

---

# Financial Report

Nine Mile Ranch HOA

---

**Fiscal Year 2023-24: Budgeted Costs vs Actual Spent & Fiscal Status**

**Nine Mile Ranch HOA**

<u>Budgeted Categories</u>	<b>As of January 1, 2024</b>		<u>Comparison Budget to Actual</u>
	<u>Budgeted \$ Amount</u>	<u>Spent YTD</u>	
Bank Fees	\$50.00	\$14.00	\$36.00
Quick-books Fee	\$585.00	\$0.00	\$585.00
Website Fees	\$108.00	\$129.00	-\$21.00
Office Supplies/Postage/Printing	\$2,611.00	\$829.00	\$1,782.00
Corporate License	\$20.00	\$20.00	\$0.00
PO Box Fee	\$166.00	\$0.00	\$166.00
Liability Insurance	\$1,354.00	\$0.00	\$1,354.00
Lien Fees	\$610.00	\$814.00	-\$204.00
Attorney Fees/Legal Exp.	\$6,211.00	\$1,113.00	\$5,098.00
Meeting Expense	\$657.00	\$221.00	\$436.00
Audit & Tax Preparation	\$2,700.00	\$275.00	\$2,425.00
Reserve Study Exp.	\$1,075.00	\$538.00	\$537.00
Snow Plowing/Sanding	\$20,735.00	\$3,108.00	\$17,627.00
Sanding Facility Rental	\$800.00	\$550.00	\$250.00
Weed Control	\$14,439.00	\$9,953.00	\$4,486.00
Road Maintenance			
Road Gravel	\$18,681.00	\$9,676.00	\$9,005.00
Gravel Machining	\$542.00	\$0.00	\$542.00
Raking/Grading	\$3,420.00	\$1,325.00	\$2,095.00
Ditch/Culvert Cleaning	\$5,163.00	\$1,355.00	\$3,808.00
Other Road Material/Repairs	\$3,131.00	\$0.00	\$3,131.00
Admin. Labor & Materials	\$999.00	\$213.00	\$786.00
Capital Improvements	\$572.00	\$0.00	\$572.00
Emergency Repairs	\$2,721.00	\$0.00	\$2,721.00
Erosion Prevention/Control	\$1,047.00	\$663.00	\$384.00
Roadside/Easement Maintenance	\$178.00	\$325.00	-\$147.00
Road Maintenance Voting Item #3	\$8,092.00	\$0.00	\$8,092.00
Emergency/Savings Deposit	\$1,854.00	\$0.00	\$1,854.00
Totals	\$98,521.00	\$31,121.00	\$67,400.00

**Fiscal Status**

**Nine Mile Ranch HOA**

Checking:	\$66,004.00
Savings:	\$13,389.00
CD:	\$34,551.00
Accounts Receivable:	\$21,790.00



PO Box 332  
 Oroville, WA 98844  
 9mileranchhoa.org

**Accounts Receivable Report as of January 1, 2024**

Total QuickBooks Accts. Receivable	\$21,790
Less Reimbursable Towing Fee	- 2,500
Less Interest/Late & Lien Fees Assessed	- 5,332
Credit Balances	<u>523</u>
Total Annual & Special Assessments Owed	\$14,481
Less Current Assessment owed: 6/1/23	- 8,243 (28 Lots)
Less Assessments owed: 6/1/22	- 2,367 ( 9 Lots)
Less Assessments owed: 6/1/21	- 1,362 ( 6 Lots)
Less Assessments owed: 6/1/20	- 1,142 ( 4 Lots)
Less Assessments invoiced: 6/1/19 & older	<u>- 1,367 ( 3 Lots)</u>
	0

Below is a breakdown from a different perspective on past due accts. Each Lot Owner's figures below include total owed, including interest, lien fees and reimbursement fee (RV Towing).

Current year past due, 19 Lots:	\$ 5,768*
2 years past due, 3 Lots:	2,312**
3 years past due, 2 Lots:	2,286***
4 years past due, 1 Lot:	1,822****
5 years past due, 2 Lots:	4,537*****
6 years past due, 1 Lots: (includes Reimb. Fee for RV Towing)	5,588*****
Less Credit balances:	<u>- 523</u>
Total Quickbooks Accounts Receivable (1/1/24)	\$ 21,790

\*Current year past due: 1 Lot is making payments, 3 Lots owe less than \$40

\*\*2 Years Past Due: 2 of these 3 Lots are making payments, the other lien filed/lost address.

\*\*\*3 Years Past Due: One Lot is making payments, the other has lien filed/no communication.

\*\*\*\*4 Years Past Due: Lien filed. Foreclosed by county/seeking payment.

\*\*\*\*\*5 Years Past Due: Liens filed. One making payment/for sale, the other no communication.

\*\*\*\*\*6 Year Past Due: Lien filed. Foreclosed by county/seeking payment.



PO Box 332  
 Oroville, WA 98844  
 9mileranchhoa.org

**Accounts Receivable Report as of February 1, 2024**

Total QuickBooks Accts. Receivable	\$25,013
Less Reimbursable Towing Fee	- 2,500
Less Fines Assessed	- 3,150
Less Interest/Late & Lien Fees Assessed	- 5,445
Credit Balances	<u>524</u>
Total Annual & Special Assessments Owed	\$14,442
Less Current Assessment owed: 6/1/23	- 8,204 (28 Lots)
Less Assessments owed: 6/1/22	- 2,367 ( 9 Lots)
Less Assessments owed: 6/1/21	- 1,362 ( 6 Lots)
Less Assessments owed: 6/1/20	- 1,142 ( 4 Lots)
Less Assessments invoiced: 6/1/19 & older	<u>- 1,367 ( 3 Lots)</u>
	0

Below is a breakdown from a different perspective on past due accts. Each Lot Owner's figures below include total owed, including interest, lien fees, reimbursement fee (RV Towing) and Fines assessed.

Current year past due, 19 Lots:	\$ 5,781*
2 years past due, 3 Lots:	2,328**
3 years past due, 2 Lots:	2,300***
4 years past due, 1 Lot:	1,822****
5 years past due, 2 Lots:	4,568*****
6 years past due, 1 Lots: (includes Reimb. Fee for RV Towing)	5,588*****
Fines Assessed, 1 Lot	3,150
Less Credit balances:	<u>- 524</u>
Total Quickbooks Accounts Receivable (2/1/24)	\$ 25,013

\*Current year past due: 1 Lot is making payments, 3 Lots owe less than \$40

\*\*2 Years Past Due: 2 of these 3 Lots are making payments, the other lien filed/lost address.

\*\*\*3 Years Past Due: One Lot is making payments, the other has lien filed/no communication.

\*\*\*\*4 Years Past Due: Lien filed. Foreclosed by county/seeking payment.

\*\*\*\*\*5 Years Past Due: Liens filed. One making payment/for sale, the other no communication.

\*\*\*\*\*6 Year Past Due: Lien filed. Foreclosed by county/seeking payment.

**Fiscal Year 2023-24: Budgeted Costs vs Actual Spent & Fiscal Status**

**Nine Mile Ranch HOA**

<u>Budgeted Categories</u>	<u>As of May 1, 2024 Budgeted \$ Amount</u>	<u>Spent YTD</u>	<u>Comparison Budget to Actual</u>
Bank Fees	\$50.00	\$14.00	\$36.00
Quick-books Fee	\$585.00	\$0.00	\$585.00
Website Fees	\$108.00	\$129.00	-\$21.00
Office Supplies/Postage/Printing	\$2,611.00	\$2,565.00	\$46.00
Corporate License	\$20.00	\$20.00	\$0.00
PO Box Fee	\$166.00	\$170.00	-\$4.00
Liability Insurance	\$1,354.00	\$1,383.00	-\$29.00
Lien Fees	\$610.00	\$814.00	-\$204.00
Attorney Fees/Legal Exp.	\$6,211.00	\$3,326.00	\$2,885.00
Other Legal Costs	\$0.00	\$30.00	-\$30.00
Meeting Expense	\$657.00	\$591.00	\$66.00
Audit & Tax Preparation	\$2,700.00	\$275.00	\$2,425.00
Reserve Study Exp.	\$1,075.00	\$538.00	\$537.00
Snow Plowing/Sanding	\$20,735.00	\$14,609.00	\$6,126.00
Sanding Facility Rental	\$800.00	\$550.00	\$250.00
Weed Control	\$14,439.00	\$9,953.00	\$4,486.00
Road Maintenance			
Road Gravel	\$18,681.00	\$15,096.00	\$3,585.00
Gravel Machining	\$542.00	\$0.00	\$542.00
Raking/Grading	\$3,420.00	\$7,926.00	-\$4,506.00
Ditch/Culvert Cleaning	\$5,163.00	\$4,736.00	\$427.00
Other Road Material/Repairs	\$3,131.00	\$0.00	\$3,131.00
Admin. Labor & Materials	\$999.00	\$213.00	\$786.00
Capital Improvements	\$572.00	\$0.00	\$572.00
Emergency Repairs	\$2,721.00	\$0.00	\$2,721.00
Erosion Prevention/Control	\$1,047.00	\$663.00	\$384.00
Roadside/Easement Maintenance	\$178.00	\$325.00	-\$147.00
Road Maintenance Voting Item #3	\$8,092.00	\$0.00	\$8,092.00
Emergency/Savings Deposit	\$1,854.00	\$1,854.00	\$0.00
Totals	\$98,521.00	\$65,780.00	\$32,741.00

**Fiscal Status**

**Nine Mile Ranch HOA**

Checking:	\$33,188.00
Savings:	\$15,246.00
CD:	\$34,722.00
Reserve Fund:	\$5,120.00

Accounts Receivable:	\$19,947.00
----------------------	-------------



PO Box 332  
 Oroville, WA 98844  
 9mileranchhoa.org

**Accounts Receivable Report as of May 1, 2024**

Total QuickBooks Accts. Receivable	\$19,269
Less County Foreclosure Liens	- 7,440
Less Interest/Late & Lien Fees Assessed	- 4,093
Credit Balances	<u>1,435</u>
Total Annual & Special Assessments Owed	\$ 9,171
Less Current Assessment owed: 6/1/23	- 5,605 (19 Lots)
Less Assessments owed: 6/1/22	- 1,520 ( 6 Lots)
Less Assessments owed: 6/1/21	- 788 ( 4 Lots)
Less Assessments owed: 6/1/20	- 571 ( 2 Lots)
Less Assessments invoiced: 6/1/19 & older	<u>- 687 ( 2 Lots)</u>
	0

Below is a breakdown from a different perspective on past due accounts. Each Lot Owner's figures below include total owed which includes interest, late fees and lien fees.

Current year past due, 13 Lots (9 members):	\$ 4,121
2 years past due, 2 Lots:	1,737
3 years past due, 2 Lots:	2,443
5 years past due, 2 Lots:	4,963
County Foreclosure Liens	7,440
Less Credit balances:	<u>- 1,435</u>
Total Quickbooks Accounts Receivable (4/1/24)	\$ 19,269

Notes:

The two Lots that were foreclosed by the county have been moved into their own category; County Foreclosure Liens.

The credit balances have grown this month as some members have prepaid the June 1, 2024 invoice.

Monthly interest is still being assessed.



PO Box 332  
 Oroville, WA 98844  
 9mileranchhoa.org

**Accounts Receivable Report as of October 1, 2023**

Total QuickBooks Accts. Receivable	\$27,664
Less Reimbursable Towing Fee	- 2,500
Less Interest/Late & Lien Fees Assessed	- 5,531
Credit Balances	<u>218</u>
Total Annual & Special Assessments Owed	\$19,851
Less Current Assessment owed: 6/1/23	- 11,702 (38 Lots)
Less Assessments owed: 6/1/22	- 3,054 (11 Lots)
Less Assessments owed: 6/1/21	- 1,781 ( 8 Lots)
Less Assessments owed: 6/1/20	- 1,428 ( 5 Lots)
Less Assessments invoiced: 6/1/19 & older	<u>- 1,886 ( 4 Lots)</u>
	0

Below is a breakdown from a different perspective on past due accts. Each Lot Owners figures include total owed, including interest, lien fees and reimbursement fee (RV Towing).

27 members past due current years:	\$ 8,593
3 members 2 years past due:	1,937*
3 member 3 years past due:	3145**
1 members 4 years past due:	1,798***
2 members past due 5 years:	4,446****
2 member past due 6 years: (includes Reimb. Fee for RV Towing)	7,963*****
Less Credit balances:	<u>- 218</u>
Total Quickbooks Accounts Receivable (5/2/23)	\$ 27,664

\*2 Years Past Due: Two of these members are slated to have liens filed on 11/1/23. Both will be mailed a certified notification on 10/1/23. One of them the HOA receives all mail back and has the same address as the county = lost member. The third is making payments.

\*\*3 Years Past Due: Two of these 3 members are making payments. The other one has a lien filed on their Lot.

\*\*\*4 Years Past Due: Lien filed. County forecloser scheduled in December, 2023.

\*\*\*\*5 Years Past Due: Liens filed. One making payment and for sale.

\*\*\*\*\*6 Year Past Due: Liens filed. Both are scheduled for county forecloser December 2023.

**Fiscal Year 2023-24: Budgeted Costs vs Actual Spent & Fiscal Status**

**Nine Mile Ranch HOA**

<u>Budgeted Categories</u>	<b>As of October 1, 2023</b>		<u>Comparison Budget to Actual</u>
	<u>Budgeted \$ Amount</u>	<u>Spent YTD</u>	
Bank Fees	\$50.00	\$9.00	\$41.00
Quick-books Fee	\$585.00	\$0.00	\$585.00
Website Fees	\$108.00	\$0.00	\$108.00
Office Supplies/Postage	\$2,611.00	\$240.00	\$2,371.00
Corporate License	\$20.00	\$20.00	\$0.00
PO Box Fee	\$166.00	\$0.00	\$166.00
Liability Insurance	\$1,354.00	\$0.00	\$1,354.00
Lien Fees	\$610.00	\$407.00	\$203.00
Attorney Fees/Legal Exp.	\$6,211.00	\$875.00	\$5,336.00
Meeting Expense	\$657.00	\$152.00	\$505.00
Audit & Tax Preparation	\$2,700.00	\$275.00	\$2,425.00
Reserve Study Exp.	\$1,075.00	\$538.00	\$537.00
Snow Plowing/Sanding	\$20,735.00	\$878.00	\$19,857.00
Sanding Facility Rental	\$800.00	\$550.00	\$250.00
Weed Control	\$14,439.00	\$9,953.00	\$4,486.00
Road Maintenance			
Road Gravel	\$18,681.00	\$8,505.00	\$10,176.00
Gravel Machining	\$542.00	\$0.00	\$542.00
Raking	\$3,420.00	\$0.00	\$3,420.00
Ditch/Culvert Cleaning	\$5,163.00	\$0.00	\$5,163.00
Other Road Material/Repairs	\$3,131.00	\$0.00	\$3,131.00
Admin. Labor & Materials	\$999.00	\$213.00	\$786.00
Capital Improvements	\$572.00	\$0.00	\$572.00
Emergency Repairs	\$2,721.00	\$0.00	\$2,721.00
Erosion Prevention/Control	\$1,047.00	\$0.00	\$1,047.00
Roadside/Easement Maintenance	\$178.00	\$325.00	<b>-\$147.00</b>
Road Maintenance Voting Item #3	\$8,092.00	\$0.00	\$8,092.00
Emergency/Savings Deposit	\$1,854.00	\$0.00	\$1,854.00
Totals	\$98,521.00	\$22,940.00	\$75,581.00

**Fiscal Status**

**Nine Mile Ranch HOA**

Assessments Invoiced	\$101,017.00
Assessments Collected	\$89,815.00
89% collected	

Checking:	\$67,500.00
Savings:	\$13,384.00
CD:	\$34,421.00

Sanding Facility	
Collected:	\$11,642.00
Spent:	\$14,688.00
In Checking:	<u>-\$3,046.00</u>



PO Box 332  
 Oroville, WA 98844  
 9mileranchhoa.org

**Accounts Receivable Report as of May 2, 2023**

Total QuickBooks Accts. Receivable	\$14,806
Less Reimbursable Towing Fee	- 2,500
Less Interest/Late & Lien Fees Assessed	- 4,576
Credit Balances	<u>1,165</u>
Total Annual & Special Assessments Owed	\$ 8,895
Less Current Assessment owed: 6/1/22	- 3,272 (12 Lots)
Less Assessments owed: 6/1/21	- 1,598 ( 8 Lots)
Less Assessments owed: 6/1/20	- 968 ( 5 Lots)
Less Assessments owed: 6/1/19	- 774 ( 4 Lots)
Less Assessments invoiced: 6/1/18 & older	- 588 ( 3 Lots)
Less Special Assessment owed	<u>- 1,695 ( 8 Lots)</u>
	0

Notes:•  
 96% of this current years assessment has been collected.  
 • Lien filing is up-to-date.  
 “Credit” balance has increased do to a few member prepaying next year assessment.

