

Green Valley Fairways
BOARD OF DIRECTORS MEETING
December 16, 2025 10am (Arizona)
LOCATION: Friends In Deed Room A

— Agenda —

- 1. Call to Order**
- 2. Establish Quorum and Approval of Agenda**
Roll Call:
Chuck Scherbaum- President
Ruth Tamminga-Vice President
Vacant-Secretary
Adria Ackerman-Treasurer
Ramona Peterson-Director/ARC Chairperson
Dorman Olson-Director
Sue Jones-Director
- 3. Approval of Minutes**
 - A. November Meeting Minutes
- 4. Officer Reports**
 - A. Presidents Report
 - B. Treasurers Report
 - As of November 2025-(item in packet)
- 5. Committee Reports**
 - A. Architectural
 - B. Nominating
 - C. Management
- 6. Old Business**
- 7. New Business**
 - A. Annual Meeting Planning
- 8. Member Comments**
 - Written Correspondence
 - Questions from the Floor
- 9. Adjournment and Next Meeting**
- 10. Executive Session-CCR Compliance Hearings**

Green Valley Fairways POA

Balance Sheet For 11/30/2025

Assets

100400 - BMO 11 month CD - 3.922% - 10/20/2025	\$24,245.03
100500 - BMO 13 month CD - 0.05% - 01/30/25	\$37,402.59
100600 - BMO 35 month CD - 4.21% - 11/30/25	\$16,147.72
100700 - BMO 25 month CD - 1.193% - 01/30/27	\$32,621.30
120100 - First Citizens Operating	\$8,896.42
120200 - First Citizens Reserve	\$14,019.12

Total Assets

	\$133,332.18
Total Assets	\$133,332.18

Liability

139400 - CCM Processing Fee	(\$412.03)
139500 - CCM Collections	(\$3,715.00)
139600 - CCM Rebill Fee	\$180.00
200100 - Prepaid Assessments	\$588.20

Total Liability

(\$3,358.83)

Equity

132500 - Owner Refunds	\$25.00
133000 - Retained Earnings-Operating	\$127,590.76
405000 - Net Income	\$9,075.25

Total Equity

	\$136,691.01
Total Liabilities / Equity	\$133,332.18

Green Valley Fairways POA

Statement of Revenues and Expenses 11/1/2025 - 11/30/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Income							
Income							
301000 - Owner Assessments	1,886.76	-	1,886.76	41,505.14	45,660.00	(4,154.86)	45,660.00
302000 - Late Fees & Interest	-	-	-	178.00	-	178.00	-
317000 - Transfer Fee	200.00	-	200.00	1,799.10	-	1,799.10	-
318000 - Interest Earned	2.10	-	2.10	23.96	-	23.96	-
399900 - Prepaid Income	-	-	-	(4,187.50)	-	(4,187.50)	-
Total Income	2,088.86	-	2,088.86	39,318.70	45,660.00	(6,341.30)	45,660.00
Reserve Interest Earned							
500100 - Reserve Interest Earned	-	-	-	5.30	-	5.30	-
Total Reserve Interest Earned	-	-	-	5.30	-	5.30	-
Total Income	2,088.86	-	2,088.86	39,324.00	45,660.00	(6,336.00)	45,660.00
Operating Expense							
Fixed Expenses							
401500 - ACC Reporting	-	-	-	20.00	163.00	143.00	163.00
402000 - Income Tax-State/Federal	-	-	-	816.00	50.00	(766.00)	50.00
403000 - Liability/D&O Insurance	-	-	-	2,312.23	1,652.00	(660.23)	1,652.00
Total Fixed Expenses	-	-	-	3,148.23	1,865.00	(1,283.23)	1,865.00
Landscape Expenses							
466000 - Non-Contract Landscaping	990.00	-	(990.00)	990.00	200.00	(790.00)	200.00
Total Landscape Expenses	990.00	-	(990.00)	990.00	200.00	(790.00)	200.00
Administrative Expenses							
470500 - Accounting/Tax Preparation	-	-	-	450.00	900.00	450.00	900.00
471000 - Management	1,500.00	2,912.00	1,412.00	17,546.20	32,033.00	14,486.80	34,945.00
471300 - Mileage	-	-	-	69.26	40.00	(29.26)	40.00
471500 - Postage	-	208.00	208.00	1,847.74	2,292.00	444.26	2,500.00
472000 - Copies	-	208.00	208.00	229.55	2,292.00	2,062.45	2,500.00
472100 - Scanning	-	-	-	39.60	-	(39.60)	-
472200 - Administrative:472200 - Scanning	-	-	-	-	30.00	30.00	30.00
473000 - Statements	-	-	-	1,503.50	1,525.00	21.50	1,525.00
473500 - Legal Expense	-	-	-	1,470.22	3,500.00	2,029.78	3,500.00
474500 - Office Supplies	-	166.00	166.00	2,300.45	1,834.00	(466.45)	2,000.00
475100 - Bank Fees	-	-	-	10.00	10.00	-	10.00
475500 - Meeting Expenses	-	75.00	75.00	400.00	600.00	200.00	600.00
476000 - Newsletter/Printing	-	-	-	-	250.00	250.00	250.00
479100 - Storage	-	-	-	64.00	192.00	128.00	192.00
Total Administrative Expenses	1,500.00	3,569.00	2,069.00	25,930.52	45,498.00	19,567.48	48,992.00
Reserve Interest Earned							
500140 - General Expenses:500140 - Bank Fees	10.00	-	(10.00)	30.00	-	(30.00)	-

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Statement of Revenues and Expenses 11/1/2025 - 11/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Total Reserve Interest Earned	10.00	-	(10.00)	30.00	-	(30.00)	-
Total Expense	2,500.00	3,569.00	1,069.00	30,098.75	47,563.00	17,464.25	51,057.00
Operating Net Total	(411.14)	(3,569.00)	3,157.86	9,225.25	(1,903.00)	11,128.25	(5,397.00)
Net Total	(411.14)	(3,569.00)	3,157.86	9,225.25	(1,903.00)	11,128.25	(5,397.00)