

**Bliss Farm Condo Association  
2011 Annual Meeting  
2 October 2011  
Scheduled 2:00 pm  
Agenda**

**Call to Order**

**1. Treasurers Report**

**a. 2011 Budget**

**b. Current Financial Status**

**c. Actions:**

**i. LEANS**

**1. Current: 1 Donovan (Bonina); 14 Donovan (Coombs); 15 Donovan; (Moran); 16 Donovan (Scheibert); 17 Donovan (Dahood); 19 Donovan (Slater), 17 Wright Rd (Earley); 26 Wright(Gordon); and 10 Judith Lane (Williams), 29 Wright Road (Holmes)**

**ii. Small Claims Status – 4 in process**

**2. Current issues**

**a. Septic**

**b. Dogs**

**c. Speed Bumps**

**d. Parking on Streets in Winter**

**e. Elections – term up this year: Iacuzio, Mullaney, Goldthwaite, Santangelo**

**f. Condo Fees – no increase this year**

**g. Putting into place an automatic deposit and credit card payment for condo fees with Citizens. Fees will be \$5 per month for credit card and \$1 per month for direct deposit.**

**h. Late night parties**

**i. 15% delinquency rate on Condo fees will cause loans and refi's to be disapproved.**

**3. Other Business**

Bliss Farm Condominium Association, Inc.  
Profit and Loss Budget  
January 2012 through December 2012  
as of 26 September 2011

Ordinary Income/Expense	1 Jan 11 - 31 Dec 11 Budget	1 Jan 12 - 31 Dec 12 Budget	Difference
<b>Income</b>			
Condo Fees	\$88,320.00	\$88,320.00	\$0.00
Dividends - Galaxy Fund	\$200.00	\$100.00	\$-100.00
Road Repairs			
Reimbursement	\$0.00	\$0.00	\$0.00
Septic Pumping Station Repair	\$0.00	\$0.00	\$0.00
<b>Total Income</b>	<b>\$88,520.00</b>	<b>\$88,420.00</b>	<b>\$-100.00</b>
<b>Expenses</b>			
Administration	\$2,500.00	\$2,500.00	\$0.00
Bank Charges	\$0.00	\$0.00	\$0.00
Common Area Maintenance	\$7,000.00	\$7,000.00	\$0.00
Electricity	\$4,000.00	\$4,400.00	+\$400.00
Insurance	\$4,200.00	\$4,200.00	\$0.00
Legal	\$4,000.00	\$3,600.00	-\$400.00
Mowing	\$4,000.00	\$3,600.00	-\$400.00
Postage	\$300.00	\$300.00	\$0.00
Roads (maintenance)	\$7,000.00	\$7,000.00	\$0.00
Rubbish Removal	\$6,800.00	\$8,400.00	+\$1600.00
Septic Maintenance	\$12,000.00	\$12,000.00	\$0.00
Septic Repair/Replacement	\$18,000.00	\$18,000.00	\$0.00
Snow Plowing	\$9,000.00	\$9,000.00	\$0.00
Taxes (federal)	\$500.00	\$300.00	-\$200.00
<b>Total Expenses</b>	<b>\$79,300.00</b>	<b>\$80,300.00</b>	<b>+\$1000.00</b>
<b>Net Ordinary Income</b>	<b>\$9,220.00</b>	<b>\$8,120.00</b>	
<b>Other Income/ Expenses</b>			
<b>Other Expenses</b>			
Reserve - Septic and Roads	\$9,220.00	\$8,120.00	
<b>Total Other Expenses</b>	<b>\$9,220.00</b>	<b>\$8,120.00</b>	
<b>Net Income</b>	<b>\$0.00</b>	<b>\$0.00</b>	