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 and reimbursement fee (RV Towing). This breakdown shows how the bulk of our past due accounts are 5 Lot owners (3 or more years past due.

4 members past due current years:	\$ 1,115
3 members past due 2 years:	2,462 (2 members making payments, 1 member lien filed)
1 member past due 3 years:	1,427 (lien filed)
1 member past due 4 years:	1,873 (lien filed)
2 members past due 5 years:	3,932 (1 making payments, lien filed on both Lots)
1 member past due 6 years: (includes Reimb. Fee for RV Towing)	5,162 (has never paid dues/possible candidate for small claims court)
Less Credit balances:	<u>-1,165</u>
Total Quickbooks Accounts Receivable (5/2/23)	\$ 14,806



PO Box 332  
 Oroville, WA 98844  
 9mileranchhoa.org

### Cash Flow Report as of March 31, 2023

**Cash on Hand (checking) \$30,501**

Estimated expenditures between now and May 31, 2023 (fiscal year end)

Bank Fees	\$ 10	
QuickBooks Fee	357	
Office Supplies/Postage/Mailing	1,000	
Meeting Expense	35	
Liability Insurance	1,354	
Scheduled Road Work	12,775	
Sanding Facility	13,700**	
Weed Spray	<u>2,576</u>	
 Total estimated costs:	 \$31,807	 <u>-31,807</u>
 Funds left in checking after above costs		 <b>-\$1,306</b>

\*\*Sanding Facility

Wells Fargo Savings: \$13,368

Invoiced:	\$11,951	Estimated cost:	\$13,700	
Collected:	\$11,604	Funds available:	<u>11,157</u>	Wells Fargo CD: \$34,375
Spent:	<u>447</u>	Funds needed:	\$ 2,543	
	\$11,157			

Notes:

- This report is “Cash Flow”; showing what is in the checking account minus estimated costs needing funding between now and May 31, 2023, the HOA fiscal year end.
- This report does not show budgeted costs that will not be spent this fiscal year; audit expense, legal fees, etc.
- Bank Fees and Office Supplies are estimated. QuickBooks Fee, Meeting Expense and Liability Insurance are set costs that the HOA will be invoiced before May 31, 2023. Scheduled Road Work is Board approved costs and Weed Spray is budgeted figure less what has already been paid this fiscal year.
- Sanding Facility is the new estimated costs to complete the facility.



PO Box 332  
 Oroville, WA 98844  
 9mileranchhoa.org

### Accounts Receivable Report as of March 31, 2023

Total QuickBooks Accts. Receivable	\$14,941
Less Reimbursable Towing Fee	- 2,500
Less Interest/Late & Lien Fees Assessed	- 4,399
Credit Balances	<u>878</u>
Total Annual & Special Assessments Owed	\$ 8,920
Less Current Assessment owed: 6/1/22	- 3,272 (12 Lots)
Less Assessments owed: 6/1/21	- 1,598 ( 8 Lots)
Less Assessments owed: 6/1/20	- 968 ( 5 Lots)
Less Assessments owed: 6/1/19	- 774 ( 4 Lots)
Less Assessments invoiced: 6/1/18 & older	- 613 ( 3 Lots)
Less Special Assessment owed	<u>- 1,695</u> ( 8 Lots)
	0

Notes:

- 96% of this current years assessment has been collected.
- Lien filing is up-to-date.
- “Credit” balance has increased do to a few member prepaying next year assessment.

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 and reimbursement fee (RV Towing). This breakdown shows how the bulk of our past due accounts are 5 Lot owners (3 or more years past due).

3 members past due current years:	\$ 1,094
3 members past due 2 years:	2,429 (2 members making payments, 1 member lien filed)
1 member past due 3 years:	1,410 (lien filed)
1 member past due 4 years:	1,849 (lien filed)
2 members past due 5 years:	3,904 (1 making payments, lien filed on both Lots)
1 member past due 6 years: (includes Reimb. Fee for RV Towing)	5,133 (has never paid dues/possible candidate for small claims court)
Less Credit balances:	<u>- 878</u>
Total Quickbooks Accounts Receivable (3/1/23)	\$ 14,941



PO Box 332  
 Oroville, WA 98844  
 9mileranchhoa.org

**Cash Flow Report as of March 31, 2023**

**Cash on Hand (checking) \$30,501**

Estimated expenditures between now and May 31, 2023 (fiscal year end)

Bank Fees	\$ 10	
QuickBooks Fee	357	
Office Supplies/Postage/Mailing	1,000	
Meeting Expense	35	
Liability Insurance	1,354	
Scheduled Road Work	12,775	
Sanding Facility	13,700**	
Weed Spray	<u>2,576</u>	
<b>Total estimated costs:</b>	<b>\$31,807</b>	<b><u>-31,807</u></b>
<b>Funds left in checking after above costs</b>		<b><u>-\$1,306</u></b>

\*\*Sanding Facility

Wells Fargo Savings: \$13,368

Invoiced:	\$11,951	Estimated cost:	\$13,700	Wells Fargo CD:	\$34,375
Collected:	\$11,604	Funds available:	<u>11,157</u>		
Spent:	<u>447</u>	Funds needed:	\$ 2,543		
	\$11,157				

Notes:

- This report is “Cash Flow”; showing what is in the checking account minus estimated costs needing funding between now and May 31, 2023, the HOA fiscal year end.
- This report does not show budgeted costs that will not be spent this fiscal year; audit expense, legal fees, etc.
- Bank Fees and Office Supplies are estimated. QuickBooks Fee, Meeting Expense and Liability Insurance are set costs that the HOA will be invoiced before May 31, 2023. Scheduled Road Work is Board approved costs and Weed Spray is budgeted figure less what has already been paid this fiscal year.
- Sanding Facility is the new estimated costs to complete the facility.



PO Box 332  
 Oroville, WA 98844  
 9mileranchhoa.org

### Accounts Receivable Report as of March 1, 2023

Total QuickBooks Accts. Receivable	\$15,536
Less Reimbursable Towing Fee	- 2,500
Less Interest/Late & Lien Fees Assessed	- 4,326
Credit Balances	<u>559</u>
Total Annual & Special Assessments Owed	\$ 9,269
Less Current Assessment owed: 6/1/22	- 3,522 (12 Lots)
Less Assessments owed: 6/1/21	- 1,598 ( 8 Lots)
Less Assessments owed: 6/1/20	- 968 ( 6 Lots)
Less Assessments owed: 6/1/19	- 774 ( 4 Lots)
Less Assessments invoiced: 6/1/18 & older	- 638 ( 3 Lots)
Less Special Assessment owed	<u>- 1,769</u> ( 9 Lots)
	0

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 and reimbursement fee (RV Towing). This breakdown shows how the bulk of our past due accounts are 5 Lot owners (3 or more years past due).

5 members past due current years:	\$ 1,324
1 member past due for just 2021 special assessment:	100
3 members past due 2 years:	2,412 (2 members making payments, 1 member lien filed)
1 members past due 3 years:	1,401 (lien filed)
1 member past due 4 years:	1,837 (lien filed)
2 members past due 5 years:	3,902 (1 making payments, lien filed on both Lots)
1 member past due 6 years: (includes Reimb. Fee for RV Towing)	5,119 (has never paid dues/possible candidate for small claims court)
Less Credit balances:	<u>- 559</u>
Total Quickbooks Accounts Receivable (3/1/23)	\$15,536



PO Box 332  
 Oroville, WA 98844  
[9mileranchhoa.org](http://9mileranchhoa.org)

Accounts Receivable Report as of January 30, 2023

Total QuickBooks Accts. Receivable	\$16,320
Less Reimbursable Towing Fee	- 2,500
Less Interest/Late & Lien Fees Assessed	- 4,360
Credit Balances	<u>559</u>
Total Annual & Special Assessments Owed	\$10,019
Less Current Assessment owed: 6/1/22	- 4,097 ( 16 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	- 663 ( 3 Lots)
Less Special Assessment owed	<u>- 1,769 ( 9 Lots)</u>
	0

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 and reimbursement fee (RV Towing). This breakdown shows how the bulk of our past due accounts are 6 Lot owners (3 or more years past due).

9 members past due current years:	\$ 2,014 (2 of these 8 owed interest & late fees only)
1 member past due for just 2021 special assessment:	100
2 members past due 2 years:	1,825 (1 member making payments, 1 member lien filed)
2 members past due 3 years:	2,111 (1 member making payments, 1 member lien filed)
1 member past due 4 years:	1,825 (lien filed)
2 members past due 5 years:	3,900 (1 just starting to making payments, lien filed on both Lots)
1 member past due 6 years: (includes Reimb. Fee for RV Towing)	5,104 (has never paid dues/possible candidate for small claims court)
Less Credit balances:	<u>- 559</u>
Total Quickbooks Accounts Receivable (1/30/23)	\$16,320



PO Box 332  
 Oroville, WA 98844  
[9mileranchhoa.org](http://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>
	0

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



PO Box 332  
Oroville, WA 98844  
[9mileranchhoa.org](http://9mileranchhoa.org)

### Accounts Receivable Report as of November 30, 2022

Total QuickBooks Accts. Receivable	\$58,777
Less Fines Assessed	- 38,550
Less Reimbursable Towing Fee	- 2,500
Less Interest/Late & Lien Fees Assessed/Credits	<u>- 4,111</u>
Total Annual & Special Assessments Owed	\$13,616
Less Current Assessment owed: 6/1/22	- 6,912 ( 25 Lots)
Less Assessments owed: 6/1/21	- 1,917 ( 9 Lots)
Less Assessments owed: 6/1/20	- 1,026 ( 7 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>- 2,299 (12 Lots)</u>
	0

#### Notes:

- 94% of this current years assessment has been collected.
- 6 Lots were slated for lien filing on November 1, 2022. Three liens were filed, one of them has now paid in full including lien fees. Three are making payments.
- Monthly statements will be mailed this week.
- \$8,821 of the \$13,616 above (Total Annual & Special Assessments Owed) are just 9 members. Six of those eight have liens filed, 3 are making payments.



PO Box 332  
 Oroville, WA 98844  
 9mileranchhoa.org

### Cash Flow Report as of November 30, 2022

**Cash on Hand (checking) \$54,264**

2022/23 Budgeted Cost Left to Spend

Bank fees	\$ 15
QuickBooks fee	357
Website fee	79
Office supplies/Postage	1,793
PO Box fee	156
Meeting expense	176
Liability insurance	1,351
Lien fees	203
Attorney fees	6,134
Snow plow/Sanding	20,735
Weed	<u>2,576</u>

Budgeted cost yet to be spend	\$33,575	-33,575
Less funds for sanding facility		<u>-11,041*</u>

Funds available \$ 9,648

CCR Enforcement Special Assess.

Invoiced:      \$10,965  
  
 Collected:    \$10,540  
 Spent:          \$22,711

Sanding Facility

Invoiced:      \$11,951  
  
 Collected:    \$11,488  
 Spent:          447  
 \$11,041\*

Notes:

- This report is for the Board to see a picture of cash available for upcoming costs through the end of our fiscal year (5/31/22). I have attempted to give the Board a realistic picture; example would be although budgeted, I removed cost of fiscal audit as the membership voted this year to not have the audit.
- There are factors I am seeing that need to be addressed; more funds available due to higher assessment rates, unbudgeted costs (like dust spots), CCR reserve fund (amount to have in it and funding), State required reserve fund (needs to be fully addressed), flow of budgeted vs spending. I will seek to have a Financial Committee meeting within a month. My goal is to bring information and ideas to the Board for more complete financial planning flow.



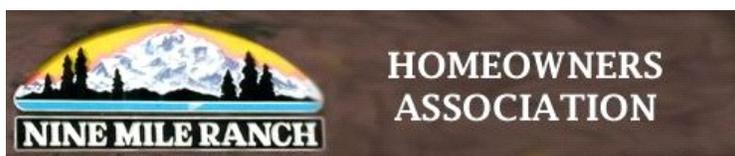
PO Box 332  
 Oroville, WA 98844  
[9mileranchhoa.org](http://9mileranchhoa.org)

Accounts Receivable Report as of October 1, 2022

Total QuickBooks Accts. Receivable	\$61,172
Less Fines Assessed	- 38,550
Less Reimbursable Towing Fee	- 2,500
Less Interest/Late & Lien Fees Assessed/Credits	<u>- 3,350</u>
Total Annual & Special Assessments Owed	\$16,772
Less Current Assessment owed: 6/1/22	- 8,750 ( 33 Lots)
Less Assessments owed: 6/1/21	- 2,556 ( 12 Lots)
Less Assessments owed: 6/1/20	- 1,335 ( 7 Lots)
Less Assessments owed: 6/1/19	- 774 ( 4 Lots)
Less Special Assessment owed	- 2,669
Less Assessments invoiced: 6/1/18 & older	<u>- 688 ( 3 Lots)</u>
	0

Notes:

- 91% of this current years assessment has been collected.
- 5 Lots owing 2 or 3 years assessments have sent payment, which is not reflected in the above figure as it has not been received to date.
- If the above mentioned 5 Lots pay, there will be 5 Lots still owing that are slated for lien filing on November 1<sup>st</sup>.
- Certified letter will be sent Monday to notify those 5 Lots of upcoming lien filing.
- There are 3 Lots making payments.
- Statements will be mailed Monday as well.



PO Box 332  
 Oroville, WA 98844  
 9mileranchhoa.org

### Cash Flow Report as of October 1, 2022

**Cash on Hand (checking) \$58,054**

2022/23 Budgeted Cost Left to Spend

Bank fees	\$	25	
QuickBooks fee		357	
Website fee		187	
Office supplies/Postage		2,186	
Corporate license		10	
PO Box fee		156	
Meeting expense		136	
Liability insurance		1,351	
Lien fees		610	
Attorney fees		6,187	
Reserve study fee		408	
Road maintenance		6,445	
Snow plow/Sanding		20,735	
Weed		2,576	
Sanding facility rental fee		800	
Budgeted cost yet to be spend	\$42,169		-42,169
Less funds for sanding facility			-10,848*
Funds available			\$ 5,037

CCR Enforcement Special Assess.

Sanding Facility

Invoiced:	\$10,965	Invoiced:	\$11,951
Collected:	\$10,363	Collected:	\$11,295
Spent:	\$22,711	Spent:	447
			\$10,848*

Notes:

- Attorney fees for special assessment CCR enforcement exceeded amount collected by \$12,348. This \$12,348 was paid for out of the checking account so there is that much less “Cash on Hand”. The court awarded the HOA all attorney fees, so the HOA will be receiving these funds at some point. None of the attorney fees are included in the above figures as the cost of this law suit was not included in the annual budget. Once the final figures are pinned down with the

court there will be adjustments made to the financial statements to show the funds owed to the HOA as a receivable.

- Lien fees are showing \$610, which was budgeted. That would pay for 3 liens to be filed. As of today there are 5 liens needing to be filed on November 1st. Hopefully, the certified warning letter and other contacts will inspire those members to pay and the HOA would not have to file all 5 liens. The letter gives the member until October 20<sup>th</sup> to respond to avoid filing.



