

CENTURY

— **F A R M** —

Annual Meeting Agenda
Tuesday, March 7th, 2017, from 6:00 to 7:00 pm
Hillsdale Elementary Auditorium

- 1) Welcome & Introductions
- 2) Proof of Notice
- 3) No Previous Meeting Minutes
- 4) Financial Statements
 - a. 2016 Year End
 - b. 2017 Budget
- 5) Development Update
- 6) General Questions

Association Manager: Ann Marie Baird

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

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CENTURY

FARM

Balance Sheet

For the Period Ended December 31, 2016

Assets

Current Assets

Cash

Cash: Operating Account (WTB) \$ 44,842.00

Receivables

Accounts Receivable \$ 1,200.00

Other Current Assets

Prepaid Expenses \$ 2,314.00

Total Current Assets \$ 48,356.00

Liabilities and Equity

Current Liabilities

Accounts Payable \$ 706.72

Prepaid & Unapplied Credits \$ 3,410.64

Total Current Liabilities \$ 4,117.36

Equity

Retained Earnings \$ 18,638.05

Net Income \$ 25,600.59

Total Equity \$ 44,238.64

Total Liabilities & Equity \$ 48,356.00

CENTURY

FARM

2016 Year End & 2017 Budget

	2016 Actuals	2017 Budget
Income from Operations:		
Regular Assessment Income	\$ 40,530.84	\$ 87,700.00
Late/NSF Fees	\$ -	\$ -
Setup Fees	\$ 23,250.00	\$ 13,000.00
Transfer Fees	\$ -	\$ -
Miscellaneous Income	\$ -	\$ -
Income from Operations	\$ 63,780.84	\$ 100,700.00
Operating Expenses:		
State Income Tax	\$ 30.00	\$ 30.00
Liability Insurance	\$ 1,876.00	\$ 2,056.00
Electricity	\$ 5,020.52	\$ 5,150.00
Natural Gas	\$ -	\$ 2,370.00
Water	\$ -	\$ 600.00
Sewer	\$ -	\$ 350.00
Trash Removal	\$ -	\$ 480.00
Janitorial Contract	\$ -	\$ 2,220.00
Janitorial Supplies	\$ -	\$ 700.00
Pool Maintenance & Supplies	\$ -	\$ 9,358.00
Miscellaneous Repairs & Maint.	\$ 35.00	\$ 2,750.00
Extermination	\$ -	\$ 600.00
Irrigation Water	\$ 629.47	\$ 1,500.00
General Maintenance Grounds	\$ -	\$ -
Landscape Maintenance	\$ 22,454.00	\$ 54,585.00
Lighting Repair & Maintenance	\$ -	\$ 780.00
Snow Removal	\$ -	\$ -
Playground Maintenance	\$ -	\$ -
Irrigation System Repair & Maint.	\$ 1,593.20	\$ 2,750.00
Security System Repair & Maint.	\$ -	\$ 1,500.00
Phone Lines	\$ -	\$ 1,215.00
Advertising, Promotion, Web	\$ 97.48	\$ 980.00
Community Events	\$ 50.00	\$ 62.00
Bank Fees	\$ 16.50	\$ 24.00
Property Management Fees	\$ 6,378.08	\$ 10,070.00
Total Operating Expenses	\$ 38,180.25	\$ 100,130.00
Net Income (Loss)	\$ 25,600.59	\$ 570.00