

**MOUNTAIN TRAILS COMMUNITY ASSOCIATION HOA**

% Kinney Management Services  
6303 S Rural Road  
Tempe, AZ 85283

**OPEN SESSION MEETING  
DECEMBER 18, 2024**

**CALL TO ORDER:**

**ATTENDANCE:**

**MINUTES:**

Review and Approval of November Meeting Minutes (attached)

**FINANCIALS:**

November 2024 (attached)

**OLD BUSINESS:**

Agave - Lighting proposal (update)  
MEH Pools - Pool light proposal (update)  
Signature Gates - 4<sup>th</sup> Quarter Maintenance (update)

**NEW BUSINESS:**

Agave - Irrigation system (update)

**HOMEOWNERS SESSION:** (2 MINUTES PER OWNER)

**ADJOURNMENT:**

**MOUNTAIN TRAILS COMMUNITY ASSOCIATION HOA**

% Kinney Management Services  
6303 S Rural Road  
Tempe, AZ 85283

**OPEN SESSION MINUTES  
NOVEMBER 20, 2024**

**CALL TO ORDER:** 7:02PM

**ATTENDANCE:** Robert Anderson, Kevin Busdeker, Kristen Mattes and Valerie Flower for the HOA (Karon Thomas was unable to attend); Jayna Van Den Einde for Kinney Management Services and 6 homeowners joining the meeting.

**MINUTES:**

The October Meeting Minutes were reviewed. Jayna asked if there were any changes or revisions. There were not. Val motioned to approve the minutes; Kevin seconded and all say "I".

**FINANCIALS:**

The October 2024 financials were reviewed. Total income exceeded the budget by \$5,000 due to collection/delinquent income received. The monies received substantially reduced the YTD deficit to within \$2,600 of the budget guideline. Pool Maintenance and Supplies were over budget due to timing of invoices (two months expensed in October). All other categories were in line with budget, including utilities which are right in line. Overall, the HOA's Net Income finished positive \$15,299. Jayna asked if there were any questions or comments regarding the financials. There were none.

**OLD BUSINESS:**

The approved 2025 Budget was attached. It has been posted to the website and the notification to the homeowners of the monthly assessment increase will be included on their December Assessment Statements.

**NEW BUSINESS:**

Agave provided a proposal for the entrance ground lights. Val communicated that she had discussed this with David, the foreman for Agave as the lights had not worked for some time. David received additional training on the system. Val made a motion to approve the proposal; Robert seconded and all say "I".

MEH Pools provided a proposal for the pool light out at the East pool. Robert wanted assurance from the provider that there was confirmation that the light was properly sealed as these lights should last for years. Jayna will verify with MEH.

Signature Gates performed their 4<sup>th</sup> Quarter maintenance and provided a bid for new belts, motor and gearbox pulleys. Robert motioned to approve the bid; Kevin seconded and all say "I".

**HOMEOWNERS SESSION:** (2 MINUTES PER OWNER)

Jayna asked if any homeowners had questions, comments, concerns. There were none. She then communicated that the December meeting would be held on the 18<sup>th</sup>. She wished everyone a safe and Happy Thanksgiving.