PO Box 332  
 Oroville, WA 98844  
[9mileranchhoa.org](http://9mileranchhoa.org)

Accounts Receivable Report as of August 1, 2022

Total QuickBooks Accts. Receivable	\$75,053
Less Fines Assessed	- 38,550
Less Reimbursable Towing Fee	- 2,500
Less Interest/Late & Lien Fees Assessed/Credits	<u>- 3,870</u>
Total Annual & Special Assessments Owed	\$30,133
Less Current Assessment: 6/1/22	21,103 ( 78 Lots)
Less Assessments: 6/1/21	3,056 ( 15 Lots)
Less Assessments: 6/1/20	1,355 ( 7 Lots)
Less Assessments: 6/1/19	775 ( 4 Lots)
Less Assessments invoiced: 6/1/18 & older	688 ( 3 Lots)
Less Spec. Assess. owed - Sanding facility/CCR enf.	- 1,626 (22 Lots)
Less Spec. Assessment owed - Gravel/Rake	<u>- 1,530 (8 Lots)</u>
	0

Notes:

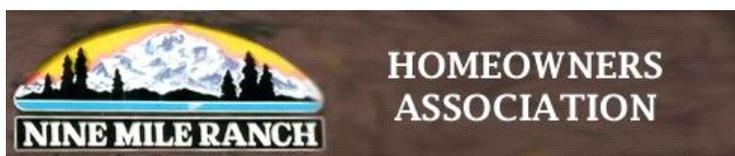
- 77% of current assessments invoiced on 6/1/22 have been collected to date.
- Same date (August 1<sup>st</sup>) for last years collections = 80%, prior year = 79%
- Statements will be mailed out tomorrow. Late fees and interest were assessed. A letter was included educating, offering payment plan and warning of liens.



PO Box 332  
 Oroville, WA 98844  
 9mileranchhoa.org

**Cash Flow Report as of August 1, 2022**

<b>Cash on Hand (checking)</b>			\$86,622
Less Special Assess funds available for Sanding Facility			- 10,223 *
Less Special Assess funds available for CCR Enforcement			- <u>833</u> **
Funds available			\$75,566
Savings balance: \$13,362			
CD balance: \$34,370			
Sanding Facility funds collected:	\$11,102	CCR Enforcement funds collected:	\$10,187
Sanding Facility funds spent:	<u>-879</u>	Legal fees to date:	<u>- 9,354</u>
Sanding Facility funds available:	\$10,223 *	CCR Enforcement funds avail.:	\$ 833 **



PO Box 332  
 Oroville, WA 98844  
[9mileranchhoa.org](http://9mileranchhoa.org)

### Accounts Receivable Report as of July 1, 2022

Total QuickBooks Accts. Receivable	\$98,759
Less Fines Assessed	- 38,550
Less Reimbursable Towing Fee	- 2,500
Less Interest/Late & Lien Fees Assessed/Credits	<u>- 2,922</u>
Total Assessments Owed	\$54,787
Less Current Assessment: 6/1/22	45,433 (162 Lots)
Less Assessments: 6/1/21	3,157 ( 15 Lots)
Less Assessments: 6/1/20	1,355 ( 7 Lots)
Less Assessments: 6/1/19	775 ( 4 Lots)
Less Assessments invoiced: 6/1/18 & older	688 ( 3 Lots)
Less Spec. Assess. owed - Sanding facility/CCR enf.	- 1,849 (25 Lots)
Less Spec. Assessment owed - Gravel/Rake	<u>- 1,530 (8 Lots)</u>
	0

#### Notes:

- 49% of current assessments invoiced on 6/1/22 have been collected to date.
- Same date (July 1<sup>st</sup>) for the last two years 53% had been collected.
- By August 1<sup>st</sup> the last two years 79% had been collected.
- Statements will be mailed out tomorrow (6/5/22) with letters warning of interest, late fees and potential liens depending on the status of the Lot account.
- Incorporating the Board approved change in the Collection Policy of lien filing from 3 years past due to 2 years past due, and if those in that position don't pay...we are slated for 10 liens to be filed on November 1<sup>st</sup>.
- Don and I are creating letters to send out with the end of month statements. Members are warned of additional costs and liens. Payments schedule and/or communication is offered.
- October 1<sup>st</sup> a certified letter will be sent to those slated for liens as a last warning. Liens are filed on November 1<sup>st</sup>.



PO Box 332  
 Oroville, WA 98844  
 9mileranchhoa.org

### Cash Flow Report as of July 1, 2022

<b>Cash on Hand (checking)</b>		<b>\$66,694</b>
Less Special Assess funds available for Sanding Facility		- 10,204 *
Less Special Assess funds available for CCR Enforcement		<u>- 1,464 **</u>
Funds available		\$55,026
Savings balance: \$13,362		
CD balance: \$36,370		
Sanding Facility funds collected:	\$10,986	CCR Enforcement funds collected: \$10,080
Sanding Facility funds spent:	<u>-782</u>	Legal fees to date: <u>- 8,616</u>
Sanding Facility funds available:	\$10,204 *	CCR Enforcement funds avail.: \$ 1,464 **

Notes:

- Very little has been spent in this new fiscal year. I've attached a current P&L that will show you what has been spent. In the interest of time and not much to report at this point, I have limited the Cash Flow Report information this month.



PO Box 332  
 Oroville, WA 98844  
 9mileranchhoa.org

**Adopted Budget for**  
**June 1, 2022 through May 31, 2023**

Adopted by the Board of Directors April 7, 2022

	<b><u>Balanced</u></b>
Income: Annual Assessments (\$270.68 X 310 Lots)	\$ 83,911
Income: Road Maintenance Fund Item (2021 Voting Ballot Item #3)	4,960
Less estimated uncollected (4%)	<u>- 3,555</u>
Net Income	\$ 85,316

**Expenses**

Bank fees	\$ 108
Quick Books fee	357
Website fees	526
Office supplies/Postage	2,611
Corporate license	10
PO Box fee	156
Liability insurance	1,351
Lien fees	610
Attorney fees/Legal Expense	6,211
Meeting expense	357
Audit expense	2,749
Reserve Study fee	408
Income Taxes	189
Road Maintenance Fund Item (2021 Voting Ballot Item #3)	4,960
General Road Maintenance	31,589 *
Snow Plowing/Sanding	20,735
Sanding Facility Rental Fees	800
Weed Spray	<u>13,127</u>
Budgeted Costs	\$ 86,854
Net Income/Loss	<b>\$ -1,538</b>

“Expenses” dollar amounts are based on adjusted historical averages plus adding average of 2% inflation rate equating to what was brought forward to the membership in the 2021 Voters Pamphlet. Also, three additions were added:

- Lien Fees of \$610. As stated in the Voters Pamphlet, this figure is a “wash” because when a lien is filed against a Lot the cost of the lien is assessed on the Lot, thus there was not a dollar figure put in the figures given to the membership in the Voters Pamphlet. The Lot owner paying for the lien assessment normally does not happen in the same year that the cost was incurred by the HOA. An estimate of 3 liens may have to be filed in 2022/23 at \$203.50 per filing.
- PO Box fee: \$100 was added to the proposed costs due to recent actual increased fee by the US Post Office.

Continues on reverse side

- Sanding facility rental fee which is based on \$50 a month for site, and \$50 a month for use of tractor (4 months).Continues on back of page

\* Below is the breakdown of General Road Maintenance Expense which is based on the adjusted historical yearly averages plus adding average of 2% inflation.

Road Gravel:	\$ 15,188
Gravel Machining:	542
Raking:	2,048
Ditch/Culvert Cleaning:	5,163
Other Road Material/Repairs:	3,131
Admin. Labor & Materials:	999
Capital Improvements:	572
Emergency Repairs:	2,721
Erosion Prevention/Control:	1,047
Road side/Easement Maintenance:	<u>178</u>
Total Road Maintenance:	\$ 31,589

#### Notes for Management of Budget:

- A spreadsheet will be created showing actual cost as the year unfolds for each expense category in the budget.
- The spreadsheet will be updated on a monthly basis, submitted to the Board with the monthly Cash Flow Report. Report will be posted on the website for the membership, and will be available upon request.
- The spreadsheet will give the Board a tool to keep control over expenditures during the fiscal year.
- At fiscal year end the Board will use the spreadsheet as a tool to identify overage/underage of budgeted items as well as the overall picture of the HOA fiscal health. The spreadsheet will show where the HOA will need to adjust income at future dates and changes to averages of expenses.
- At year end, the total overage (spending more than budgeted) will be taken from the Reserve/Savings Account.
- Underage (spending less than budgeted) will be placed in the Reserve/Savings Account.
- Budgeted expenses are based on average cost through the years of the HOA. Factors like added road wear because of increase in traffic on the roads and inflation were factored in. It is believed that historical averages include that all **needed** tasks were taken care of for the HOA except replacement gravel/material.
- In years past, the common management of the HOA funds was to perform all needed road maintenance (culvert/ditching/crowning/etc) and what was left was spent on gravel. This often left very little for gravel. Now, gravel/replacement material is a fixed costs; if \$15,000 is budgeted for gravel then \$15,000 will be placed on the roads.
- If the management of the budget here forward is to continue **needed** tasks, then the funds should always be available. Examples:
  - Winter maintenance budget is \$20,735. If winter maintenance ends up costing \$25,735 the additional \$5,000 needed will come from the Reserve/Savings Account. If winter maintenance was \$15,735, then \$5,000 will be placed into the Reserve/Savings Account. In other words, if the cost for winter maintenance is less than budgeted (say by \$5,000) that does not mean that the HOA has \$5,000 to spend in a different budget category. The money will be placed in reserve to pay for those years where more funds are needed for winter maintenance.
  - The HOA road maintenance is affected by traffic use and weather, which is ever-changing. Another example would be if this year the HOA did not require any culvert cleaning then the funds budgeted for that, and not used, would be placed in the Reserve/Savings account for future years when culvert cleaning will be required.
- Again, the budgeted figures are based on historical averages. Based on this history the HOA is now able to project future costs in a realistic way. The current budget rate does not allow for large capital improvements because another expense category would suffer. If the Board decided to spend a large amount on a capital improvement then the funds would have to come from either a membership-voted special assessment or from a well-justified offset from some other expense category of savings in the Reserve Fund.
- Road Committee will present a report at least twice a year (spring and fall) of proposed road work. Report will separate costs per budgeted categories, as well as state where (what roads) are receiving maintenance and what work is being performed. Board will approve before work commences. This report will fulfill transparency and management liability requirements for the Board, and this report will be posted on the website to keep the membership informed. The Road Committee will inform the Board of any additional maintenance needed beyond agreed upon work.



PO Box 332  
 Oroville, WA 98844  
[9mileranchhoa.org](http://9mileranchhoa.org)

Accounts Receivable Report as of May 31, 2022

Total QuickBooks Accts. Receivable	\$50,917
Less Fines Assessed	- 38,550
Less Reimbursable Towing Fee	- 2,500
Less Interest/Late & Lien Fees Assessed/Credits	<u>- 314*</u>
Total Assessments Owed	\$ 9,553
Less Spec. Assess. Owed - Sanding facility/CCR enf.	- 1,848 (25 Lots)
Less Spec. Assessment owed - Gravel/Rake	- 1,622 ( 9 Lots)
Less 3+ fiscal years assessments owed	- 1,463 ( 4 Lots) Liens filed
Less fiscal year 2020/21 assessments owed	- 1,426 ( 8 Lots)
Less fiscal year 2021/22 assess. owed	<u>- 3,194 (15 Lots)</u>
	0

\* Interest Owed: \$ 1,445  
 Lien fees Owed: \$ 2,142  
 Credits: -\$ 3,273  
 \$ 314

The above "credit" figure is large due to many members prepaying 2022/23 assessments. Credits will disappear June 1st when new assessment billing is included.

New assessments billing total: \$83,810.80 annual assessment and \$4,960.00 special assessment.



PO Box 332  
 Oroville, WA 98844  
 9mileranchhoa.org

### Cash Flow Report as of May 31, 2022

**Cash on Hand (checking) \$41,918**

Budgeted Costs

Website fees	\$	330
Attorney fees/Legal Expense		944
Road Maintenance		13,114
Weed Spray		<u>556</u>

Budgeted costs yet to be incurred	\$ 14,944	- 14,944
Raking invoice to be paid		- 2,164
Credits: Over-payments by members		- 3,273
Less Special Assess funds available for Sanding Facility		- 10,204 *
Less Special Assess funds available for CCR Enforcement		<u>- 6,766 **</u>

Funds available \$ 4,567

Savings balance: \$13,362

CD balance: \$36,369

Sanding Facility funds collected:	\$10,986	CCR Enforcement funds collected:	\$10,080
Sanding Facility funds spent:	<u>-782</u>	Legal fees to date:	<u>- 3,314</u>
Sanding Facility funds available:	\$10,204 *	CCR Enforcement funds avail.:	\$ 6,766 **

Notes:

- The current raking invoice from Tim Mason is incorporated into this report, although it has not been paid. Road Maintenance expense is what is still available for road work AFTER paying the raking invoice.
- I do not have a current invoice from Miller & Chase, thus funds available for CCR enforcement is less than shown.

**Nine-Mile Ranch Homeowners Association  
Financial Statements  
For the Year Ended May 31, 2021**



**NEWMAN**  
Certified Public Accountant, PC

**Nine-Mile Ranch Homeowners Association  
Financial Statements  
For the Year Ended May 31, 2021**

---

**TABLE OF CONTENTS**

Independent Auditor's Report.....	3
Balance Sheet.....	4
Statement of Revenues and Expenses and Changes in Fund Balances.....	5
Statement of Cash Flows.....	6
Notes to Financial Statements.....	7-10



### Independent Auditor's Report

To the Board of Directors of Nine-Mile Ranch Homeowners Association

We have audited the accompanying financial statements of Nine-Mile Ranch Homeowners Association (the "Association") which comprise the balance sheet as of May 31, 2021, and the related statements of revenues, expenses, and changes in fund balance and cash flows for the year then ended, and the related notes to the financial statements.

#### **Management's Responsibility for the Financial Statements**

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

#### **Auditor's Responsibility**

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

#### **Opinion**

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Nine-Mile Ranch Homeowners Association as of May 31, 2021, and results of its operations and its cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America.

#### **Emphasis of a Matter on Future Major Repairs and Replacements**

Our audit was made for the purpose of forming an opinion on the basic financial statement, taken as a whole. We have not applied procedures to determine whether the funds designated for future repairs and replacements as discussed in Note 5 are adequate to meet such future costs, because such determination is outside the scope of our audit. Our opinion is not modified with respect to this matter.

#### **Omission of Required Supplementary Information about Future Major Repairs and Replacements**

Management has omitted supplementary information about future repairs and replacements that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Financial Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinion on the basic financial statements is not affected by the information.

