



PO Box 332
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9mileranchhoa.org

May 1, 2022

Enclosed is annual information that all members need to review and participate in. Most documents herein are required to be sent to the HOA members as per our governing documents as well as Washington State Law. Educating yourself by reading this mailing, and reports on the website, will help you make the best decisions for our HOA. You will find in this mailing:

- Presidents Letter; Drew Sawchuk
- Adopted Budget for 2022-2023 fiscal year
- Budget vs Actual Report – a comparison of budget to actual for fiscal year 2021-2022
- Reserve Study/Fund statement
- Balance Sheet (accrual)
- Profit & Loss statement (accrual)
- Notices
- Ballot Information
- Ballot and Ballot Return Envelope

Financial Information

To assist in understanding some of the reports in this mailing, please note that the HOA's fiscal year is from June 1st through May 31st.

Given that this mailing is mailed on May 1st, a month prior to the year actually ending, the last month of the fiscal year is not included in the enclosed reports. Please see complete year end statements on the HOA website as they will be posted ASAP when this fiscal year ends and is balanced.

You will see in the 2021/22 Budget vs Actual Report that the cost categories for snow plowing/sanding was over budgeted amount. The explanation for this is that last winter brought a large amount of snow adding to the cost of more plowing than anticipated. Keeping our members safe in the winter is important.

Adopted Budget

State laws for HOAs are set up in a way that the Board adopted 2022/23 budget can be rejected at the Annual Meeting by the majority of the membership. This is why you are receiving this adopted 2022/23 budget prior to the annual meeting.

Please email us at bod@9mileranchhoa.org with any questions you have.

Please see reverse side