**ADJOURNMENT:** 7:46PM

Income Statement

Nov 30, 2024

Account Number

| DESCRIPTION                       | ACTUAL           | CURRENT BUDGET   | DATE VARIANCE    | YEAR ACTUAL       | TO BUDGET         | DATE VARIANCE    |
|-----------------------------------|------------------|------------------|------------------|-------------------|-------------------|------------------|
| <b>INCOME</b>                     |                  |                  |                  |                   |                   |                  |
| <b>OPERATING INCOME</b>           |                  |                  |                  |                   |                   |                  |
| RESIDENTIAL ASSESSMENTS           | 27,000.28        | 27,370.00        | 369.72-          | 289,060.01        | 301,070.00        | 12,009.99-       |
| DELINQUENT INCOME                 | 1,560.00         | 1,350.00         | 210.00           | 22,874.88         | 14,850.00         | 8,024.88         |
| FOB/GATE/KEY INC                  | 80.00            | .00              | 80.00            | 1,015.00          | 300.00            | 715.00           |
| FINES/VIO/LT FEES                 | .00              | .00              | 0.00             | 500.00            | .00               | 500.00           |
| WORKING CAPITAL/ESCROW            | .00              | .00              | 0.00             | 1,360.00          | .00               | 1,360.00         |
| RESERVE CONTRIBUTION/ESCR         | .00              | .00              | 0.00             | 1,360.00          | .00               | 1,360.00         |
| <b>TOTAL OPERATING INCOME</b>     | <b>28,640.28</b> | <b>28,720.00</b> | <b>79.72-</b>    | <b>316,169.89</b> | <b>316,220.00</b> | <b>50.11-</b>    |
| RESERVE ALLOCATION                | 7,000.00         | 7,000.00         | 0.00             | 77,000.00         | 77,000.00         | 0.00             |
| WORKING CAPITAL TRANSFER          | .00              | .00              | 0.00             | 1,360.00          | .00               | 1,360.00-        |
| RESERVE CONTRIBUTION              | .00              | .00              | 0.00             | 1,360.00          | .00               | 1,360.00-        |
| <b>TOTAL INCOME</b>               | <b>21,640.28</b> | <b>21,720.00</b> | <b>79.72-</b>    | <b>236,449.89</b> | <b>239,220.00</b> | <b>2,770.11-</b> |
| <b>EXPENSES</b>                   |                  |                  |                  |                   |                   |                  |
| <b>OPERATING EXPENSES</b>         |                  |                  |                  |                   |                   |                  |
| <b>MAINTENANCE &amp; REPAIR</b>   |                  |                  |                  |                   |                   |                  |
| LANDSCAPING CONTRACT              | 5,393.02         | 5,393.00         | 0.02-            | 59,323.22         | 59,323.00         | 0.22-            |
| PEST CONTROL                      | 1,075.00         | 200.00           | 875.00-          | 4,500.00          | 2,200.00          | 2,300.00-        |
| ELECTRICAL LIGHTING REPAIRS       | .00              | 100.00           | 100.00           | .00               | 400.00            | 400.00           |
| WINTER OVERSEEDING                | 863.77           | .00              | 863.77-          | 863.77            | 2,000.00          | 1,136.23         |
| PLAYGROUND MAINT/INSPECT          | 220.00           | 250.00           | 30.00            | 2,255.00          | 2,250.00          | 5.00-            |
| PLUMBING REPAIRS                  | 480.00           | .00              | 480.00-          | 480.00            | .00               | 480.00-          |
| PARKING SERVICE CONTRACT          | 1,440.00         | 480.00           | 960.00-          | 5,280.00          | 5,280.00          | 0.00             |
| POOL CONTRACT                     | 701.60           | 630.00           | 71.60-           | 8,501.20          | 8,080.00          | 421.20-          |
| POOL & SPA SUPPLIES               | 362.46           | 400.00           | 37.54            | 5,640.00          | 5,300.00          | 340.00-          |
| POOL & SPA REPAIRS                | .00              | .00              | 0.00             | 1,047.45          | 4,000.00          | 2,952.55         |
| GATE CONTRACT                     | 325.00           | .00              | 325.00-          | 2,030.00          | 2,000.00          | 30.00-           |
| GATE MAINTENANCE, LABOR           | 235.20           | 750.00           | 514.80           | 7,430.57          | 8,250.00          | 819.43           |
| IRRIGATION REPAIRS                | 2,646.60         | 600.00           | 2,046.60-        | 9,429.95          | 6,600.00          | 2,829.95-        |
| TREE TRIMMING                     | .00              | .00              | 0.00             | 23,170.00         | 20,000.00         | 3,170.00-        |
| GENERAL MAINTENANCE               | .00              | 250.00           | 250.00           | 2,783.46          | 1,000.00          | 1,783.46-        |
| BACKFLOW TESTING                  | .00              | .00              | 0.00             | .00               | 280.00            | 280.00           |
| <b>TOTAL MAINT. &amp; REPAIR</b>  | <b>13,742.65</b> | <b>9,053.00</b>  | <b>4,689.65-</b> | <b>132,734.62</b> | <b>126,963.00</b> | <b>5,771.62-</b> |
| <b>PARTS &amp; SUPPLIES</b>       |                  |                  |                  |                   |                   |                  |
| GATE/KEYS                         | 54.05            | .00              | 54.05-           | 2,618.46          | 900.00            | 1,718.46-        |
| <b>TOTAL PARTS &amp; SUPPLIES</b> | <b>54.05</b>     | <b>.00</b>       | <b>54.05-</b>    | <b>2,618.46</b>   | <b>900.00</b>     | <b>1,718.46-</b> |
| <b>UTILITIES</b>                  |                  |                  |                  |                   |                   |                  |