*Newman Certified Public Accountant, PC.*

Newman Certified Public Accountant, PC  
Bellevue, Washington  
January 17, 2022

**Nine-Mile Ranch Homeowners Association**  
**Balance Sheet**  
**May 31, 2021**

	<u>Operating Fund</u>	<u>Replacement Fund</u>	<u>Total</u>
<b>Assets</b>			
Cash and cash equivalents	\$ 27,195	\$ 10,360	\$ 37,555
Investments		34,361	34,361
Assessments receivable	29,689		29,689
Allowance for doubtful accounts	(25,115)		(25,115)
Prepaid insurance	1,173		1,173
Equipment	18,560		18,560
Accumulated depreciation	(3,712)		(3,712)
<b>Total assets</b>	<u>\$ 47,790</u>	<u>\$ 44,721</u>	<u>\$ 92,511</u>
<b>Liabilities</b>			
Accounts payable	\$ 4,767	\$ -	\$ 4,767
Prepaid assessments	1,094		1,094
Deferred special assessment	14,121		14,121
Contract liabilities (Assessments received in advance - replacement fund)		44,558	44,558
<b>Total liabilities</b>	<u>19,982</u>	<u>44,558</u>	<u>64,540</u>
<b>Fund balances</b>	<u>27,808</u>	<u>163</u>	<u>27,971</u>
<b>Total liabilities and fund balances</b>	<u>\$ 47,790</u>	<u>\$ 44,721</u>	<u>\$ 92,511</u>

The accompanying notes are an integral part of the financial statements  
(See Independent Auditor's Report)

**Nine-Mile Ranch Homeowners Association**  
**Statement of Revenues, Expenses and Changes in Fund Balances**  
**For the Year Ended May 31, 2021**

	Operating Fund	Replacement Fund	Total
<b>Revenues</b>			
Owners assessments	\$ 55,904	\$ -	\$ 55,904
Special assessments	17,867	-	17,867
Late fees	13,350		13,350
Interest	5	163	168
Other member income	2,312		2,312
<b>Total revenues</b>	<u>89,438</u>	<u>163</u>	<u>89,601</u>
<b>Expenses</b>			
Utilities			
Maintenance			
Landscape and irrigation	14,664		14,664
Common area repairs and maintenance	18,728		18,728
Special assessment expense	17,867		17,867
Road maintenance	8,713		8,713
Snow removal	19,322		19,322
	<u>79,294</u>	<u>-</u>	<u>79,294</u>
Administrative			
Insurance	167		167
Administrative expense	4,062		4,062
Depreciation expense	3,712		3,712
Legal and professional	12,199		12,199
Licenses, permits, fees and taxes	236		236
Bad debt expense	25,115		25,115
	<u>45,491</u>	<u>-</u>	<u>45,491</u>
<b>Total expenses</b>	<u>124,785</u>	<u>-</u>	<u>124,785</u>
<b>Excess (deficit) of revenues over (under) expenses</b>	(35,347)	163	(35,184)
<b>Beginning fund balances</b>	58,831	-	58,831
Transfer to/from contract liabilities	10,000		10,000
Prior period adjustment	(5,676)	-	(5,676)
<b>Ending fund balances</b>	<u>\$ 27,808</u>	<u>\$ 163</u>	<u>\$ 27,971</u>

The accompanying notes are an integral part of the financial statements  
(See Independent Auditor's Report)

**Nine-Mile Ranch Homeowners Association**  
**Statement of Cash Flows**  
**For the Year Ended May 31, 2021**

	<u>Operating Fund</u>	<u>Replacement Fund</u>	<u>Total</u>
<b>Excess of revenues over expenses</b>	\$ (35,347)	\$ 163	\$ (35,184)
Adjustments to reconcile excess (deficit) of revenues over (under) expenses to net cash provided (used) by operating activities			
Depreciation	3,712	-	3,712
Decrease (Increase) in operating assets:			
Assessments receivable	(3,972)		(3,972)
Allowance for doubtful accounts	25,115		25,115
Prepaid insurance	(1,173)		(1,173)
Increase (decrease) in operating liabilities:			
Accounts payable	4,767		4,767
Prepaid assessments	1,094		1,094
Deferred special assessment	14,121		14,121
Contract liabilities (Assessments received in advance - replacement fund)		(7,000)	(7,000)
Prior period adjustment	(5,676)		(5,676)
Total adjustments	<u>37,988</u>	<u>(7,000)</u>	<u>30,988</u>
Net cash provided (used) by operating activities	<u>2,641</u>	<u>(6,837)</u>	<u>(4,196)</u>
Cash provided (used) by investing activities			
Change in investments		(162)	(162)
Net cash provided (used) by investing activities	<u>-</u>	<u>(162)</u>	<u>(162)</u>
Cash provided (used) by financing activities			
Transfer to contract liabilities	10,000		10,000
Net cash provided (used) by financing activities	<u>10,000</u>	<u>-</u>	<u>10,000</u>
<b>Net increase (decrease) in cash and cash equivalents</b>	12,641	(6,999)	5,642
Beginning cash and cash equivalents	14,554	17,359	31,913
<b>Ending cash and cash equivalents</b>	<u>\$ 27,195</u>	<u>\$ 10,360</u>	<u>\$ 37,555</u>
<b>SUPPLEMENTAL DISCLOSURE</b>			
Income taxes paid			\$ -
Interest paid			\$ -

The accompanying notes are an integral part of the financial statements  
(See Independent Auditor's Report)

**Nine-Mile Ranch Homeowners Association**  
**Notes to Financial Statements**  
**For the Year Ended May 31, 2021**

---

**1. Organization**

Nine-Mile Ranch Homeowners Association (the "Association") was incorporated on October 28, 1994 as a nonprofit corporation under the laws of Washington for the purposes of maintaining and preserving common property. The Association consists of 311 lots and is located in Oroville, Washington.

**2. Date of Management's Review**

In preparing the financial statements, the Association has evaluated events and transactions for potential recognition or disclosure through January 17, 2022, the date that the financial statements were available to be issued.

**3. Summary of Significant Accounting Policies**

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires the Board of Directors to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenue and expenses during the reporting period. Actual results could differ significantly from those estimates.

Fund Accounting

The Association's governing documents provide certain guidelines for governing its financial activities. To ensure observance of limitations and restrictions on the use of financial resources, the Association maintains its accounts using fund accounting. Financial resources are classified for accounting and reporting purposes in the following funds established according to their nature and purpose:

Operating Fund - The fund is used to account for financial resources available for the general operations of the Association.

Replacement Fund - The fund is used to accumulate financial resources designated for future major repairs and replacements.

Members Assessments

Association members are subject to annual assessments to provide funds for the Association's operating expenses and major repairs and replacements. Assessment revenue is recognized as the related performance obligations are satisfied at transaction amounts expected to be collected. The Association's performance obligations related to its operating assessments are satisfied over time on a daily pro-rata basis using the input method. The performance obligations related to the replacement fund assessments are satisfied when these funds are expended for their designated purpose.

Assessments receivable at the balance sheet date are stated at the amounts expected to be collected from outstanding assessments from unit owners. The Association's policy is to retain legal counsel and place liens on properties of owners whose assessments are delinquent. Any excess assessments at year end are retained by the Association for use in the succeeding year. The Association treats uncollectible assessments as variable consideration. Methods, inputs, and assumptions used to evaluate whether an estimate of variable consideration is constrained include consideration of past experience and susceptibility to factors outside the Association's control. The balances of assessments receivable as of the beginning and end of the year are \$25,717 and \$29,689, respectively. After the Board of Directors has exhausted all efforts to collect delinquent accounts, the Board of Directors may elect to write off uncollectible balances.

The Association recorded an allowance for doubtful accounts of \$25,115 to reflect an estimate of accounts that may not be collectible.

**Nine-Mile Ranch Homeowners Association**  
**Notes to Financial Statements**  
**For the Year Ended May 31, 2021**

---

Property and Equipment

The Association has not capitalized real and personal common area property contributed by the developer. Replacements and improvements to real property are also not capitalized; rather, they are charged to the respective fund in the period the cost is incurred.

Contract Liabilities (Assessments received in advance - replacement fund)

The Association recognizes replacement fund (reserves) revenue from members as related performance obligations are satisfied. A contract liability (assessments received in advance - replacement fund) is recorded when the Association has the right to receive payment in advance of satisfaction of performance obligations related to replacement reserve assessments. The balances of Contract Liabilities (assessments received in advance - replacement fund) as of the beginning and end of the year are \$51,558 and \$44,558, respectively.

Income Tax

The Association's policy is to record interest expense or penalties related to income tax in operating expenses.

Interest Income

Interest income is recognized when earned and allocated to the operating and replacement funds in proportion to the interest-bearing deposits of each fund.

Cash and Cash Equivalents

Cash and cash equivalents include the Association's cash, checking accounts, money market funds and investments in certificates of deposit with original maturities of 90 days or less.

Investments

Investments consist of certificates of deposit and other securities and investment accounts with original maturities of more than 90 days.

**4. Income Taxes**

Common Interest Realty Associations are generally taxed either as a qualifying Internal Revenue Code (IRC) Section 528 homeowners' association or as a regular corporation subject to the special provisions of IRC Section 277 for membership organizations. For the current year, the Association has met IRC Section 528 eligibility requirements and has chosen to file Form 1120-H for its federal income tax return. The income tax filing determination is assessed for each tax year and only pertains to the tax year being evaluated.

IRC Section 528 requires that the Association separates all of its income and expense activity between three categories: exempt function, nonexempt function and capital. Taxable income includes net nonexempt function income, such as interest and other nonmember sourced income. In the determination of net taxable income, certain expenses were allocated to offset a portion of the Association's taxable income. The Form 1120-H tax rate is 30%.

Accounting principles generally accepted in the United States of America require management to evaluate tax positions taken by the Association and recognize a tax liability if the Association has taken an uncertain position that more likely than not would not be sustained upon examination by the Internal Revenue Service. Management has analyzed the tax positions taken by the Association and has concluded that as of the year end, there are no uncertain positions taken or expected to be taken that would require recognition of a liability or disclosure in the financial statements. The Association is subject to routine audits by taxing jurisdictions. The Internal Revenue Service can examine the Association's income tax returns generally up to three years. There are currently no audits in progress for any tax period.

**Nine-Mile Ranch Homeowners Association**  
**Notes to Financial Statements**  
**For the Year Ended May 31, 2021**

---

**5. Future Major Repairs and Replacements**

The Association's governing documents require funds to be accumulated for future major repairs and replacements. Accumulated funds are held in separate bank accounts and are generally not available for operating fund expenses.

The board of directors has not conducted nor updated a reserve study to estimate the remaining useful lives and replacement costs of the components of common property. Therefore, these financial statements have omitted all supplementary information on future major repairs and replacements that would have been presented if a reserve study had been prepared.

The Association allocated funds to the replacement fund based on the Association's budget. Typically, in the event a reserve study was prepared, the Association would fund such major repairs and replacements over the estimated useful lives of the components based on a study's estimates of current replacement costs, considering amounts previously accumulated in the replacement fund. Actual expenditures may vary from any estimates used to fund the replacement fund, and the variations may be material. Therefore, amounts accumulated in the replacement fund may not be adequate to meet future needs. If additional funds are needed, however, the Association has the right, subject to its governing documents, to increase regular assessments or to levy special assessments, or it may delay major repairs and replacements until funds are available.

**6. FASB ASC 606 New Accounting Guidance Implementation**

The Financial Accounting Standards Board (FASB) issued ASC 606 guidance, Revenue from Contracts with Customers, effective January 1, 2019, which superseded the revenue recognition requirements in FASB ASC 972-605, Real Estate - Common Interest Realty Associations (CIRA), Revenue Recognition. The Association has presented the attached financial statements in accordance with FASB ASC 606. Assessments attributed to the Operating Fund are recognized in the period earned. Assessments allocated to the Replacement Fund are recognized as revenue only when there are replacement fund expenditures, and to the extent the replacement fund expenditures exceed replacement fund interest income.

The cumulative balance of Replacement Fund assessments that have not been recognized as income are accumulated as deferred replacement fund assessments and presented as Contract Liabilities (Assessments received in advance - Replacement fund) on the Balance Sheet. Deferred replacement fund assessments are increased by unrecognized replacement fund assessments and decreased as replacement fund assessments are recognized as revenue in the Statement of Revenue and Expenses and Changes in Fund Balances.

Contract liabilities (Assessments received - in advance - replacement fund) as of June 1, 2020	\$51,558
Assessments budgeted for Replacement Fund	\$3,000
Recognized Replacement Fund assessments	\$0
Adjustment and transfer to/from contract liabilities	\$(10,000)
Contract liabilities (Assessments received - in advance - replacement fund) as of May 31, 2021	<u>\$44,558</u>

**Nine-Mile Ranch Homeowners Association**  
**Notes to Financial Statements**  
**For the Year Ended May 31, 2021**

---

**7. COVID-19**

The World Health Organization has declared COVID-19 to constitute a “Public Health Emergency of International Concern” and characterized COVID-19 as a pandemic. In the United States, the federal and state governments have implemented enhanced screenings, quarantine requirements, and travel restrictions in connection with the COVID-19 outbreak. The spread of this virus began causing business disruptions domestically beginning in 2019 that are anticipated to continue for the foreseeable future. The extent of the impact of the COVID-19 pandemic on the Association's operational and financial performance will depend on future developments, including the duration and spread of the outbreak and the impact of the COVID-19 pandemic on overall demand for the Association's services and the ability of owners to pay assessments, all of which are highly uncertain and cannot be predicted.

**8. Legal**

The Association has engaged legal counsel to review various matters and advise the Board of Directors. As of the date of this report, outcomes have not been determined and any gain or loss contingencies are not estimable, thus amounts have not been accrued in the accompanying financial statements. The Association is engaged in arbitration with a homeowner regarding CCR violations and levied a subsequent special assessment to pay for the additional legal costs (Note 11).

**9. Special Assessment**

During the year ended May 31, 2019, the members approved a special assessment totaling \$73,568 to purchase a road rake and gravel. Owners were to pay in two installments. Special assessment revenue is recognized as related expenses are incurred. During the year ended May 31, 2021, special assessment revenue totaled \$17,867. Deferred special assessment income totaled \$14,121.

**10. Prior Period Adjustment**

An adjustment has been recorded to a prior period totaling \$5,676 to recognize special assessment revenue at the time related expenses were incurred. The correction has no effect on the results of the current year's operations.

**11. Subsequent Event - Special Assessment**

In August 2021, the Board of Directors approved two special assessments; one to fund a winter sanding facility and one to fund court arbitration with a homeowner (Note 8). The assessments, in aggregate, totaled \$22,988.



PO Box 332  
 Oroville, WA 98844  
[9mileranchhoa.org](http://9mileranchhoa.org)

Accounts Receivable Report as of April 1, 2022

Total QuickBooks Accts. Receivable	\$50,682
Less Fines Assessed	- 35,500
Less Reimbursable Towing Fee	- 2,500
Less Interest/Late & Lien Fees Assessed	<u>- 2,341</u>
Total Assessments Owed	\$10,341
Less Spec. Assess. owed - Sanding facility/CCR enf.	- 2,144 (29 Lots)
Less Spec. Assessment owed - Gravel/Rake	- 1,696 ( 9 Lots)
Less 4+ fiscal years assessments owed	- 688 ( 3 Lots) Liens filed
Less fiscal year 2019/20 assessments owed	- 774 ( 4 Lots) Liens filed
Less fiscal year 2020/21 assessments owed	- 1,612 ( 9 Lots)
Less fiscal year 2021/22 assess. owed	<u>- 3,427 (17 Lots)</u>
	0

- 91% of Sanding Facility/CCR enforcement special assessments has been collected.



PO Box 332  
 Oroville, WA 98844  
 9mileranchhoa.org

### Cash Flow Report as of April 1, 2022

**Cash on Hand (checking) \$41,459**

Budgeted Costs

Bank fees	\$	15	
Quick Books fee		350	
Website fees		500	
Office supplies/Postage		799	
Attorney fees/Legal Expense		944	
Road Maintenance		15,277	
Weed Spray		556	
Added cost: Zoom meeting expense		49	
Budgeted costs yet to be incurred	\$	18,490	- 18,490
Less Special Assess funds available for Sanding Facility			- 10,050 *
Less Special Assess funds available for CCR Enforcement			- 6,624 **
Funds available	\$		6,295

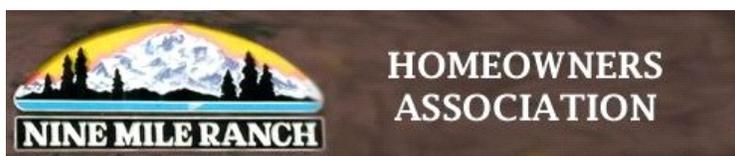
Savings balance: \$13,362  
 CD balance: \$36,368

Sanding Facility funds collected:	\$10,832	CCR Enforcement funds collected:	\$9,938
Sanding Facility funds spent:	-782	Legal fees to date:	- 3,314
Sanding Facility funds available:	\$ 10,050 *	CCR Enforcement funds avail.:	\$6,624 **

## Accounts Receivable Report as of March 1, 2022

Total QuickBooks Accts. Receivable	\$51,089
Less Fines Assessed	- 34,100
Less Reimbursable Towing Fee	- 2,500
Less Interest/Late & Lien Fees Assessed	<u>- 2,864</u>
Total Assessments owed	\$11,625
Less Spec. Assess. owed - Sanding facility/CCR enf.	- 2,292 (30 Lots)
Less Spec. Assessment owed - Gravel/Rake	- 1,996 (10 Lots)
Less 4+ fiscal years assessments owed	- 688 ( 3 Lots) Liens filed
Less fiscal year 2019/20 assessments owed	- 968 ( 5 Lots) Liens filed
Less fiscal year 2020/21 assessments owed	- 1,828 (10 Lots)
Less fiscal year 2021/22 assess. owed	<u>- 3,853 (19 Lots)</u>
	0

- 90% of Sanding Facility/CCR enforcement special assessments has been collected.
- A letter was sent with 3/1/22 statements to those members owing for only the current special assessments. Many past due members were contacted by phone or email as well. Some commitments were made for payments. Let's hope those members follow through.



