

TIMBERLINE VALLEY HOMEOWNER'S ASSOCIATION

P.O. Box 3904, Champaign, Illinois 61826-3904

www.timberlinevalley.cjb.net

2009 Annual Meeting of Homeowners

October 10, 2009

Agenda

- **Welcome**

- **Review of fiscal year '09**
 - **Treasure's Report**
 - **Fiscal Year 2009 Expenditures**
 - **Fiscal Year 2010 Budget**

- **Board Members for 2009 – 20010**
 - **Glenn Adden, Steve Anderson, Roger Corsaro, Stuart Folse, Harold Hempel, Melanie Hertel, Mitch Katzel, Bill Link, Brian Wente, Tom Shaw.**
 - **New member: Talese Swickard**

- **Flooding in the NE part of the subdivision/Basins...working with the City of Champaign, Parkland College and TVHA**

- **Questions and or concerns from the homeowners**

- **Adjourn**

Timberline Valley Homeowners's Association
 General Ledger
 From October 1, 2008 through September 30, 2009
 Roger Corsaro, President
 As of 9/30/2009

Resolved with Bank Statements

National City Bank Account	Date	Amount	Notation
October 2008 Beginning Balance	10/01/08	33,827.87	
Deposit of Fy '09 dues	10/02/08	1650.00	
Deposit of Fy '09 dues	10/02/08	2,100.00	
Deposit of Fy '09 dues	10/02/08	1,025.00	
Deposit of Fy '09 dues	10/07/08	1,800.00	
Ck# 313 Marine Biochemists	10/09/08	-1,060.00	tratment of basins
Ck# 314 Well Fargo Insurance Services	10/09/08	-1,753.00	commons liability
Ck# 315 Fed Ex Office	10/10/08	-29.10	Annual Meeting information
Deposit of Fy '09 dues	10/14/08	750.00	
Ck#316 Greenside Lawn Care	10/26/08	-1,146.88	commons lawn care services
Deposit of Fy '09 dues	10/28/08	825.00	
Ck#317 Postmaster	10/29/08	-84.00	stamps
October 2008 Ending Balance	10/31/08	37,904.89	
November 2008 Beginning Balance	11/01/08	37,904.89	
Ck#318 Wells Fargo Insurance Co.	11/14/08	-1,026.00	directors insurance
Deposit of Fy '09 dues	11/21/08	825.00	
November 2008 Ending Balance	11/30/08	37,703.89	
December 2008 Beginning Balance	12/01/08	37,703.89	
Ck#319 Staples	12/10/08	-141.56	Office supplies
Ck#320 FedExOffice	12/11/08	-63.73	Fall/Winter Newsletter
Deposit of Fy '09 dues	12/31/08	350.00	
December 2008 Ending Balance	12/31/08	37,848.60	
January 2009 Beginning Balance	01/01/09	37,848.60	

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Deposit of Fy '09 dues	01/20/09	750.00	
January 2009 Ending Balance	01/31/09	38,598.60	
February 2009 Beginning Balance	02/01/09	38,598.60	
Ck#321 Natioanl City	02/05/09	-15,000.00	added to 15,000 cd...now 30,000 for 10 months
Ck#322 County Recorder	02/06/09	-35.00	fee for placing lien on property
Ck#323 Postmaster	02/12/09	-4.90	postage to send certified letter
Ck#324 Postmaster	02/17/09	-5.32	postage to send certified letter
Ck#325 Postmanster	02/19/09	-5.32	postage to send certified letter
February 2009 Ending Balance	02/28/09	23,548.06	
March 2009 Beginning Balance	03/01/09	23,548.06	
Ck#326 Postmaster	03/12/09	-126.00	stamps
Ck#327 Federal Agent	03/16/09	-301.00	federal taxes for 2008
Ck#328 Illinois Department of Revenue	03/16/09	-73.00	state taxes fro 2008
Ck#329 FedEx Office	03/18/09	-63.88	spring newsletter
March 2009 Ending Balance	03/31/09	22,984.18	
April 2009 Beginning Balance	04/01/09	22,984.18	
Ck#330 Greenside Lawn Care	04/01/09	-1,250.00	lawn care program
Ck#331 Kemper CPA Group	04/06/09	-325.00	2008 tax preparations
April 2009 Ending Balance	04/30/09	21,409.18	
May 2009 Beginning Balance	05/01/09	21,409.18	
Ck#332 Greenside Lawn Care	05/01/09	-1,250.00	lawn care program
Ck#333 Greenside Lawn Care	05/26/09	-1,250.00	lawn care program
Ck#334 County Collector	05/26/09	-60.00	real estate tax on commons area

