

Bliss Farm Condo Association
2021 Annual Meeting
19 September 2021
Scheduled 4:30 pm
Agenda

Call to Order

1. Treasurers Report

- a. **2022 Budget**
- b. **Current Financial Status**
- c. **Actions:**
 - i. **Current Liens:** 14 Donovan; 36 Wright (Super Lien); 5 Wright; 28 Wright Rd; 26 Wright Rd; 4 Judith Ln.
 - ii. **Vacated Leans:** None
 - iii. **Small Claims Status** – None

2. Current issues

- a. **Need a current email and phone number you can be contacted at.**
- b. **The board cannot referee issue between neighbors. If the issue cannot be worked out the next step is to call the Derry Police Department. (The Board believes you are all adults)**
- c. **Need Board Permission for outside projects (ie take down trees, paint your house a different color, put up a fence ect.) Repair of Property is expected by the by-laws.**
- d. **Automatic deposit and credit card payment for condo fees is available by contacting Jeff Katz. Currently 20 people are enrolled (31%)**
- e. **Dogs and Cats**
- f. **Real Estate action – 6 Homes have Sold this year (7.5%).**
- g. **Snow Plowing – Same contractor as last year. We will not replace mailboxes unless the plow actually hits it.**
- h. **Parking on Streets – Snow Plowing, Waiting for the school bus, Over night**
- i. **Septic – continue to pump tanks on a schedule, replaced two pumps which were 30 years old with the possibility a third pump. In addition, we recently had failure of two pumps more pumps in Judith Ln Pumping station. Don't flush wipes or Feminine hygiene products.**
- j. **Waste Service – They must make 2 runs through the development every other week so 5am pickup on first pick up.**
- k. **Elections – Board Positions, 3 terms up this year: Jerry Iacuzio, Mariano Santangelo, Robert Mullaney – contact Jeff Katz if you would like to be put on the ballot.**
- l. **We are currently at 1.6% delinquency rate on Condo fees which is best in 30 years**
- m. **Web site has been updated and improved. Most information need by realtors are on the site. Please send new email addresses to info@blissfarm.org. Remind your realtor or mortgage company that we are free standing condominiums and do not have a master insurance policy. Every homeowner is required to have a homeowners policy.**
- n. **Accomplishments – Landscaping Contractor and snow plowing Contractor in on the second year, Road cracks are being sealed this fall at no cost, dead trees on common land affecting structures. Now paying landscaping contractor to police the sides of the Wright Road.**
- o. **Repair of Roads complete**
- p. **Developing 5-year plan with Kent to upgrading pumping stations and control panels.**
- q. **Condo Fees – No increase for the upcoming year.**

3. Other Business

Camera's For TRASH

Bliss Farm Balance Sheet				
As of 31 August 2021				
		August-21	July-21	
Assets				
Citizen Primary Checking		\$16,880.52	\$16,695.70	
Citizen Credit Cards/Direct Withdrawal Checking		\$9,765.62	\$7,439.93	
BlackRock Money Market Account		\$539.66	\$539.66	
Citizens Business Performance MAA		\$117,714.03	\$117,712.13	
Account Receivables		\$0.00	\$212.01	
Undeposited Condo Fees		\$0.00	\$0.00	
Total		\$144,899.83		
Liabilities				
Total		\$0.00		
Upcoming Expenses				
Normal Utilities		\$3,000.00		
Bad Debts		\$13,947.18	Over last 10 years	
Current Debt		\$750.00	1 People more than 3 months behind account for this shortfall	
		1.6%	1 People more than 6 months behind of the assn more than six months behind	
		1.6%	Individuals did not make a payment	10

Bliss Farm Condominium Association, Inc.
Profit and Loss Budget
January 2022 through December 2022
as of 1 September 2021

Ordinary Income/Expense	1 Jan 21- 31 Dec 21 Budget	1 Jan 22 - 31 Dec 22 Budget	Difference
Income			
Condo Fees	\$97,500.00	\$97,500.00	\$0.00
Dividends – Money Market	\$1,000.00	\$500.00	-\$500.00
Total Income	\$98,500.00	\$98,000.00	-\$500.00
Expenses			
Administration	\$12,000.00	\$12,000.00	\$0.00
Bank Charges	\$1,500.00	\$500.00	-\$1000.00
Common Area Maintenance	\$8,000.00	\$5,000.00	-\$3000.00
Electricity	\$7,000.00	\$5,000.00	-\$2000.00
Insurance	\$4,000.00	\$3,600.00	-\$400.00
Legal	\$7,000.00	\$4,000.00	-\$3000.00
Mowing	\$3,000.00	\$3,000.00	\$0.00
Postage	\$300.00	\$300.00	\$0.00
Roads (maintenance)	\$10,000.00	\$10,000.00	\$0.00
Rubbish Removal	\$9,600.00	\$9,600.00	\$0.00
Septic Maintenance	\$10,000.00	\$10,000.00	\$0.00
Septic Repair/Replacement	\$10,000.00	\$10,000.00	\$0.00
Snow Plowing	\$15,000.00	\$15,000.00	\$0.00
Taxes (federal)	\$500.00	\$500.00	\$0.00
Total Expenses	\$97,900.00	\$88,500.00	-\$9,400.00
Net Ordinary Income	\$600.00	\$9,500.00	
Other Income/ Expenses			
Other Expenses			
Reserve - Septic and Roads	\$0.00	\$9,500.00	
Total Other Expenses	\$0.00	\$9,500.00	
Net Income	\$0.00	\$9,500.00	
Association Reserves Accounts	\$100,800.00	\$117,500.00	

Propose Remaining at \$125.00 per month per Unit to continue to recover replenish reserves.

Report: Category Summary Year to Date

Year to Date: 1/1/2021 - 9/18/2021

191 Categories

Category	1/1/21 - 9/18/21
INCOME	\$69,702.45
Interest Inc	\$29.88
Other Inc Condo Fees	\$47,109.34
Personal Income	\$22,563.23
Paycheck	\$22,563.23
EXPENSE	-\$33,209.82
Administration	-\$7,026.03
Bank Charge	-\$532.60
Business Expenses	-\$139.18
Supplies (Business)	-\$139.18
Common Grounds Maintenance	-\$6,280.00
Fees & Charges	-\$834.02
Legal-Prof Fees	-\$1,820.00
Road Repairs	-\$82.95
Septic Repair	-\$850.00
Septic Service	-\$1,525.00
Shopping	-\$357.47
Electronics & Software	-\$321.99
Shopping (Other)	-\$35.48
Snow Plowing and Snow Removal	-\$2,400.00
Taxes	-\$179.00
Federal Tax	-\$179.00
Uncategorized	-\$1,050.00
Utilities	-\$10,133.57
Garbage & Recycling	-\$7,200.00
Gas & Electric	-\$2,933.57
TOTAL	\$36,492.63