PO Box 332  
 Oroville, WA 98844  
 9mileranchhoa.org

### Cash Flow Report as of March 1, 2022

**Cash on Hand (checking) \$42,648**

Budgeted Costs

Bank fees	\$ 30	
Quick Books fee	350	
Website fees	500	
Office supplies/Postage	863	
Liability insurance	1,334	
Attorney fees/Legal Expense	1,448	
Lien fees	204	
Road Maintenance	15,277	
Weed Spray	556	
Added cost: Zoom meeting expense	65	
 Budgeted costs yet to be incurred	 \$ 20,267	 - 20,267
 Less Special Assess funds available for Sanding Facility		 - 10,405 *
Less Special Assess funds available for CCR Enforcement		- <u>7,299</u> **
 Funds available		 \$ 4,317

Savings balance: \$13,362  
 CD balance: \$36,368

Sanding Facility funds collected:	\$10,755	CCR Enforcement funds collected:	\$9,868
Sanding Facility funds spent:	<u>-350</u>	Legal fees to date:	<u>- 2,569</u>
Sanding Facility funds available:	\$ 10,405 *	CCR Enforcement funds avail.:	\$7,299 **

**Notes:**

This report does not include:

- Additional funds spent on the Gold Rush Ridge Road issue that Miller & Chase has not invoiced us for.
- Any additional funds that snow maintenance will require. To date \$8,384 over budgeted amount.
- Cost for mailing the annual mailing. There is \$863 left in the category. Last year's recap of spending was \$1,060.



PO Box 332  
 Oroville, WA 98844  
 9mileranchhoa.org

**Cash Flow Report as of February 1, 2022**

**Cash on Hand (checking) \$53,256**

Budgeted Costs

Bank fees	\$ 30
Quick Books fee	350
Website fees	500
Office supplies/Postage	929
PO Box fee	56
Liability insurance	1,334
Attorney fees/Legal Expense	1,448
Lien fees	204
Road Maintenance	15,277
Snow Plowing/Sanding	5,137
Weed Spray	556
Added cost: Zoom meeting expense	<u>81</u>

Budgeted costs yet to be incurred \$ 25,902 - 25,902

Less Special Assess funds available for Sanding Facility - 10,133 \*

Less Special Assess funds available for CCR Enforcement - 7,049 \*\*

Funds available \$ 10,172

Savings balance: \$13,362

CD balance: \$36,367

Sanding Facility funds collected:	\$10,483	CCR Enforcement funds collected:	\$9,618
Sanding Facility funds spent:	<u>-350</u>	Legal fees to date:	<u>- 2,569</u>
Sanding Facility funds available:	\$ 10,133 *	CCR Enforcement funds avail.:	\$7,049 **

Accounts Receivable Report as of January 31, 2022

Total QuickBooks Accts. Receivable	\$51,118
Less Fines Assessed	- 32,550
Less Reimbursable Towing Fee	- 2,500
Less Interest/Late & Lien Fees Assessed	<u>- 2,845</u>
Total Assessments owed	\$13,223
Less Spec. Assess. owed - Sanding facility/CCR enf.	- 2,813 (40 Lots)
Less Spec. Assessment owed - Gravel/Rake	- 2,330 (11 Lots)
Less 4+ fiscal years assessments owed	- 688 ( 3 Lots) Liens filed
Less fiscal year 2019/20 assessments owed	- 1,162 ( 6 Lots) Liens filed
Less fiscal year 2020/21 assessments owed	- 2,022 (11 Lots)
Less fiscal year 2021/22 assess. owed	<u>- 4,208 (21 Lots)</u>
	0

- 88% of Sanding Facility/CCR enforcement special assessments has been collected.

## Accounts Receivable Report as of January 1, 2022

Total QuickBooks Accts. Receivable	\$52,911
Less Fines Assessed	- 32,550
Less Reimbursable Towing Fee	- 2,500
Less Interest/Late & Lien Fees Assessed	<u>- 2,969</u>
Total Assessments owed	\$14,892
Less Spec. Assess. owed - Sanding facility/CCR enf.	- 3,153 ( 42 Lots)
Less Spec. Assessment owed - Gravel/Rake	- 2,514 (13 Lots)
Less 4+ fiscal years assessments owed	- 688 ( 3 Lots) Liens filed
Less fiscal year 2019/20 assessments owed	- 1,255 ( 7 Lots) Liens filed
Less fiscal year 2020/21 assessments owed	- 2,409 (13 Lots)
Less fiscal year 2021/22 assess. owed	<u>- 4,873 (26 Lots)</u>
	0

- 86% of Sanding Facility/CCR enforcement special assessments has been collected.
- Note: 7 members/Lots account for \$10,023 of the above figures owed. The \$10,023 includes assessments owed, interest, late fees and lien fees on these 7 Lots. Three of these members have contacted me stating they would be making payments. I have not received any payments to date from them. I am following this up.



PO Box 332  
 Oroville, WA 98844  
 9mileranchhoa.org

### Cash Flow Report as of January 1, 2022

**Cash on Hand (checking) \$73,517**

Budgeted Costs

Bank fees	\$ 35	
Quick Books fee	350	
Website fees	500	
Office supplies/Postage	1,197	
PO Box fee	56	
Liability insurance	1,328	
Attorney fees/Legal Expense	1,448	
Financial Audit	2,700	
Lien fees	204	
Road Maintenance	15,277	
Snow Plowing/Sanding	20,372	
Weed Spray	556	
Added cost: Zoom meeting expense	97	
 Budgeted costs yet to be incurred	 \$ 44,120	- 44,120
 Less Special Assess funds available for Sanding Facility		- 9,955 *
Less Special Assess funds available for CCR Enforcement		- <u>9,455 **</u>
 Funds available		 \$ 9,987

Savings balance: \$13,362  
 CD balance: \$36,366

Sanding Facility funds collected:	\$10,305	CCR Enforcement funds collected: \$9,455
Sanding Facility funds spent:	350	
Sanding Facility funds available:	\$ 9,955 *	

Notes:

- Office Supplies: I have not received reimbursement request for the last HOA mailing.
- Legal fee: Includes \$168 paid to M&C for evaluation of special assessment vote. This was not budgeted for in the special assessment costs, so I have put it under Legal Fees.
- Lien fees: I have placed back in cost to file a lien on Lot Owner discussed this week.
- Snow Plowing: We have not received an invoice yet. Expect one soon as 24-7 normally invoices on a monthly basis.
- Special Assessment CCR Enforcement: Miller & Chase has not yet invoiced for time spent on this case so it is not included in figures.

## Accounts Receivable Report as of November 29, 2021

Total QuickBooks Accts. Recv.	\$51,065
Less Fines Assessed	- 29,500
Less Reimbursable Towing Fee	- 2,500
Less Interest/Late & Lien Fees Assessed	- <u>2,740</u>
<b>Total Assessments owed</b>	<b>\$16,325</b>
Less Spec. Assess. owed - Sanding facility/CCR enf.	- 4,040 ( 55 Lots)
Less Spec. Assessment owed - Gravel/Rake	- 2,514 (13 Lots)
Less 4+ fiscal years assessments owed	- 688 ( 3 Lots) Liens filed
Less fiscal year 2019/20 assessments owed	- 1,255 ( 7 Lots) Liens filed
Less fiscal year 2020/21 assessments owed	- 2,409 (13 Lots)
Less fiscal year 2021/22 assess. owed	- <u>5,419</u> (27 Lots)
	0

- 82% of Sanding Facility/CCR enforcement special assessments has been collected.
- Statement are being sent out monthly. New liens were filed November 1<sup>st</sup>.
- Three members have committed to making payments.
- Funds are trickling in slowly right now. Taking in considerations for Covid, inflation and now the holidays, I feel we are still doing okay in our collections. My goal is to soon start making personal contact with past due members via email, letters and/or phone calls.



PO Box 332  
 Oroville, WA 98844  
 9mileranchhoa.org

### Cash Flow Report as of November 30, 2021

**Cash on Hand (checking) \$71,065**

Budgeted Costs

Bank fees	\$ 35	
Quick Books fee	350	
Website fees	500	
Office supplies/Postage	1,197	
PO Box fee	56	
Liability insurance	1,328	
Attorney fees/Legal Expense	1,448	
Financial Audit	2,700	
Road Maintenance	15,277	
Snow Plowing/Sanding	20,372	
Weed Spray	556	
Added cost: Zoom meeting expense	113	
Budgeted costs yet to be incurred	\$ 43,932	- 43,932
Less Special Assess funds available for Sanding Facility		- 9,415 *
Less Special Assess funds available for CCR Enforcement		- 8,792 **
Funds available		\$ 8,926

Savings balance: \$13,361

CD balance: \$36,365

Sanding Facility funds collected:	\$9,765	CCR Enforcement funds collected:	\$8,960
Sanding Facility funds spent:	350	CCR Enforcement funds spent:	168
Sanding Facility funds available:	\$9,415 *	CCR Enforcement funds available:	\$8,792**

## Accounts Receivable Report as of October 3, 2021

Total QuickBooks Accts. Recv.	\$54,943
Less Fines Assessed	- 27,950
Less Interest/Late & Lien Fees Assessed	- <u>1,835</u>
Total Assessments owed	\$25,158
Less Spec. Assess. owed - Sanding facility/CCR enf.	- 10,858 (148 members)
Less Spec. Assessment owed - Gravel/Rake	- 2,514 (13 Lots)
Less 4+ fiscal years assessments owed	- 688 ( 3 Lots) Liens were filed last year
Less fiscal year 2019/20 assessments owed	- 1,355 ( 7 Lots) 4 Liens due to be filed
Less fiscal year 2020/21 assessments owed	- 2,409 (13 Lots)
Less fiscal year 2021/22 assess. owed	- <u>7,334</u> (37 Lots)
	0

- 97% of Gravel/Rake Special Assessment has been collected
- 52% of Sanding facility/CCR enforcement special assessment has been collected. This percentage is average based on prior collections.
- Statement are being sent out monthly. Liens will be filed November 1<sup>st</sup> unless those members arrange for payments.
- Two members are making payments.
- Three new members have been added and invoiced due to new owners on 3 of Mr. Barnett's Lots.



PO Box 332  
 Oroville, WA 98844  
 9mileranchhoa.org

FOR BOARD DISCUSSION AT THE SEPTEMBER 11, 2021 BOARD MEETING

**Cash Flow Report as of September 2, 2021**

**Cash on Hand (checking) \$60,799**

Budgeted Costs

Bank fees	\$ 35	
Quick Books fee	350	
Website fees	607	
Office supplies/Postage	1,654	
Corporate license	10	
PO Box fee	56	
Liability insurance	1,328	
Lien fees	814	
Attorney fees/Legal Expense	4,000	
Financial Audit	2,700	
Reserve Fund Savings	3,000	
Road Maintenance	15,513	
Snow Plowing/Sanding	20,372	
Weed Spray	<u>556</u>	
Budgeted costs yet to be incurred	\$ 50,995	- 50,995
Less special assess. funds		<u>3,480 *</u>
Funds available		\$ 6,324

*Special assessment for gravel/rake collected	\$71,568
Purchase of Rake, etc	-18,861
Purchase of gravel to date	<u>-49,227</u>
Special assessment funds available	\$ 3,480

Notes:

- As of July 25, 2021 lien filing fees have doubled in cost from \$103.50 to \$207.50. Above figure was adjusted to new cost for the 4 liens due to be filed on November 1st.
- The HOA does owe the corporate attorney fees for discussion of settlement on legal suit. We have not received current invoice. Figure above has not been adjusted to include this.
- Road maintenance costs is for this fall 2021 work and next spring 2022 work.

Savings balance: \$10,361  
 CD balance: \$36,364

## Accounts Receivable Report as of September 2, 2021

Total QuickBooks Accts. Recv.	\$65,915
Less Fines Assessed	- 26,450
Less Interest/Late & Lien Fees Assessed	- <u>1,741</u>
Total Assessments owed	\$37,724
Less Spec. Assess. owed - Sanding facility/CCR enf.	- 22,199 (Invoices mailed 9/1/21)
Less Spec. Assessment owed - Gravel/Rake	- 2,514 (13 Lots)
Less 4+ fiscal years assessments owed	- 688 ( 3 Lots) Liens were filed last year
Less fiscal year 2019/20 assessments owed	- 1,355 ( 7 Lots) 4 Liens due to be filed
Less fiscal year 2020/21 assessments owed	- 2,409 (13 Lots)
Less fiscal year 2021/22 assess. owed	- <u>8,559</u> (42 Lots)
	0

- 97% of Gravel/Rake Special Assessment has been collected
- At this time last year 51 Lots owed for *current* annual assessment billing. This year is 42.
- Statements and collections letters are being sent out on the first of every month.
- Per the collection policy: On October 1<sup>st</sup> certified letters will be sent to those 4 Lots that are now 3 years past due informing them of lien filing. Liens will be filed on November 1<sup>st</sup>.

## Accounts Receivable Breakdown

July 7, 2021

### Accounts Receivable:

Total QB A/R	\$57,636	
Fines assessed	<u>-23,350</u>	
Total annual assess. owed	\$34,286	
2021/22 current billing owed	<u>- 25,621</u>	
Older assess. owed	\$ 8,665	
Older with liens filed	- 3,460 (3 Lots)	1 contacted recently to start making payments
Older with liens to be filed	- 3,311 (5 Lots)	1 expected to pay in full or start payments
1 year past due & misc. credits	<u>- 1,894 (6 Lots)</u>	
	0	

### Collection % to date:

2021/22 invoicing: 61%  
2020/21 invoicing: 60%  
2019/20 invoicing: 59%



PO Box 332  
 Oroville, WA 98844  
 9mileranchhoa.org

**Adopted Budget for**  
**June 1, 2021 through May 31, 2022**

Adopted at the April 6, 2021 Board of Directors Meeting

	<u>Balanced</u>	<u>Relative to Obligations</u>
Income: Annual Assessments	\$ 65,178	\$65,178
Less estimated uncollected	<u>- 2,607</u>	<u>- 2,607</u>
Net Income	\$ 62,571	\$62,571
 <u>Expenses</u>		
Bank fees	\$ 35	35
Quick Books fee	350	350
Website fees	607	607
Office supplies/Postage	2,200	2,200
Corporate license	10	10
PO Box fee	56	56
Liability insurance	1,328	1,328
Lien fees	532	532
Attorney fees/Legal Expense	4,000	4,000
Financial Audit	2,700	2,700
Reserve Fund Savings	3,000	3,000
 Road Maintenance	 16,381*	 32,303**
Snow Plowing/Sanding	20,372	20,372
Weed Spray	<u>11,000</u>	<u>11,000</u>
Budgeted Costs	\$ 62,571	\$78,493
 Net Income	 -0-	 - \$15,922

Income is based on 306 Lots (311 total Lots minus 5 belonging to Mr. Barnett/Developer) at \$213.00 per Lot.  
 Snow plowing/sanding is based on yearly averages.

\* This figures is simply the cash left after accounting for all other expenses.

\*\* This figure includes Road Committees analysis of needed yearly road maintenance.



PO Box 332  
 Oroville, WA 98844  
 9mileranchhoa.org

**BUDGET COMPARISON TO ACTUAL FOR YEAR JUNE 1, 2020 THROUGH APRIL 30, 2021**

	<u>Budget</u>	<u>Actual/Cash Basis</u>	<u>Special Assessment</u>
Total annual assessment income invoiced	\$ 58,854	\$ 61,853 (collected)	\$ 27,668 collected
Less estimated unpaid assessments	< -2,354 >		\$ 10,811 spent on gravel
Gross income	\$ 56,500	\$ 61,853	
<b>Expenses:</b>			
Bank fees	90	14	
Quick books fee	350		
Website fee	600	607	
Office supplies/postage/mailings	2,200	1,283	
Meeting expense	00	298	
Corporate license	10	10	
PO Box fee	56	116	
Liability insurance	1,235	1,340	
Lien fees	311	621	
Legal fees	2,200	10,680	
Audit	2,700	00	
Reserve fund savings deposit	3,000	3,000	
Income taxes	00	226	
Road maintenance	16,248	13,742	
Snow plowing & sanding	15,000	31,355	
Weed spray	11,000	11,192	
Tree felling	<u>1,500</u>	<u>00</u>	
Total estimate costs	\$ 56,500	- \$ 74,484	
Other income		+ \$ 5,337 *	
Net Income	00	- \$ 7,294	

**\*Other Income consists of:**

\$ 2,303 interest collected on past due  
 \$ 184 late fees  
 \$ 1,886 donations  
 \$ 164 Interest earned on CD/savings  
\$ 800 lien fees collected  
 \$ 5,337

**2019 Special Assess. History Totals**

\$ 73,568 total billed  
 \$ 69,642 total collected  
 \$ 18,861 purchase of road rake  
 \$ 33,832 total spent on gravel



PO Box 332  
 Oroville, WA 98844  
 9mileranchhoa.org

**FOR BOARD DISCUSSION AT THE MAY 19, 2021 SPECIAL BOARD MEETING**  
**Cash Flow Report as of May 19, 2021**

This report is to assist the Board of Directors in making financial decisions. The 2019 Special Assessment collections and expenses have been separated out. All figures are rounded to nearest dollar. Budgeted costs are based on this years' adopted budget. The report shows cash on hand minus budgeted costs that have yet to be paid in this fiscal year (June 1, 2020 thru May 31, 2021).

