janitorial Supplies	\$ 123.59	\$ 2,000.00	\$ 350.00
Pool Maintenance & Supplies	\$ 13,689.21	\$ 21,332.00	\$ 12,457.00
Miscellaneous Repairs & Maint.	\$ 2,278.40	\$ 5,450.00	\$ 4,800.00
Extermination	\$ 445.00	\$ 900.00	\$ 900.00
Irrigation Water	\$ 3,207.46	\$ 3,500.00	\$ 3,500.00
General Maintenance Grounds	\$ 562.50	\$ 1,200.00	\$ 500.00
Landscape Maintenance	\$ 82,839.04	\$ 93,955.00	\$ 94,830.00
Lighting Repair & Maintenance	\$ 747.70	\$ 7,800.00	\$ 3,280.00
Snow Removal	\$ 525.75	\$ 2,500.00	\$ 2,500.00
Playground Maintenance	\$ 762.00	\$ 2,650.00	\$ 2,650.00
Irrigation System Repair & Maint.	\$ 2,197.50	\$ 5,100.00	\$ 5,100.00
Security System Repair & Maint.	\$ 240.00	\$ 1,370.00	\$ 870.00
Phone Lines	\$ 1,871.96	\$ 2,040.00	\$ 2,040.00
Advertising, Promotion, Web	\$ -	\$ 980.00	\$ 980.00
Community Events	\$ 711.86	\$ 562.00	\$ 580.00
Bank Fees	\$ 20.00	\$ -	\$ -
Property Management Fees	\$ 13,436.96	\$ 21,480.00	\$ 17,664.00
<b>Total Operating Expenses</b>	<b>\$ 141,523.84</b>	<b>\$ 196,969.00</b>	<b>\$ 172,101.00</b>
<b>Net Income (Loss)</b>	<b>\$ (4,803.29)</b>	<b>\$ 17,826.00</b>	<b>\$ 4,539.00</b>