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May 2009 Ending Balance	05/31/09	18,849.18	
June 2009 Beginning Balance	06/01/09	18,849.18	
Ck#335 Marine Biochemists	06/08/09	-1,092.00	
Ck#336 Marine Biochemists	06/30/09	-1,092.00	
Ck#337 Greenside Lawn Care	06/30/09	-1,250.00	
Ck#338 The News-Gazette	06/30/09	-61.25	Classified Ad for Garage Sale
June 2009 Ending Balance	06/30/09	15,353.93	
July 2009 Beginning Balance	07/01/09	15,353.93	
Ck#339 County Recorder	07/13/09	-35.00	Removal of Lien
Ck#340 Secretary of State	07/23/09	-10.00	Annual Not for Profit report
Ck#341 Greenside Lawn Care	07/27/09	-1250	
July 2009 Ending Balance	07/31/09	14313.93	
August 2009 Beginning Balance	08/01/09	14313.93	
Ck#342 Postmaster	08/07/09	-44	Post Office box renewal
Ck#343 Marine Biochemists	08/07/09	-1092	
Ck#344 News Gazette	08/07/09	-61.25	August garage sale ad
Ck#345 Fed Ex Office	08/11/09	-111.09	Newsletter and Invoices
Ck#346 Postmaster	08/11/09	-133	stamps
Deposit of Fy '10 dues	08/18/09	2700	
Deposit of Fy '10 dues	08/18/09	1950	
Deposit of Fy '10 dues	08/24/09	2,400.00	
Ck# 347 Greenside Lawn Care	08/31/09	-1,250.00	
Ck# 348 Marine Biochemists	08/31/09	-1,092.00	
August 2009 Ending Balance	08/31/09	17,570.59	
September 2009 Beginning Balance	09/01/09	17,570.59	
Deposit of Fy '10 dues	09/01/09	2,850.00	
Deposit of Fy '10 dues	09/04/09	1,650.00	

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Ck#349 Mitch Kazel	09/09/09	-55.83	renewal of web page
Deposit of Fy '10 dues	09/10/09	1,950.00	
Deposit of Fy '10 dues	09/10/09	2,250.00	
Deposit of dues and fees	09/10/09	245.00	dues, late fee, fees to recorder for removal of lien
Ck#350 Greenside Lawn Care	09/22/09	-1,250.00	
Ck#351 County Recorder	09/23/09	-35.00	removal of lien
Deposit of Fy '10 dues	09/23/09	1,950.00	
Deposit of Fy '10 dues	09/23/09	1,950.00	
Deposit of Fy '10 dues	09/28/09	1,800.00	
Deposit of Fy '10 dues	09/28/09	1,200.00	
Deposit of Fy '10 dues	09/29/09	1,800.00	
Deposit of Fy '10 dues	09/30/09	1,350.00	
September 2009 Ending Balance	09/30/09	<u>35,224.76</u>	

Timberline Valley Homeowner's Subdivision Association

Approved Budget for FY 08

Plan Versus Actual

October 1, 2008 - September 30, 2009

as of September 30, 2009

Income Sources:				Planned	Actual			
	32 Lake Lots (\$300.00 each)			9,600.00	9,600.00			
	157 Non Lake Lots (\$150.00 each)			23,500.00	23,325.00	1 homeowner's dues outstanding		
				33,100.00	32,925.00			
	interest from a Certificate of Deposit \$30,000...1406				336.30			
	interest from a Certificate of Deposit \$30,000...2657				394.07			
	Late Fees			0.00	350.00			
	Payment of dues and late fee				\$490.00	payment for removal of lien		
	TOTAL			\$33,100.00	\$34,495.37			
Expense Categories				Planned FY09	Actual FY09	Remaining FY09		
	Legal Fees/County Recorder's Fee			100.00	-80.00	20.00	legal fee for drainage issue; liens	
	Bank Charges			30.00		30.00		
	P.O. Box Rental			42.00	-44.00	-2.00		
	Office Supplies			500.00	-141.56	358.44		
	Postage			500.00	-358.54	141.46	stamps, certified letters	
	Directors Insurance			1,150.00	-1,026.00	124.00		
	General Liability Insurance			1,650.00	-1,753.00	-103.00		
	Property Taxes			62.00	-759.00	-697.00	property, federal, state	
	Administrative costs			250.00	-446.13	-196.13	newsletter, ad for garage sales	
	Commons Area							
	Lawn Care							
		Mowing	7,500.00					
		Weed control/Fertilizing	2,800.00					
		total		10,300.00	-9,896.00	404.00	Greenside Lawn Care contract	
	Pond Maintenance			5,000.00	-5,428.00	-428.00		
	Flower Bed/Commons area Maintenance			150.00		150.00		
		Totals		19,734.00		-198.23		