MOUNTAIN TRAILS COMMUNITY

Income Statement

Nov 30, 2024

Account Number

| DESCRIPTION                        | ACTUAL           | CURRENT BUDGET   | DATE VARIANCE     | YEAR ACTUAL       | TO BUDGET         | DATE VARIANCE     |
|------------------------------------|------------------|------------------|-------------------|-------------------|-------------------|-------------------|
| ELECTRIC                           | 3,093.01         | 3,000.00         | 93.01-            | 33,280.63         | 33,000.00         | 280.63-           |
| GATE TELEPHONE                     | 267.98           | 275.00           | 7.02              | 2,945.29          | 3,025.00          | 79.71             |
| GAS                                | 63.42            | 65.00            | 1.58              | 721.40            | 715.00            | 6.40-             |
| WATER/SEWER                        | 10,243.78        | 3,000.00         | 7,243.78-         | 51,116.60         | 44,750.00         | 6,366.60-         |
| <b>TOTAL UTILITIES</b>             | <b>13,668.19</b> | <b>6,340.00</b>  | <b>7,328.19-</b>  | <b>88,063.92</b>  | <b>81,490.00</b>  | <b>6,573.92-</b>  |
| <b>ADMINISTRATIVE</b>              |                  |                  |                   |                   |                   |                   |
| LEGAL                              | 477.00           | 725.00           | 248.00            | 6,735.78          | 2,900.00          | 3,835.78-         |
| COLLECTIONS & LEGAL                | 271.00           | 500.00           | 229.00            | 4,376.70          | 5,500.00          | 1,123.30          |
| BANK CHARGES                       | .00              | 25.00            | 25.00             | 100.00            | 100.00            | 0.00              |
| AUDIT & TAX PREP                   | .00              | .00              | 0.00              | 975.00            | 925.00            | 50.00-            |
| INSURANCE                          | .00              | .00              | 0.00              | 5,379.00          | 5,250.00          | 129.00-           |
| MEETINGS & COMMUNITY               | .00              | .00              | 0.00              | .00               | 500.00            | 500.00            |
| MANAGEMENT FEES                    | 1,400.00         | 1,400.00         | 0.00              | 15,400.00         | 15,400.00         | 0.00              |
| COPIES/POSTAGE/SUPPLIES            | 36.70            | 50.00            | 13.30             | 1,928.72          | 1,300.00          | 628.72-           |
| RECORD STORAGE                     | 4.00             | 10.00            | 6.00              | 47.50             | 110.00            | 62.50             |
| STATEMENTS                         | 215.79           | 165.00           | 50.79-            | 2,331.62          | 1,815.00          | 516.62-           |
| PERMITS/LICENSES                   | .00              | .00              | 0.00              | 540.00            | 540.00            | 0.00              |
| PROPERTY TAXES                     | .00              | .00              | 0.00              | 7.70              | .00               | 7.70-             |
| INCOME TAXES                       | .00              | .00              | 0.00              | 115.00            | 2,140.00          | 2,025.00          |
| WEBSITE                            | .00              | .00              | 0.00              | 431.88            | 300.00            | 131.88-           |
| MISC ADMIN                         | .00              | .00              | 0.00              | .00               | 180.00            | 180.00            |
| <b>TOTAL ADMINISTRATIVE</b>        | <b>2,404.49</b>  | <b>2,875.00</b>  | <b>470.51</b>     | <b>38,368.90</b>  | <b>36,960.00</b>  | <b>1,408.90-</b>  |
| <b>TOTAL OPERATING EXPENSE</b>     | <b>29,869.38</b> | <b>18,268.00</b> | <b>11,601.38-</b> | <b>261,785.90</b> | <b>246,313.00</b> | <b>15,472.90-</b> |
| <b>NET OPER PROFIT/LOSS</b>        | <b>8,229.10-</b> | <b>3,452.00</b>  | <b>11,681.10-</b> | <b>25,336.01</b>  | <b>7,093.00</b>   | <b>18,243.01-</b> |
| <b>RESERVE ALLOCATIONS</b>         |                  |                  |                   |                   |                   |                   |
| INTEREST INCOME                    | 136.15           | .00              | 136.15            | 1,800.01          | .00               | 1,800.01          |
| RESERVE INCOME FM OP               | 7,000.00         | 7,000.00         | 0.00              | 77,000.00         | 77,000.00         | 0.00              |
| WORKING CAPITAL                    | .00              | .00              | 0.00              | 1,360.00          | .00               | 1,360.00          |
| RESERVE CONTRIBUTION               | .00              | .00              | 0.00              | 1,360.00          | .00               | 1,360.00          |
| RESERVE EXPENSE                    | .00              | .00              | 0.00              | 36,300.05         | .00               | 36,300.05-        |
| <b>TOTAL RESERVE &amp; EXPENSE</b> | <b>7,136.15</b>  | <b>7,000.00</b>  | <b>136.15</b>     | <b>45,219.96</b>  | <b>77,000.00</b>  | <b>31,780.04-</b> |
| <b>NET PROFIT / (LOSS)</b>         | <b>1,092.95-</b> | <b>10,452.00</b> | <b>11,544.95-</b> | <b>19,883.95</b>  | <b>69,907.00</b>  | <b>50,023.05-</b> |

MOUNTAIN TRAILS COMMUNITY  
Balance Sheet  
Nov 30, 2024  
NOV 1, 2024 - NOV 30, 2024

ASSETS

CURRENT ASSETS

MOUNTAIN TRAILS OPERATING 142,959.50

RESERVE ACCOUNTS

MOUNTAIN TRAILS RESERVE 188,707.37

MOUNTAIN TRAILS ICS ACCT 402 152,249.72

CD #4801 2/18/25 30,000.00

CD #5601 5/18/25 30,000.00

CD #6401 8/18/25 30,000.00

CD #7201 11/18/25 30,000.00

UTILITY DEPOSITS 2,530.00

TOTAL CURRENT ASSETS 606,446.59

TOTAL ASSETS 606,446.59

LIABILITIES & CAPITAL

CAPITAL

PREPAID ASSESSMENTS (10,577.62)

RETAINED EARNINGS 597,140.26

PROFIT /(LOSS) FOR PERIOD 19,883.95

TOTAL CAPITAL 606,446.59

TOTAL LIABILITIES & CAPITAL 606,446.59