



PO Box 332
 Oroville, WA 98844
9mileranchhoa.org

Accounts Receivable Report as of December 31, 2022

Total QuickBooks Accts. Receivable	\$56,782
Less Fines Assessed	- 38,550
Less Reimbursable Towing Fee	- 2,500
Less Interest/Late & Lien Fees Assessed/Credits	<u>- 3,804</u>
Total Annual & Special Assessments Owed	\$11,928
Less Current Assessment owed: 6/1/22	- 5,665 (21 Lots)
Less Assessments owed: 6/1/21	- 1,704 (8 Lots)
Less Assessments owed: 6/1/20	- 1,012 (6 Lots)
Less Assessments owed: 6/1/19	- 774 (4 Lots)
Less Assessments invoiced: 6/1/18 & older	- 688 (3 Lots)
Less Special Assessment owed	<u>- 2,085 (10 Lots)</u>
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Notes:

- 96% of this current years assessment has been collected.
- Lien filing is up-to-date.

Below is a breakdown from a different perspective on past due accts. Each members figures include total owed by each Lot owner, including interest, lien fees, reimbursement fee (RV Towing) and fines. This breakdown shows how the bulk of our past due accounts are 6 Lot owners (3 or more years past due).

12 members past due current years:	\$ 3,342
1 member past due for just 2021 special assessment:	99
2 members past due 2 years:	1,813 (1 member making payments, the other has lien filed)
2 members past due 3 years:	2,097 (1 member making payments, the other has lien filed)
1 member past due 4 years:	1,813 (lien filed)
2 members past due 5 years:	3,911 (just starting to make payment with promise of payoff/lien filed)
1 member past due 6 years: (includes Reimb. Fee for RV Towing)	5,089 (has never paid dues/possible candidate for small claims court)
Naysnerski past due assessments & fines:	39,178 (court awarded to HOA)
Less Credit balances:	<u>- 560</u>
Total Quickbooks Accounts Receivable (12/31/22)	\$56,782