



PARAMOUNT

Annual Meeting Agenda

Tuesday, April 9th, 2013, 6:00 pm

Paramount Elementary Cafeteria

- Welcome & Introductions
- Financial Report
 - 2012 Year End
 - 2013 Budget
- Committee Reports
 - Events Committee – Doug Reece
 - Neighborhood Watch
- Development Update
 - New Phases & Amenities
- General Questions

Property Manager: Ann Marie Baird

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

Direct: (208)287-0514

hoa@brightoncorp.com

www.paramount-idaho.com

www.nextdoor.com

WELCOME TO
PARAMOUNT
We Speak Family

2013 Annual Dues and Amenities Comparison

	Dues	Pools	Comm. Center	Workout Facility	Parks	Common Areas	Irrigation
Paramount	\$605	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Lochsa Falls	\$500				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Bridgetower	\$600	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>	
Saguaro Canyon	\$640	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
SpurMing Greens	\$900	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>



PARAMOUNT

Balance Sheet

For the Period Ended December 31, 2012

Assets

Current Assets

Cash

Cash: Operating Account (WFB) \$ 4,511.16

Receivables

Accounts Receivable \$ 1,992.04

Other Current Assets

Prepaid Expenses \$ 8,875.16

Accumulated Depreciated Assets \$ 7,310.93

Total Current Assets \$ 22,689.29

Liabilities and Equity

Current Liabilities

Accounts Payable \$ 14,370.03

Prepaid & Unapplied Credits \$ 5,466.26

Total Current Liabilities \$ 19,836.29

Equity

Retained Earnings \$ 19,682.00

Net Income \$ (16,829.00)

Total Equity \$ 2,853.00

Total Liabilities & Equity \$ 22,689.29



PARAMOUNT
Current Actual to Next Year Budget
Through December 31, 2012

TITLE	2012 Actual	2012 Budget	2013 Budget
Income from Operations:			
Regular Assessment Income	326,406.59	316,289.17	364,030.00
Fees, Interest, & Misc.	<u>23,867.43</u>	<u>12,350.00</u>	<u>23,700.00</u>
Income from Operations	350,274.02	328,639.17	387,730.00
Operating Expenses			
Other Miscellaneous Expense	1,046.83	6,000.00	-
Taxes & Insurance	9,712.00	9,712.08	9,870.00
Electricity	30,844.28	29,008.00	29,500.00
Natural Gas	6,445.62	8,851.57	7,700.00
Water	889.86	692.68	793.00
Sewer	1,154.63	792.00	1,077.00
Trash Removal	449.38	432.00	444.00
Cable TV	1,203.76	1,164.00	1,200.00
HVAC	2,100.00	445.00	912.00
Janitorial	10,875.85	10,130.00	15,200.00
Ceiling & Interior Walls	-	-	1,500.00
Exterior Walls	-	-	2,500.00
Floors	-	-	5,000.00
Lighting Repair & Maint.	352.71	360.00	360.00
Locks & Keys	397.50	700.00	-
Painting Exterior	6,375.00	5,725.00	-
Signage	246.72	560.00	300.00
Pool Maintenance & Supplies	30,407.14	19,644.00	20,400.00
Fitness Equipment	1,723.71	2,400.00	2,400.00
Miscellaneous Repairs & Maint.	3,995.56	6,368.00	2,368.00
Extermination	1,716.00	1,716.00	1,716.00
Irrigation Water	18,331.26	12,922.00	18,331.00
Fountain Repair & Maint.	7,035.33	3,000.00	3,000.00
General Maintenance Grounds	3,182.00	-	7,000.00
Landscape Maintenance	143,669.04	128,080.00	160,735.00
Lighting Repair & Maintenance-Parking	6,117.18	5,200.00	8,200.00
Parking Lot Repair & Maintenance	295.00	295.00	-
Snow Removal	780.00	900.00	1,450.00
Courtyard Maintenance	-	700.00	700.00
Irrigation System Repair and Maint.	28,629.47	20,195.00	25,000.00
Fire System Repair & Maint.	-	50.00	50.00
Security System Repair & Maint.	1,969.50	1,433.20	1,433.00
Phone Lines	1,884.80	1,860.00	1,884.00
Advertising & Promotion	500.00	1,000.00	1,000.00
Community Events	4,711.61	6,000.00	6,000.00
Bank Fees	1,087.58	300.00	3,700.00
Property Management Fees	35,027.40	32,863.92	38,773.00
Miscellaneous Mgmt. & Admin.	<u>-</u>	<u>-</u>	<u>2,400.00</u>
Total Operating Expenses	<u>363,156.72</u>	<u>319,499.45</u>	<u>382,896.00</u>
Net Income/Cash - Operations	(12,882.70)	9,139.72	4,834.00
Depreciation & Amortization	3,946.30	4,527.36	-
Net Income (Loss)	<u>(16,829.00)</u>	<u>4,612.36</u>	<u>4,834.00</u>



KEY	
	Paramount 18
	Paramount North
	Sold Homesites
	Future Homesites



NOTE:
Images shown are for conceptual purposes
and design details are subject to change
* Per City of Meridian Future Land Use Map - June 8, 2010