ARBOR

Annual Meeting Agenda
February 24, 2021

1) Welcome & Introductions

2) Proof of Notice

3) Previous Meeting Minutes
    a. No Previous Meeting

4) Financial Statements
    a. 2020 Year End
    b. 2021 Budget

5) Committee Reports
    a. ACC
    b. Advisory Committee
    c. Event Committee
    d. Neighborhood Watch

6) Development Update

7) General Questions

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ARBOR

Balance Sheet

For the Period Ended December 31, 2020

Assets

Current Assets		
Cash		
	Cash: Operating Account (WTB)	$ 59,497.12
Receivables		
	Accounts Receivable	$ 2,350.00
Total Current Assets		$ 61,847.12

Liabilities and Equity

Current Liabilities		
	Accounts Payable	$ 136.00
	Prepaid & Unapplied Credits	$ 3,590.00
Total Current Liabilities		$ 3,726.00
Equity		
	Retained Earnings	$ 8,962.58
	Net Income	$ 49,158.54
Total Equity		$ 58,121.12
Total Liabilities & Equity		$ 61,847.12

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2020 Income Statement & 2021 Budget

	2020 Actuals		2021 Budget	
	$650		$680	
Income from Operations:				
Regular Assessment Income	$ 50,681.46		$ 101,943.00	112
Late/NSF Fees	$ -		$ -	
Setup Fees $350	$ 32,900.00	94	$ 24,500.00	70
Transfer Fees $150	$ 150.00		$ -	
Clubhouse Rental Fee	$ -		$ -	
Miscellaneous Income	$ -		$ -	
Income from Operations	$ 83,731.46		$ 126,443.00	
Operating Expenses:				
State Income Tax	$ 30.00		$ 30.00	
Liability Insurance	$ 2,512.00		$ 6,550.00	
Electricity	$ 214.38		$ 600.00	
Natural Gas	$ -		$ 3,390.00	
Water	$ -		$ 525.00	
Sewer	$ -		$ 1,230.00	
Trash Removal	$ -		$ 420.00	
Janitorial Contract	$ -		$ 4,220.00	
Janitorial Supplies	$ -		$ 800.00	
Pool Maintenance & Supplies	$ -		$ 12,400.00	
Miscellaneous Repairs & Maint.	$ 471.91		$ 4,950.00	
Extermination	$ -		$ 900.00	
Irrigation Water	$ 2,569.48		$ 3,000.00	
General Maintenance Grounds	$ -		$ 1,200.00	
Landscape Maintenance	$ 19,337.00		$ 58,600.00	
Lighting Repair & Maintenance	$ 415.00		$ 3,150.00	
Snow Removal	$ -		$ 2,000.00	
Playground Maintenance	$ -		$ -	
Irrigation System Repair & Maint.	$ 650.00		$ 3,000.00	
Security System Repair & Maint.	$ -		$ 780.00	
Phone Lines	$ -		$ 1,200.00	
Advertising, Promotion, Web	$ -		$ 980.00	
Community Events	$ -		$ 62.00	
Bank Fees	$ -		$ -	
Property Management Fees	$ 8,373.15		$ 12,644.00	
Total Operating Expenses	**$ 34,572.92**		**$ 122,631.00**	
Net Income (Loss)	**$ 49,158.54**		**$ 3,812.00**	