**Cash on Hand** (checking) \$ 21,329

Budgeted Costs

Office supplies/mailing/postage	100	
Legal/attorney fees	4,000*	
Spring road work	3,472*	
Spring 2021 pre-emergent spray	00	
Fall 2020 road work to be completed	<u>2,450*</u>	
Total budget costs yet to be incurred	\$ 10,022	-10,022
Less special assess. Funds		<u>-15,169</u> **

**Funds available** - \$ 3,862

Special assessments collected	\$ 70,485	
Special assessment gravel purchased	- 36,455	
Purchase of rake/insurance/accessories	<u>- 18,861</u>	
Special assess. funds available	\$ 15,169 **	(committed funds for gravel only)

Note: To date we have collected 96% of total special assessments billed.

Savings account: \$ 20,361

CD account: \$ 34,359

\* Legal/Attorney Fees: The \$4,000 in this category is as estimate. We are paid through 3/8/2021 with the Corporate Attorney. Although the majority of legal costs in Mathis vs HOA is covered by insurance, in April and May Mr. Mathis incorporated election/voting issues into his legal process costing the HOA yet more attorney fees with the HOA corporate attorney. Election/voting issues are not covered by our insurance company. The HOA has still yet to get an up to date invoice from the corporate attorney.

\* Spring Road Work: This figure is being reduced as funds are spent staying within agreed amount at the March 24, 2021 Board meeting.

\* Fall 2020 road work was not fully accomplished due to early onset of winter. This figure is being reduced by what is spent staying within the agreed amount at the March 24, 2021 and October 2020 Board meeting.

Note that the "funds available" is a negative figure. Last cash flow report on March 24, 2021 showed a larger deficit. Due to collection of several thousand dollars and pre-emergent spray coming in under budget by \$600 the deficit is now smaller. Some of the collections are prepayment of next fiscal years assessment. This has not been incorporated into the figures other than it is in the "cash on hand". No funds have been transferred from savings yet.



## Accounts Receivable Breakdown

May 17, 2021

The following is a breakdown of the accounts receivable as of May 17, 2021 based on reports from the HOA's Quickbooks. I have created 2 different breakdowns which give you different perspectives/ways at looking at the figures.

### **Breakdown #1:**

Total Accounts Receivable:	\$ 27,325	
Less fines owed:	- 18,800	
Less interest/misc.	- <u>262</u>	
All assessments owed:	\$ 8,263	(18 Lots)
Total \$150 special assess billing owed:	- 1,542	(11 Lots)
Total \$92 special assess billing owed:	- 1,522	(17 Lots)
Total current years annual assess owed:	- 2,904	(15 Lots)
Total last years annual assess owed:	- 1,607	( 9 Lots)
Total 3 years ago annual assess owed:	- 528	( 3 Lots)
Total 4+ years annual assess owed:	- <u>160</u>	( 1 Lots)
	0	

### **Breakdown #2:**

Total Account Receivable:	\$ 27,325	
Less fines owed:	- 18,800	
Less interest & fees charged (misc) owed:	- <u>262</u>	
All assessments owed:	\$ 8,263	(18 Lots)
Less Lots owing for 4 or more years:	- 965	( 1 Lot) Liens have been filed
Less Lots owing for 3 years:	- <u>1,610</u>	( 2 Lots) Liens have been filed
	\$ 5,688	
Less \$150 Special Assess billing owed:	- 1,092	( 8 Lots)
Less \$92 Special Assess billing owed:	- <u>1,246</u>	(14 Lots)
Total Annual Assessments owed:	\$ 3,350	
Less current years billing owed:	- 2,324	(12 Lots)
Less last years billing owed:	- <u>1,026</u>	( 6 Lots)

0



PO Box 332  
 Oroville, WA 98844  
 9mileranchhoa.org

**FOR BOARD DISCUSSION AT THE APRIL 2, 2021 BOARD MEETING**  
**Cash Flow Report as of March 24, 2021**

This report is to assist the Board of Directors in making financial decisions for upcoming road work, etc. The 2019 Special assessment collections and expenses have been separated out. All figures are rounded to nearest dollar. Budgeted costs are based on this years' adopted budget. The report shows cash on hand minus budgeted costs that have yet to be paid in this fiscal year (June 1, 2020 thru May 31, 2021).

<b>Cash on Hand</b> (checking)		\$ 27,723
 <u>Budgeted Costs</u>		
Quickbooks fee	350	
Liability insurance	1,340	
Office supplies/mailing/postage	1,300	
Legal/attorney fees	2,000*	
Spring road work	5,000*	
Spring 2021 pre-emergent spray	4,000	
Fall 2020 road work to be completed	<u>7,325*</u>	
Total budget costs yet to be incurred	\$ 20,315	-20,315
Less special assess. funds		<u>-18,454 **</u>
 <b>Funds available</b>		 <b>- \$12,046</b>

Special assessments collected	\$ 69,624
Special assessment gravel purchased	- 32,309
Purchase of rake/insurance/accessories	- 18,861
Special assess. funds available	\$ 18,454 ** (committed funds for gravel only)

Note: To date we have collected 95% of total special assessments billed.

Savings account: \$ 20,360  
 CD account: \$ 34,356

\* Legal/Attorney Fees: The \$2,000 in this category is as estimate. We are paid through 3/8/2021 with the Corporate Attorney. Given that the attorney costs for James Mathis vs 9MR HOA is mostly covered by the HOA insurance it is estimated only \$2,000 will be spent between now and 5/31/2021 (fiscal year end). To date there has been \$7,973 spent directly on attorney fees for legal threats and legal suit filed by James Mathis against the HOA. Hopefully the HOA will be awarded these costs by the court from Mr. Mathis.

\* Spring Road Work: It is hard to give an accurate figure until after spring melt when the roads are re-accessed for any damage from winter melt, etc. The figure of \$5,000 is to give us something to work with in the cash flow.

\*Fall 2020 road work was not fully accomplished due to early onset of winter. This figure is what was left to do based on our motion in the October 2020 Board meeting.

**NOTE to the Board: "Funds available" is a negative figure. This is attributed to spending \$16,000 more than budgeted on this years' winter plowing/sanding. Legal fees are over budget by \$8,400. We may want to consider transferring \$15,000 from Savings to Checking to cover the deficit.**

## Accounts Receivable Breakdown

March 24, 2021

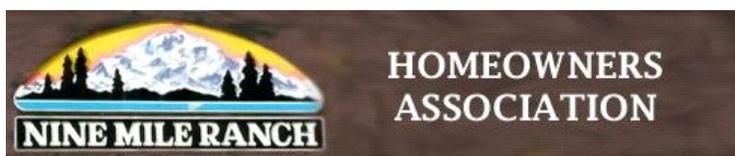
The following is a breakdown of the accounts receivable as of March 24, 2021 based on reports from the HOA's Quickbooks. I have created 2 different breakdowns which give you different perspectives/ways at looking at the figures.

### **Breakdown #1:**

Total Accounts Receivable:	\$ 28,426	
Less fines owed:	- 16,000	
Less interest/misc.	- <u>1,839</u>	
All assessments owed:	\$ 10,587	(22 Lots)
Total \$150 special assess billing owed:	- 2,000	(15 Lots)
Total \$92 special assess billing owed:	- 1,932	(21 Lots)
Total current years annual assess owed:	- 3,678	(19 Lots)
Total last years annual assess owed:	- 2,188	(12 Lots)
Total 3 years ago annual assess owed:	- 629	( 4 Lots)
Total 4+ years annual assess owed:	- <u>160</u>	( 1 Lots)
	0	

### **Breakdown #2:**

Total Account Receivable:	\$ 28,426	
Less fines owed:	- 16,000	
Less interest & fees charged (misc) owed:	- <u>1,839</u>	
All assessments owed:	\$ 10,587	(22 Lots)
Less Lots owing for 4 or more years:	- 965	( 1 Lot)    Liens have been filed
Less Lots owing for 3 years:	- <u>3,599</u>	( 5 Lots)    Liens have been filed or payments being received.
	\$ 6,023	
Less \$150 Special Assess billing owed:	- 1,100	( 9 Lots)
Less \$92 Special Assess billing owed:	- <u>1,380</u>	(15 Lots)
Total Annual Assessments owed:	\$ 3,543	
Less current years billing owed:	- 2,517	(13 Lots)
Less last years billing owed:	- <u>1,026</u>	( 6 Lots)
	0	



PO Box 332  
 Oroville, WA 98844  
 9mileranchhoa.org

### Cash Flow Report as of January 13, 2021

This report is to assist the Board of Directors in making financial decisions for upcoming road work, etc. Special assessment collections and expenses have been separated out. All figures are rounded to nearest dollar. Budgeted costs are based on this years adopted budget. The report shows cash on hand minus budgeted costs that have yet to be paid in this fiscal year (June 1, 2020 thru May 31, 2021).

<b>Cash on Hand</b> (checking)		\$ 47,986
 <u>Budgeted Costs</u>		
Quick books fee	350	
Liability insurance	1,328	
Office supplies/mailing/postage	1,300	
Legal/attorney fees	2,200*	
Snow plowing/sanding	5,000*	
Spring road work	5,000*	
Spring 2021 pre-emergent spray	4,000	
Fall 2020 Road work to be completed	<u>7,325*</u>	
Total budget costs yet to be incurred	\$ 26,503	-26,503
Less Special assess. Funds		<u>-17,260</u> **
 <b>Funds available</b>		 \$ 4,223

Special assessments collected	\$ 68,430	
Special assessment gravel purchased	- 32,309	
Purchase of rake/insurance/accessories	- 18,861	
Special assess. funds available	\$ 17,260 **	(committed funds for gravel only)

Note: To date we have collected 93% of total special assessments billed.

Savings account: \$ 20,360  
 CD account: \$ 34,352

\* Legal/Attorney Fees: Figure left in this category is original amount budgeted. Costs are presently \$2,639 over budget. Due to legal suit that was just filed against the HOA, by member James Mathis, it is difficult to estimate future costs to this category. Actual costs may be higher.

\* Snow Plowing/Sanding: There is \$2,273 left in this category from the \$15,000 budgeted. I have increase estimation as the winter is not over. Actual costs may be higher.

\* Spring Road Work: It is hard to give an accurate figure until after spring melt when the roads are re-accessed for any damage from winter melt, etc. The figure of \$5,000 is to give us something to work with in the cash flow.

\*Fall 2020 road work was not fully accomplished due to early onset of winter. This figures is what was left to do based on our motion in the October Board meeting.

As you see, there is \$4,223 of "Funds available". The Board has stated they want to always keep at least \$5,000 in the checking account. Also, there was \$5,345 approved to be spent from the Savings/Reserve Fund for Capital Improvements (road repairs) on Meadowlark Road and Old Tressle spur. This also was not able to happen due to an early winter.

## Accounts Receivable Breakdown

January 7, 2021

The following are breakdown of the accounts receivable as of January 7, 2021 based on reports from the HOA's Quickbooks. I have created 2 different breakdowns which gives you different perspectives/ways at looking at the figures.

### **Breakdown #1:**

Total Accounts Receivable:	\$ 31,601	
Less fines owed:	- 14,450	
Less interest/misc.	- <u>2,989</u>	
All assessments owed:	\$ 14,162	(28 Lots)
Total \$150 special assess billing owed:	- 2,642	(17 Lots)
Total \$92 special assess billing owed:	- 2,484	(27 Lots)
Total current years annual assess owed:	- 4,646	(24 Lots)
Total last years annual assess owed:	- 2,575	(14 Lots)
Total 3 years ago annual assess owed:	- 1,005	( 7 Lots)
Total 4+ years annual assess owed:	- <u>810</u>	( 2 Lots)
	0	

### **Breakdown #2:**

Total Account Receivable:	\$ 31,601	
Less fines owed:	- 14,450	
Less interest & fees charged (misc) owed:	- <u>2,989</u>	
All assessments owed:	\$ 14,162	(28 Lots)
Less Lots owing for 4 or more years:	- 2,420	( 2 Lots) Liens have been filed or payments being received.
Less Lots owing for 3 years:	- <u>3,799</u>	( 5 Lots) Liens set to be filed or payments being received.
	\$ 7,943	
Less \$150 Special Assess billing owed:	- 1,592	(12 Lots)
Less \$92 Special Assess billing owed:	- <u>1,840</u>	(20 Lots)
Total Annual Assessments owed:	\$ 4,511	
Less current years billing owed:	- 3,291	(17 Lots)
Less last years billing owed:	- <u>1,220</u>	( 7 Lots)
	0	

## Accounts Receivable Breakdown

October 9, 2020

The following is a breakdown of the accounts receivable based on reports from the HOA's Quickbooks. I have created 2 different breakdowns. Breakdown #1 is just straight up. Breakdown #2 shows a breakdown AFTER I subtract those Lots that are many years passed due. Adjustment on fines, due to Covid, is reflected in the figures.

### **Breakdown #1:**

Total Accounts Receivable:	\$ 32,726	
Less fines owed:	- 9,850	
Less interest/misc.	- <u>3,006</u>	
All assessments owed:	\$ 19,870	(45 Lots)
Total \$150 special assess billing owed:	- 3,617	(25 Lots)
Total \$92 special assess billing owed:	- 3,771	(32 Lots)
Total current years annual assess owed:	- 7,414	(39 Lots)
Total last years annual assess owed:	- 2,976	(17 Lots)
Total 3 years ago annual assess owed:	- 1,281	( 8 Lots)
Total 4+ years annual assess owed:	- <u>811</u>	( 3 Lots)
	0	

### **Breakdown #2:**

Total Account Receivable:	\$ 32,726	
Less fines owed:	- 9,850	
Less interest & fees charged (misc) owed:	- <u>3,006</u>	
All assessments owed:	\$ 19,870	(45 Lots)
Less Lots owing for 4 or more years:	- 2,420	( 2 Lots) Liens have been filed or payments being received.
Less Lots owing for 3 years:	- <u>5,334</u>	( 6 Lots) Liens set to be filed or payments being received.
	\$ 12,116	
Less \$150 Special Assess billing owed:	- 2,267	(16 Lots)
Less \$92 Special Assess billing owed:	- <u>2,943</u>	(32 Lots)
Total Annual Assessments owed:	\$ 6,906	
Less current years billing owed:	- 5,672	(30 Lots)
Less last years billing owed:	- <u>1,234</u>	( 8 Lots)
	0	



PO Box 332  
 Oroville, WA 98844  
 9mileranchhoa.org

October 10, 2020

**Cash Flow Report as of October 10, 2020**

This report is to assist the Board of Directors in making financial decisions for upcoming road work, etc. Special assessment collections and expenses have been separated out. All figures are rounded to nearest dollar. Budgeted costs are based on this years adopted budget. The report shows cash on hand minus budgeted costs that have yet to be paid in this fiscal year (June 1, 2020 thru May 31, 2021).

