



Annual Meeting Agenda

Thursday, May 30, 2024

Via Zoom ID: 892 8736 0461, Passcode: 464974

- 1) Welcome & Introductions
- 2) Proof of Notice
 - a. Sent Via Mail & Email
- 3) No Previous Meeting Minutes
- 4) Financial Statements
 - a. 2023 Year End
 - b. 2024 Budget
- 5) Committee Reports
 - a. Lifestyle Events
 - b. Neighborhood Watch
- 6) Development Update
- 7) General Questions

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Website: <https://pinnaclemeridian.com/>, <https://brightoncorp.cincwebaxis.com/>



Balance Sheet

For the Period Ending December 31, 2023

Assets

Current Assets

Cash

Cash: Operating Account (SW) \$ 127,148.51

Cash: Operating Account (WTB) \$ 40,199.59

Receivables

Accounts Receivable \$ (3,043.48)

Total Current Assets

\$ 164,304.62

Liabilities and Equity

Current Liabilities

Accounts Payable \$ -

Prepaid & Unapplied Credits \$ 400.00

Total Current Liabilities

\$ 400.00

Equity

Retained Earnings \$ 11,621.36

Net Income \$ 152,283.26

Total Equity

\$ 163,904.62

Total Liabilities & Equity

\$ 164,304.62



2023 Income Statement & 2024 Budget

	2023 Actuals	2023 Budget	2024 Budget	
		\$800	\$800	
Income from Operations:				
Regular Assessment Income	\$ 167,958.65	\$ 63,040.00	\$ 192,800.00	215
Late/NSF Fees	\$ 400.00	\$ -	\$ -	
Setup Fees \$500	\$ 81,000.00	\$ 12,600.00	\$ 16,800.00	48
Transfer Fees \$250	\$ 25,500.00	\$ -	\$ -	
Clubhouse Rental Fee	\$ -	\$ -	\$ -	
Miscellaneous Income	\$ -	\$ 250.00	\$ -	
Income from Operations	\$ 274,858.65	\$ 75,890.00	\$ 209,600.00	
Operating Expenses:				
State Income Tax	\$ 30.00	\$ 30.00	\$ 30.00	
Liability Insurance	\$ 1,243.00	\$ 3,500.00	\$ 3,500.00	
D&O Insurance	\$ -	\$ -	\$ -	
Electricity	\$ 2,111.42	\$ 600.00	\$ 1,800.00	
Natural Gas	\$ -	\$ -	\$ 2,280.00	
Water	\$ -	\$ -	\$ 200.00	
Sewer	\$ -	\$ -	\$ 240.00	
Trash Removal	\$ -	\$ -	\$ 120.00	
HVAC	\$ -	\$ -	\$ -	
Janitorial Contract	\$ -	\$ -	\$ 6,770.00	
Janitorial Supplies	\$ -	\$ -	\$ 800.00	
Pool Maintenance & Supplies	\$ -	\$ -	\$ 12,995.00	
Miscellaneous Repairs & Maint.	\$ 348.00	\$ -	\$ 1,600.00	
Extermination	\$ -	\$ 356.00	\$ 756.00	
Irrigation Water	\$ 865.79	\$ 4,500.00	\$ 4,500.00	
General Maintenance Grounds	\$ 2.55	\$ -	\$ -	
Landscape Maintenance	\$ 42,007.04	\$ 43,875.00	\$ 47,195.00	
Lighting Repair & Maintenance	\$ -	\$ -	\$ 5,800.00	
Snow Removal	\$ 437.50	\$ 2,000.00	\$ 2,000.00	
Playground Maintenance	\$ -	\$ -	\$ -	
Irrigation System Repair & Maint.	\$ 850.00	\$ 3,500.00	\$ 3,500.00	
Security System Repair & Maint.	\$ -	\$ -	\$ 800.00	
Phone Lines	\$ 1.54	\$ -	\$ 800.00	
Signs & Web Fees	\$ 2,500.23	\$ -	\$ 1,400.00	
Community Events	\$ 19.44	\$ 100.00	\$ 15,100.00	
Association Master Fees	\$ 47,172.48	\$ -	\$ 47,530.00	
Property Management Fees	\$ 24,586.40	\$ 7,589.00	\$ 20,960.00	
Bad Debt/Write Off	\$ 400.00	\$ -	\$ -	
Total Operating Expenses	\$ 122,575.39	\$ 66,050.00	\$ 180,676.00	
Net Income (Loss)	\$ 152,283.26	\$ 9,840.00	\$ 28,924.00	