

# **SOUTHVIEW TRAILS COMMUNITY ASSOCIATION**

**March 13, 2010**

**Check in – 9:00 a.m.**

**Meeting start – 9:30 a.m.**

**Frank Pearlman Training Center  
Yavapai County Jeep Posse**

## **AGENDA**

- |       |  |           |
|-------|--|-----------|
|       | Social (coffee & donuts provided)                | 9:00 a.m. |
| I.    | Call the Meeting to Order                        | 9:30 a.m. |
| II.   | Proof of Quorum                                  |           |
| III.  | Introductions                                    |           |
| IV.   | Firewise Guest Speakers                          |           |
| V.    | Approval of 2008 and 2009 Annual Meeting Minutes |           |
| VI.   | Nominations from the Floor                       |           |
|       | a. Introduction of Nominees                      |           |
|       | b. Nominee Comments                              |           |
| VII.  | Close of Election                                |           |
| VIII. | Reports  |           |
|       | a. Treasurer's Report                            |           |
|       | b. President's Comments                          |           |
|       | c. Committee Reports                             |           |
|       | d. Management Report                             |           |
| IX.   | Open Forum                                       |           |
| X.    | Election Results                                 |           |
| XI.   | Adjournment                                      |           |

### ***OPEN FORUM GROUND RULES:***

***The speaker is limited to two (2) minutes. Negative comments directed at residents, employees or managers of the Association will not be allowed.***

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**Southview Trails Community Association  
Treasurer's Report – December 2009**

**Balance Sheet Summary: As of December 31, 2009**

Assets:		
Cash in Operating Accounts	\$32,437	
Cash in Reserve Accounts	85,593	
Construction Deposits	-0-	
A/R – Late Fees & NSF Fee	92	
A/R - Other	275	
<b>Total Assets</b>		<b>\$118,397</b>
Liabilities & Equity:		
Construction Deposits	\$ -0-	
Prepaid Assessments	31,968	
Accts. Payable	899	
Misc. Accts. Payable	305	
<b>Total Liabilities</b>	<b>\$ 33,172</b>	
STCA Equity:	85,225	
<b>Total Liabilities &amp; Equity</b>		<b>\$118,397</b>

**Income and Expenses Summary: 12-Months Ended December 31, 2009**

	Month of			YTD 12 Months		
	December			Ended Dec. 31, 2009		
	Actual	Budget	Var.	Actual	Budget	Var
Income	90	10	80	56,030	52,022	4,008
Expenses	4,585	2,701	(1,884)	42,998	42,746	(252)
Net Inc.(loss)	(4,495)	(2,691)	(1,804)	13,032	9,276	3,756

**Southview Trails Community Association  
Budget of Income and Expenses  
Calendar Year 2010 (Final)**

SV-Budget-2010.xls  
4/13/2010

**Southview Budget 2010 (Final)**  
Operating & Reserve Combined

	<b>Jan-Mar</b>	<b>Apr-Jun</b>	<b>Jul-Sep</b>	<b>Oct-Dec</b>	<b>Total Year 2010</b>
<b>INCOME</b>	13,578	13,603	13,593	13,568	54,342
<b>Insurance Expense:</b>	3,552	0	0	0	3,552
<b>Utilities</b>	375	1,150	1,275	500	3,300
<b>HOA Administration Expense</b>	1,189	564	624	914	3,291
<b>Professional Fees</b>	2,916	2,941	2,541	2,541	10,939
<b>Landscape Expense</b>	3,750	5,050	4,450	5,550	18,800
<b>Common Area Expense</b>	530	1,145	145	45	1,865
<b>Other Expenses</b>	90	90	90	90	360
<b>Taxes</b>	300	195	195	220	910
					0
<b>Total Expenses</b>	12,702	11,135	9,320	9,860	43,017
<b>Net: Surplus/(Deficit)</b>	876	2,468	4,273	3,708	11,325
<b>Reserves Transfer (from Oper.)</b>	0	0	0	-9,074	-9,074
<b>Net After Transfer</b>	876	2,468	4,273	-5,366	2,251

**Southview Budget 2010 & 2009**

	(Final) 2010 Budget	(Reference) 2009 Budget
<b>INCOME</b>	54,342	52,022
<b>Expenses:</b>		
Insurance Expense:	3,552	3,250
Utilities	3,300	3,420
HOA Administration Expense	3,291	2,960
Professional Fees	10,939	10,436
Landscape Expense	18,800	19,960
Common Area Expense	1,865	1,450
Other Expenses	360	360
Taxes	910	910
<b>Total Expenses</b>	<b>43,017</b>	<b>42,746</b>
<b>Net: Surplus / (Deficit)</b>	<b>11,325</b>	<b>9,276</b>