**Cash on Hand** (checking) \$ 71,122

Budgeted Costs

Bank fees	50	
Quick books fee	350	
Website	100	
Liability insurance	1,328	
Office supplies/mailing/postage	1,650	
Lien fees	311	
Legal/attorney fees	2,200	
Snow plowing/sanding	15,000	
Tree felling	<u>1,500</u>	
Total budget costs yet to be incurred	\$ 22,489	-22,489
Less Special assess. Funds		-23,368 **
Less recent road work motion		- 9,000
Less spring 2021 pre-emergent spray		<u>- 4,000</u>
<b>Funds available</b>		\$12,265

Special assessments collected	\$ 66,168
Gravel purchased	- 23,939
Purchase of rake/insurance/accessories	<u>- 18,861</u>

Special assess. funds available \$ 23,368 \*\* (committed funds for gravel only)

Note: To date we have collected 90% of total special assessments billed.

Savings account: \$ 20,360  
 CD account: \$ 34,345



PO Box 332  
 Oroville, WA 98844  
 9mileranchhoa.org

August 28, 2020

**Cash Flow Report as of August 28, 2020**

This report is to assist the Board of Directors in making financial decisions for upcoming road work, etc. Special assessment collections and expenses have been separated out. All figures are rounded to nearest dollar. Budgeted costs are based on this years adopted budget. The report shows cash on hand minus budgeted costs that have yet to be paid in this fiscal year (June 1, 2020 thru May 31, 2021).

<b>Cash on Hand</b>	(checking)		\$ 62,947
<u>Budgeted Costs</u>			
Bank fees		80	
Quick books fee		350	
Website		100	
Corporate license		10	
Liability insurance		1,328	
Office supplies/mailing/postage		1,650	
Lien fees		311	
Legal/attorney fees		2,200	
Snow plowing/sanding		15,000	
Tree felling		<u>1,500</u>	
Total budget costs yet to be incurred		\$ 22,529	-22,529
Less Special assess. Funds		21,487	<u>-21,487</u> **
<b>Funds available</b>			\$18,931
Special assessments collected		\$ 63,645	
Gravel purchased		- 23,297	
Purchase of rake/insurance/accessories		- <u>18,861</u>	
Special assess. funds available		\$ 21,487**	(committed funds for gravel only)

Note: To date we have collected 87% of total special assessments billed.

Savings account: \$ 20,359  
 CD account: \$ 34,344



PO Box 332  
 Oroville, WA 98844  
 9mileranchhoa.org

July 7, 2020

**Cash Flow Report as of July 7, 2020**

This report is to assist the Board of Directors in making financial decisions for upcoming road work, etc. Special assessment collections and expenses have been separated out. All figures are rounded to nearest dollar. Expenses are based on this years adopted budget. The report shows cash on hand minus expenses that have yet to be paid in this fiscal year (June 1, 2020 thru May 31, 2021).

**Cash on Hand** (checking) \$ 47,306

Expenses

Bank fees	- 80
Quick books fee	- 350
Website	- 100
Corporate license	- 10
Liability insurance	- 1,328
Office supplies/mailing/postage	- 2,000
Lien fees	- 311
Legal/attorney fees	- 2,200
Reserve account deposit	- 3,000
Snow plowing/sanding	- 15,000
Weed spray	- 1,723
Tree felling	- 1,500
Special assess. Funds	- <u>14,951</u> **
Total expenses	-\$ 42,553

**Funds available** \$ 4,753

Special assessments collected	\$ 56,832
Gravel purchased	- 23,020
Purchase of rake/insurance/accessories	- <u>18,861</u>

Special assess. funds available \$ 14,951\*\*

Note: To date we have collected 89% of the \$150 special assessment billing and 57% of \$92 special assessment billing.

Savings account: \$17,359  
 CD account: \$34,199



PO Box 332  
Oroville, WA 98844  
9mileranchhoa.org

**Adopted Budget for**  
**June 1, 2020 through May 31, 2021**

Income: Annual Assessments	\$ 58,854
Uncollected	<u>(2,354)</u>
Net Income	\$ 56,500

Expenses

Bank Fees	\$ 90
Quick Books Fee	350
Web site fees	600
Office supplies/mailings/postage	2,200
Corporate License	10
PO Box Fee	56
Liability Insurance	1,235
Lien Fees	311
Attorney Fees/Legal Expense	2,200
Audit	2,700
Reserve Fund Savings	3,000
<b>Road Maintenance</b>	<b>16,248**</b>
Snow Plowing/sanding	15,000
Weed Spray	11,000
Tree Felling	<u>1,500</u>
Total Expenses	\$ 56,500
Net Income	- 0 -

\*\* This figure shown is simply the cash left after accounting for all other expenses.

Note that the special assessment income and expenses are not included in this budget. Income is strictly based on collection of the annual assessments. Per agreement, all collections of the special assessment will be spent on gravel for the roads, after purchase of road rake. Please see our HOA website (9mileranchhoa.org) for current monthly financials,



9mileranchhoa.org  
 PO Box 332  
 Oroville, WA 98844

October 1, 2019

**Cash Flow Report for Time Period October 1, 2019 thru May 31, 2020**

This report is presented in preparation for the October 12, 2019 Board meeting. Updates will be presented at the meeting.

Cash on Hand	\$ 44,072
Less Special Assessment collected to date	- 9,372
Projected collection thru May 31, 2020*	<u>5,000</u>
	\$ 39,700
Quick Books Fee	321
Website Fees	140
Offices Supplies & Postage	1,038
Liability Insurance	1,287
Lien Fees	520
Attorney Fees	188
Reserve Study	1,200
Reserve Fund Deposit	3,000
Road Maintenance	16,606 **
Snow Plowing	15,000
Tree Felling	<u>400</u>
Total Expenses	\$ 39,700
Net Income	- 0 -

\*Analysis of current receivable accounts status, combined with analyzing historical yearly collection average rate, suggest at least \$5,000 more will be collected by May 31, 2020. This is for regular assessment collection. It does not include the special assessment income.

\*\*Road Maintenance category is what is left over after all else is considered. This figure will be used for spring 2020 regular road maintenance. If more snow plowing is required, beyond what is budgeted, the cost will come out of this figure. Any unforeseen expenditures will come out of this figure as well.

**Special Assessment Cash Flow as of October 1, 2019:**

Collected:	\$ 9,372	
Checks waiting to be deposited:	<u>900</u>	
	\$10,272	
Estimated funds for gravel:	<u>- 9,800</u>	Gravel has been ordered, in process of being placed.
	\$ 472	

Beyond the \$9,800 of gravel shown above, there will be no additional special assessment funds spent on gravel this fall. Incoming special assessment funds will now be saved for rake and gravel to be purchased this coming spring.

**Notes regarding Cash Flow report:**

- Special assessment income that the HOA has received has been separated out. Income and expenses for the special assessment are being kept track of separately so we can be sure that all funds collected and spent from the SA are directly connected. There will be separate income and expense categories on the Profit & Loss statements as well.
- Current adopted annual budget was compared to the current P&L for creation of this report.
- Office Supplies and Postage are combined in this report. Majority of the funds spent here are for mailings (postage, envelopes, paper) for newsletters, ballots and past due assessment statements. These categories change as decisions are made for needed additional newsletters, etc. The special assessment ballot vote was not considered in original budget, which is expensive as it contains return envelopes and additional postage. This category has been increased based on 2 more newsletters, ballot/voting next spring, and estimated monthly past due statements. We will be over budget for postage and office supplies at year end.
- Tree Felling is reduced from \$1,500 to \$400 based on reevaluation by the Road Manager.
- Legal Fees show what is left from the original budget.
- The other expense categories are the same as the original budget.



9mileranchhoa.org  
 PO Box 332  
 Oroville, WA 98844

October 1, 2019

**Assessment Collection Report/Accounts Receivable**

Figures are rounded off.

**September 30, 2019 Accounts Receivable shows \$57, 931. This includes:**

Special Assessment due:	\$ 36,412	196 Lots
This years assessments due:	8,817	47 Lots
Last years assessments due:	2,816	16 Lots
3 years or more assessments due:	4,993	13 Lots
Interest/late fees/lien fees:	<u>4,893</u>	
	\$ 57,931	

The following figures are strictly assessments; they do not included interest, late or lien *fees*. If you would like breakdown of those figures I can provide them. As you see above, we have a total of \$4,893 of those outstanding *fees*, the majority of this is charged on the '3 or more year past due' Lots.

**Breakdown for assessments due from members that owe us for 3 or more years, totaling \$9,799.**

Lots moved from 2 years to 3 past due:	\$ 530	1 Lot; Lien filed due to notice of foreclosure from County.
	2,648	5 Lots/1 member; Liens will be file Nov. 1, 2019
Lots making payments:	2,942	4 Lots/2 members (1 member owns 3 Lots) No liens filed.
Returned mail/cannot find:	2,669	2 Lots. Liens filed last year
Possibly sold and may close soon:	<u>1,010</u>	<u>1 Lot. Lien filed last year</u>
	\$ 9,799	13 Lots

Note: The original \$17,668 of VERY past due that we inherited in 2018 is now \$6,621 (the bottom 3 immediately above).

Submitted by Stacey Johnson, Treasurer



PO Box 332  
 Oroville, WA 98844  
 9mileranchhoa.org

**REVISED/ADOPTED BUDGET FOR FISCAL YEAR  
 JUNE 1, 2019 THROUGH MAY 31, 2020**

Assessment Income	\$ 58,661
Special Assessment	45,600
Uncollected (4% average)	<u>(4,171)</u>
Net Income	\$100,090
<u>Expenses</u>	
Bank Fees	\$ 25
Quick Books Fee	321
Web site fees	140
Office supplies	300
Postage	700
Corporate License	10
Meeting Expense	280
Liability Insurance	1,287
Lien Fees	700
Attorney Fees	1,000
Audit	2,700
Reserve Study	1,200
Reserve Fund Deposit	3,000
Road Maintenance	41,507
Snow Plowing	15,000
Weed Spray	11,000
Tree Felling	1,500
Rake & Accessories	19,160
Rake Maintenance	<u>260</u>
Total Expenses	\$100,090
Net Income	- 0 -

Adopted at the August 31, 2019 Special Meeting

**Nine-Mile Ranch Homeowners Association  
Financial Statements  
For the Year Ended May 31, 2019**



**Nine-Mile Ranch Homeowners Association  
Financial Statements  
For the Year Ended May 31, 2019**

---

**TABLE OF CONTENTS**

Independent Auditor's Report.....	3
Balance Sheet.....	4
Statement of Revenues and Expenses and Changes in Fund Balances.....	5
Statement of Cash Flows.....	6
Notes to Financial Statements.....	7-8



### Independent Auditor's Report

To the Board of Directors of Nine-Mile Ranch Homeowners Association

We have audited the accompanying financial statements of Nine-Mile Ranch Homeowners Association (the "Association") which comprise the balance sheet as of May 31, 2019, and the related statements of revenues, expenses, and changes in fund balance and cash flows for the year then ended, and the related notes to the financial statements.

#### **Management's Responsibility for the Financial Statements**

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

#### **Auditor's Responsibility**

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

#### **Opinion**

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Nine-Mile Ranch Homeowners Association as of May 31, 2019, and results of its operations and its cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America.

#### **Emphasis of a Matter on Future Major Repairs and Replacements**

Our audit was made for the purpose of forming an opinion on the basic financial statement, taken as a whole. We have not applied procedures to determine whether the funds designated for future repairs and replacements as discussed in Note 4 are adequate to meet such future costs, because such determination is outside the scope of our audit. Our opinion is not modified with respect to this matter.

#### **Omission of Required Supplementary Information about Future Major Repairs and Replacements**

Management has omitted supplementary information about future repairs and replacements that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Financial Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinion on the basic financial statements is not affected by the information.

*Newman & Associates, CPA, PC*

Newman & Associates, CPA, PC  
Bellevue, Washington  
August 08, 2019

10900 NE 4th Street, Suite 2300, Bellevue WA 98004

*NISA*  
Serving the Southwest  
and Pacific Northwest  
www.hoacpa.com  
Certified Public Accountant

**Nine-Mile Ranch Homeowners Association**  
**Balance Sheet**  
**May 31, 2019**

	Operating Fund	Replacement Fund	Total
<b>Assets</b>			
Cash and cash equivalents	\$ 33,508	\$ -	\$ 33,508
Investments		33,346	33,346
Assessments receivable	13,429		13,429
Allowance for doubtful accounts	(12,326)		(12,326)
Prepaid insurance	991		991
<b>Total assets</b>	<u>\$ 35,602</u>	<u>\$ 33,346</u>	<u>\$ 68,948</u>
<b>Liabilities</b>			
Accounts payable	\$ 1,730	\$ -	\$ 1,730
Prepaid assessments	383		383
Income taxes payable	19		19
<b>Total liabilities</b>	<u>2,132</u>	<u>-</u>	<u>2,132</u>
<b>Fund balances</b>	<u>33,470</u>	<u>33,346</u>	<u>66,816</u>
<b>Total liabilities and fund balances</b>	<u>\$ 35,602</u>	<u>\$ 33,346</u>	<u>\$ 68,948</u>

The accompanying notes are an integral part of the financial statements  
(See Independent Auditor's Report)

**Nine-Mile Ranch Homeowners Association**  
**Statement of Revenue and Expenses and Changes in Fund Balances**  
**For the Year Ended May 31, 2019**

	Operating Fund	Replacement Fund	Total
<b>Revenues</b>			
Owners assessments	\$ 53,451	\$ -	\$ 53,451
Late fees	5,611		5,611
Interest	10	378	388
Other member income	2,006		2,006
<b>Total revenues</b>	<u>61,078</u>	<u>378</u>	<u>61,456</u>
<b>Expenses</b>			
Utilities			
Maintenance			
Landscape and irrigation	12,001		12,001
Common area repairs and maintenance	22,851		22,851
Road maintenance	13,923		13,923
	<u>48,775</u>	<u>-</u>	<u>48,775</u>
Administrative			
Insurance	198		198
Administrative expense	2,919		2,919
Legal and professional	7,636		7,636
Licenses, permits, fees and taxes	20		20
Federal taxes	19		19
Bad debt expense (recoveries)	12,326		12,326
	<u>23,118</u>	<u>-</u>	<u>23,118</u>
<b>Total expenses</b>	<u>71,893</u>	<u>-</u>	<u>71,893</u>
<b>Excess (deficit) of revenues over (under) expenses</b>	(10,815)	378	(10,437)
<b>Beginning fund balances</b>	44,508	32,745	77,253
Interfund transfers	(223)	223	-
<b>Ending fund balances</b>	<u>\$ 33,470</u>	<u>\$ 33,346</u>	<u>\$ 66,816</u>

The accompanying notes are an integral part of the financial statements  
(See Independent Auditor's Report)

**Nine-Mile Ranch Homeowners Association**  
**Statement of Cash Flows**  
**For the Year Ended May 31, 2019**

	Operating Fund	Replacement Fund	Total
<b>Excess of revenues over expenses</b>	\$ (10,815)	\$ 378	\$ (10,437)
Adjustments to reconcile excess (deficit) of revenues over (under) expenses to net cash provided (used) by operating activities			
Decrease (Increase) in operating assets:			
Accounts receivable	2,661		2,661
Allowance for doubtful accounts	12,326		12,326
Prepaid insurance	(991)		(991)
Increase (decrease) in operating liabilities:			
Accounts payable	(1,914)		(1,914)
Prepaid assessments	383		383
Income taxes payable	19		19
Total adjustments	<u>12,484</u>	<u>-</u>	<u>12,484</u>
Net cash provided (used) by operating activities	<u>1,669</u>	<u>378</u>	<u>2,047</u>
Cash provided (used) by investing activities			
Change in investments		(601)	(601)
Net cash provided (used) by investing activities	<u>-</u>	<u>(601)</u>	<u>(601)</u>
Cash provided (used) by financing activities			
Interfund transfers	(223)	223	-
Net cash provided (used) by financing activities	<u>(223)</u>	<u>223</u>	<u>-</u>
<b>Net increase (decrease) in cash and cash equivalents</b>	1,446	-	1,446
Beginning cash and cash equivalents	32,062	-	32,062
<b>Ending cash and cash equivalents</b>	<u><u>33,508</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 33,508</u></u>
<b>SUPPLEMENTAL DISCLOSURE</b>			
Income taxes paid			<u>\$ -</u>
Interest paid			<u>\$ -</u>

The accompanying notes are an integral part of the financial statements  
(See Independent Auditor's Report)

**Nine-Mile Ranch Homeowners Association  
Notes to Financial Statements  
For the Year Ended May 31, 2019**

---

**1. Organization**

Nine-Mile Ranch Homeowners Association (the "Association") was incorporated on October 28, 1994 as a nonprofit corporation under the laws of Washington, for the purposes of maintaining and preserving common property. The Association consists of 311 twenty acre lots and is located in Oroville, Washington.