# Income/Expense Comparison by Category - YTD

1/1/2010 through 10/2/2011

Category	1/1/2010- 10/2/2010	1/1/2011- 10/2/2011	Amount Difference
<b>INCOME</b>			
Uncategorized	0.00	3,355.01	3,355.01
Deposit Error	0.00	100.00	100.00
Interest Inc	0.00	109.33	109.33
Other Inc Condo Fees	69,116.94	62,894.70	-6,222.24
<b>TOTAL INCOME</b>	<b>69,116.94</b>	<b>66,459.04</b>	<b>-2,657.90</b>
<b>EXPENSES</b>			
Uncategorized	300.00	0.00	300.00
Administration	2,065.92	1,936.60	129.32
Common Grounds Maintenance	1,489.40	0.00	1,489.40
Legal-Prof Fees	2,190.64	1,756.76	433.88
Mowing	5,270.00	2,425.00	2,845.00
Road Repairs	0.00	3,700.00	-3,700.00
Septic Repair	25,789.56	8,232.00	17,557.56
Septic Service	9,012.85	4,765.00	4,247.85
Snow Plowing and Snow Removal Tax	6,420.00	11,620.00	-5,200.00
Other	0.00	220.00	-220.00
<b>TOTAL Tax</b>	<b>0.00</b>	<b>220.00</b>	<b>-220.00</b>
<b>Utilities</b>			
Garbage & Recycling	4,163.55	5,476.67	-1,313.12
Gas & Electric	3,025.84	2,903.30	122.54
<b>TOTAL Utilities</b>	<b>7,189.39</b>	<b>8,379.97</b>	<b>-1,190.58</b>
<b>TOTAL EXPENSES</b>	<b>59,727.76</b>	<b>43,035.33</b>	<b>16,692.43</b>
<b>OVERALL TOTAL</b>	<b>9,389.18</b>	<b>23,423.71</b>	<b>14,034.53</b>

## Budget - YTD

1/1/2011 through 10/2/2011 Using Bliss Farm Condo Budget

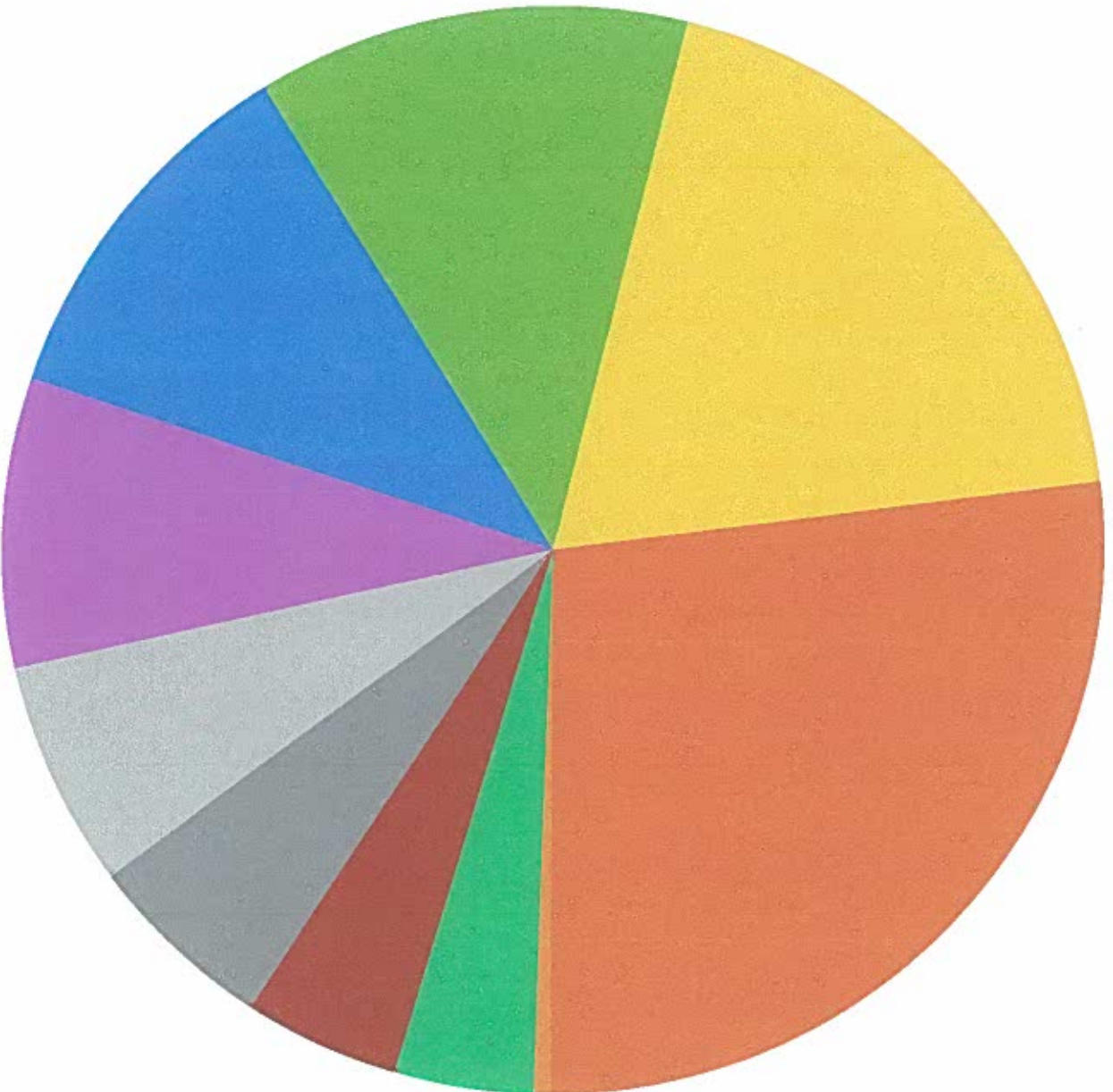
10/2/2011

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Category	1/1/2011 Actual	-	10/2/2011 Difference
		Budget	
<b>Business Expenses</b>			
Legal-Prof Fees	-1,756.76	-2,266.13	509.37
Tax, Business			
Fed	0.00	-400.00	400.00
TOTAL Tax, Business	0.00	-400.00	400.00
<b>TOTAL Business Expenses</b>	<b>-1,756.76</b>	<b>-2,666.13</b>	<b>909.37</b>
<b>Business Income</b>			
<b>TOTAL Business Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Income</b>			
Interest Inc	109.33	362.58	-253.25
Other Inc Condo Fees	62,894.70	57,106.45	5,788.25
<b>TOTAL Income</b>	<b>63,004.03</b>	<b>57,469.03</b>	<b>5,535.00</b>
<b>Personal Expenses</b>			
Administration	-1,936.60	-1,906.45	-30.15
Bank Charge	0.00	-181.29	181.29
Common Grounds Maintenance	0.00	-5,000.00	5,000.00
Mowing	-2,425.00	-3,500.00	1,075.00
Postage	0.00	-226.61	226.61
Road Repairs	-3,700.00	-7,000.00	3,300.00
Septic Repair	-8,232.00	-11,330.65	3,098.65
Septic Service	-4,765.00	-7,553.77	2,788.77
Snow Plowing and Snow Removal	-11,620.00	-4,500.00	-7,120.00
Tax			
Other	-220.00	0.00	-220.00
TOTAL Tax	-220.00	0.00	-220.00
Utilities			
Garbage & Recycling	-5,476.67	-4,381.19	-1,095.48
Gas & Electric	-2,903.30	-2,643.84	-259.46
TOTAL Utilities	-8,379.97	-7,025.03	-1,354.94
<b>TOTAL Personal Expenses</b>	<b>-41,278.57</b>	<b>-48,223.80</b>	<b>6,945.23</b>
<b>Personal Income</b>			
Deposit Error	100.00	0.00	100.00
<b>TOTAL Personal Income</b>	<b>100.00</b>	<b>0.00</b>	<b>100.00</b>
<b>Unassigned</b>			
Uncategorized	3,355.01	0.00	3,355.01
<b>TOTAL Unassigned</b>	<b>3,355.01</b>	<b>0.00</b>	<b>3,355.01</b>
<b>OVERALL TOTAL</b>	<b>23,423.71</b>	<b>6,579.10</b>	<b>16,844.61</b>

# Spending by Category - YTD

1/1/2011 through 10/2/2011



Snow Plowing and Snow Removal	27.00%
Septic Repair	19.13%
Utilities: Garbage & Recycling	12.73%
Septic Service	11.07%
Road Repairs	8.60%
Utilities: Gas & Electric	6.75%
Mowing	5.63%
Administration	4.50%
Legal-Prof Fees	4.08%
Tax: Other	0.51%
<b>Total</b>	<b>\$43,035.33</b>