**2. Summary of Significant Accounting Policies****Basis of Accounting**

The Association maintains its financial records on the accrual basis of accounting, which recognizes revenues when earned and expenses when incurred.

**Use of Estimates**

The preparation of financial statements in conformity with generally accepted accounting principles requires the board of directors to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the reporting period. Actual results could differ significantly from those estimates.

**Fund Accounting**

The Association uses fund accounting, which requires that funds, such as operating funds and funds designated for future major repairs and replacements, be classified separately for accounting and reporting purposes. Disbursements from the operating fund are generally at the discretion of the board of directors and property manager. Disbursements from the replacement fund generally may be made only for designated purposes.

**Capital Assets and Depreciation Policy**

The Association has not capitalized real and personal common area property contributed by the developer. Replacements and improvements to real property are also not capitalized; rather, they are charged to the respective fund in the period the cost is incurred. Significant personal property assets are capitalized and depreciated over their estimated lives using straight-line depreciation.

**Cash and Cash Equivalents**

Cash and cash equivalents include the Association's cash, checking accounts, money market funds and investments in certificates of deposit with original maturities of 90 days or less.

**Investments**

Investments consist of certificates of deposit and other securities and investment accounts with original maturities of more than 90 days.

**Subsequent Events**

Subsequent events have been evaluated through August 08, 2019, which is the date the financial statements were available to be issued.

**Nine-Mile Ranch Homeowners Association  
Notes to Financial Statements  
For the Year Ended May 31, 2019**

---

**3. Assessments and Assessments Receivable**

Association members are subject to annual assessments to provide funds for the Association's operating expenses, future capital acquisitions, and major repairs and replacements. Assessments receivable represent fees due from owners. The Association's governing documents provide for various collection remedies for delinquent assessments and fees, including filing of liens on an owner's unit, foreclosing on a unit owner, and obtaining a legal judgment on an owner's other assets. Any excess operating funds are retained at the end of the fiscal year for use in future periods. After the Association has exhausted all efforts to collect delinquent accounts, the Board of Directors may elect to write off uncollectible balances.

The Association records an allowance for doubtful accounts to reflect an estimate of accounts that may not be collectible, which includes accounts receivable greater than 90 days old.

**4. Future Major Repairs and Replacements**

The Association's governing documents require funds to be accumulated for future major repairs and replacements. Accumulated fund are held in separate bank accounts and are generally not available for expenditures for normal operations.

The board of directors has not conducted nor updated a reserve study to estimate the remaining useful lives and replacement costs of the components of common property. Therefore, these financial statements have omitted all supplementary information on future major repairs and replacements that would have been presented if a reserve study had been prepared.

The Association allocated funds to the replacement fund based on the Association's budget. Typically, in the event a reserve study was prepared, the Association would fund such major repairs and replacements over the estimated useful lives of the components based on a study's estimates of current replacement costs, considering amounts previously accumulated in the replacement fund. Actual expenditures may vary from any estimates used to fund the replacement fund, and the variations may be material. Therefore, amounts accumulated in the replacement fund may not be adequate to meet future needs. If additional funds are needed, however, the Association has the right, subject to its governing documents, to increase regular assessments or to levy special assessments, or it may delay major repairs and replacements until funds are available.

**5. Federal Income Taxes**

Association may be taxed either as homeowners associations or as regular corporations. For the current year the Association elected to file as a homeowners association using form 1120-H under Internal Revenue Code Section 528. Under that Section, the Association is not taxed on income and the expenses related to its exempt purpose, which is the acquisition, construction, management, maintenance and care of Association property. Net nonexempt function income which includes interest, user fees and revenues from non-members is taxed at 30%. Certain expenses were allocated to offset a portion of the taxable income.

The Association's federal tax return is subject to audit by the Internal Revenue Service. The tax returns for the current and prior two fiscal years remain open for examination by the IRS. In evaluating the Association's tax positions and accruals, the Association believes that its estimates are appropriate based on the current facts and circumstances.

## Assessment (dues) Collections Report/Account Receivable

June 1, 2019

Figures are rounded off.

A year ago, 05/31/18, past due assessments were \$16,762.00.

As of 5/31/19 past due assessments are \$8,884.00.

(These above figures are for assessments only and do not included any additional fees charged)

The Board adopted and acted on a collection policy, effective September 2018. This included:

- Adopting and charging a \$10.00 late fee. This fee had not been charged in the past.
- Per the CCR's requirement; interest was charged on all past due accounts. This included all back interest as interest had not been charged since 2010. Legal counsel verified that back interest could be charged.
- Per the CCRs; liens were filed. It has been the practice of past Boards to file liens on all accounts 3 or more years past due. This Board has stayed with this practice. Liens had not been filed since 2012.
  - There were 19 Lots three or more years past due on 5/31/18.
  - There are now 7 Lots that are three or more years past due. Four of those 7 have liens filed on them, 3 are making payments. The 7 Lots remaining, that owe us for 3 or more years, total to \$5,879.00 of the \$8,884.00 total that is owed to us.
  - When liens are filed the Lot is charged \$200. This is the Okanogan County fee for filing of a lien and releasing the lien when balance is paid in full.
- Monthly past due statements have been sent out with added monthly interest.

End of this fiscal year, 05/31/19, shows a total of \$13,045.00 for Accounts Receivable. The following is a breakdown of this figure:

3 Lots 1 year past due:	\$ 528
4 Lots owing less than \$60:	95
7 Lots owing 2 years past due:	2,382
7 Lots owing 3 or more years past due:	5,879
Interest/late fees/lien fees owed:	4,299
Lien fees & interest charged in 2009	245
Credits	<u>(383)</u>
	\$13,045

Breakdown of fees charged and collected in this fiscal year:

	<u>Charged</u>	<u>Collected</u>
Interest	\$5,130	\$1,945
Late fees	480	300
Lien fees	1,400	900



PO Box 332  
 Oroville, WA 98844  
 9mileranchhoa.org

**ADOPTED BUDGET FOR FISCAL YEAR  
 JUNE 1, 2019 THROUGH MAY 31, 2020**

Gross Income (with 10% raise to \$193.60 per lot)	\$ 58,661
Uncollected (4% average)	<u>(2,347)</u>
Net Income	\$ 56,314

Expenses

Bank Fees	\$ 75
Quick Books Fee	321
Web site fees	140
Office supplies	300
Postage	700
Corporate License	10
Meeting Expense	280
Liability Insurance	1,189
Lien Fees	700
Attorney Fees	1,000
Audit	2,700
Reserve Study	1,200
Reserve Fund Deposit	3,000
Road Maintenance	<b>17,199 **</b>
Snow Plowing	15,000
Weed Spray	11,000
Tree Felling	<u>1,500</u>
Total Expenses	\$ 56,314
Net Income	- 0 -

\*\* The \$17,199 figure for the category is not an expression that the amount is adequate to satisfy road maintenance needs, but rather that it is the limit within the current assessment income.



PO Box 332  
 Oroville, WA 98844  
 9mileranchhoa.org

**BUDGET COMPARISON TO ACTUAL FOR YEAR JUNE 1, 2018 THROUGH MAY 31, 2019**

	<u>Budget</u>	<u>Actual</u>
Total assessment billing 2018-2019	\$52,976.00	
Less unpaid assessments	< -2,649.00 >	
Gross income	\$50,327.00	\$59,376.12
<b>Expenses:</b>		
Bank fees	96.00	60.22
Quick Books fee	335.00	321.00
Website fee	187.00	667.81
Liability insurance	1,235.00	1,189.00
Corporate license	10.00	20.00
Legal fees	1,377.00	4,124.00
Office expenses	268.00	314.56
Postage	433.00	858.26
Lien fees	29.00	1,188.00
Snow Plowing	13,870.00	15,811.27
Weed spray	9,670.00	12,003.75
Road maintenance & repair	17,977.00	22,874.64
Meeting Expense	0.00	315.05
Audit by CPA	<u>3,600.00</u>	<u>-0-</u>
Total Expenses:	<\$49,087.00 >	<\$59,747.56 >
Other Income:	334.00	3,029.50
<b>Net Income</b>	\$ 1,574.00	\$ 2,658.06

**Fiscal Year 2023-24: Budgeted Costs vs Actual Spent & Fiscal Status**

Nine Mile Ranch HOA

**As of May 31 2024**

<u>Budgeted Categories</u>	<u>Budgeted \$ Amount</u>	<u>Spent YTD</u>	<u>Comparison Budget to Actual</u>
Bank Fees	\$50.00	\$14.00	\$36.00
Quick-books Fee	\$585.00	\$699.00	-\$114.00
Website Fees	\$108.00	\$329.00	-\$221.00
Office Supplies/Postage/Printing	\$2,611.00	\$2,731.00	-\$120.00
Corporate License	\$20.00	\$20.00	\$0.00
PO Box Fee	\$166.00	\$170.00	-\$4.00
Liability Insurance	\$1,354.00	\$1,383.00	-\$29.00
Lien Fees	\$610.00	\$1,725.00	-\$1,115.00
Attorney Fees/Legal Exp.	\$6,211.00	\$3,326.00	\$2,885.00
Other Legal Costs	\$0.00	\$30.00	-\$30.00
Meeting Expense	\$657.00	\$608.00	\$49.00
Audit & Tax Preparation	\$2,700.00	\$275.00	\$2,425.00
Reserve Study Exp.	\$1,075.00	\$538.00	\$537.00
Snow Plowing/Sanding	\$20,735.00	\$14,609.00	\$6,126.00
Sanding Facility Rental	\$800.00	\$1,150.00	-\$350.00
Weed Control	\$14,439.00	\$9,953.00	\$4,486.00
Road Maintenance			
Road Gravel	\$18,681.00	\$17,050.00	\$1,631.00
Gravel Machining	\$542.00	\$0.00	\$542.00
Raking/Grading	\$3,420.00	\$7,926.00	-\$4,506.00
Ditch/Culvert Cleaning	\$5,163.00	\$4,736.00	\$427.00
Other Road Material/Repairs	\$3,131.00	\$0.00	\$3,131.00
Admin. Labor & Materials	\$999.00	\$213.00	\$786.00
Capital Improvements	\$572.00	\$0.00	\$572.00
Emergency Repairs	\$2,721.00	\$0.00	\$2,721.00
Erosion Prevention/Control	\$1,047.00	\$663.00	\$384.00
Roadside/Easement Maintenance	\$178.00	\$325.00	-\$147.00
Road Maintenance Voting Item #3	\$8,092.00	\$7,393.00	\$699.00
Emergency/Savings Deposit	\$1,854.00	\$1,854.00	\$0.00
Totals	\$98,521.00	\$77,720.00	\$20,801.00

**Fiscal Status**

**Nine Mile Ranch HOA**

Checking:	\$23,584.00
Savings:	\$15,246.00
CD:	\$34,765.00
Reserve Fund:	\$5,120.00

Accounts Receivable:	\$10,064.00
----------------------	-------------

**Nine Mile Ranch HOA Financial Report for Fiscal Year 2024-25**

**Budgeted Comparison vs Actual Spent**

**As of July 1, 2024**

<u>Budgeted Categories</u>	<u>Budgeted \$ Amount</u>	<u>Spent YTD</u>	<u>Comparison Budget to Actual</u>
Bank Fees	\$39.00	-\$15.00	\$54.00
Quick-books Fee	\$639.00	\$0.00	\$639.00
Website Fees	\$234.00	\$0.00	\$234.00
Office Supplies/Postage/Printing	\$2,699.00	\$0.00	\$2,699.00
Corporate License	\$20.00	\$0.00	\$20.00
PO Box Fee	\$166.00	\$0.00	\$166.00
Liability Insurance	\$1,354.00	\$0.00	\$1,354.00
Lien Fees	\$0.00	\$0.00	\$0.00
Attorney Fees/Legal Exp.	\$6,547.00	\$1,809.00	\$4,738.00
Other Legal Costs	\$0.00	\$0.00	\$0.00
Meeting Expense	\$608.00	\$117.00	\$491.00
Audit & Tax Preparation	\$2,725.00	\$0.00	\$2,725.00
Reserve Study Exp.	\$350.00	\$0.00	\$350.00
Snow Plowing/Sanding	\$24,281.00	\$0.00	\$24,281.00
Sanding Facility Rental	\$550.00	\$0.00	.
Weed Control	\$12,813.00	\$8,130.00	\$4,683.00
Road Maintenance			
Road Gravel	\$19,359.00	\$992.00	\$18,367.00
Gravel Machining	\$528.00	\$0.00	\$528.00
Raking/Grading	\$7,319.00	\$0.00	\$7,319.00
Ditch/Culvert Cleaning	\$2,801.00	\$0.00	\$2,801.00
Other Road Material/Repairs	\$1,549.00	\$0.00	\$1,549.00
Admin. Labor & Materials	\$603.00	\$0.00	\$603.00
Capital Improvements	\$723.00	\$10,498.00	-\$9,775.00
Emergency Repairs	\$1,308.00	\$0.00	\$1,308.00
Erosion Prevention/Control	\$2,291.00	\$0.00	\$2,291.00
Roadside/Easement Maintenance	\$974.00	\$0.00	\$974.00
Road Maintenance Voting Item #3	\$7,307.00	\$0.00	\$7,307.00
Emergency/Savings Deposit	\$4,323.00	\$0.00	\$4,323.00
Reserve Fund	\$8,616.00	\$0.00	\$8,616.00
Credits	-\$3,801.00		-\$3,801.00
Totals	\$106,925.00	\$21,531.00	\$85,394.00

**Nine Mile Ranch HOA**

**Cash Flow Status**

Checking:	\$62,916.00
Savings:	\$15,246.00
CD:	\$34,809.00
Reserve Fund:	\$5,120.00

Accounts Receivable:	\$60,733.00
----------------------	-------------

**Nine Mile Ranch HOA Financial Report for Fiscal Year 2024-25**

**Budgeted Comparison vs Actual Spent**

**As of August 1, 2024**

<u>Budgeted Categories</u>	<u>Budgeted \$ Amount</u>	<u>Spent YTD</u>	<u>Comparison Budget to Actual</u>
Bank Fees	\$39.00	-\$15.00	\$54.00
Quick-books Fee	\$639.00	\$0.00	\$639.00
Website Fees	\$234.00	\$368.00	-\$134.00
Office Supplies/Postage/Printing	\$2,699.00	\$176.00	\$2,523.00
Corporate License	\$20.00	\$10.00	\$10.00
PO Box Fee	\$166.00	\$0.00	\$166.00
Liability Insurance	\$1,354.00	\$0.00	\$1,354.00
Lien Fees	\$0.00	\$0.00	\$0.00
Attorney Fees/Legal Exp.	\$6,547.00	\$2,923.00	\$3,624.00
Other Legal Costs	\$0.00	\$0.00	\$0.00
Meeting Expense	\$608.00	\$135.00	\$473.00
Audit/Tax Preparation/Taxes	\$2,725.00	\$309.00	\$2,416.00
Reserve Study Exp.	\$350.00	\$0.00	\$350.00
Snow Plowing/Sanding	\$24,281.00	\$0.00	\$24,281.00
Sanding Facility Rental	\$550.00	\$0.00	\$550.00
Weed Control	\$12,813.00	\$9,052.00	\$3,761.00
Road Maintenance			
Road Gravel	\$19,359.00	\$992.00	\$18,367.00
Gravel Machining	\$528.00	\$0.00	\$528.00
Raking/Grading	\$7,319.00	\$0.00	\$7,319.00
Ditch/Culvert Cleaning	\$2,801.00	\$0.00	\$2,801.00
Other Road Material/Repairs	\$1,549.00	\$0.00	\$1,549.00
Admin. Labor & Materials	\$603.00	\$265.00	\$338.00
Capital Improvements	\$723.00	\$0.00	\$723.00
Emergency Repairs	\$1,308.00	\$0.00	\$1,308.00
Erosion Prevention/Control	\$2,291.00	\$0.00	\$2,291.00
Road Base Repair	\$0.00	\$5,886.00	-\$5,886.00
Roadside/Easement Maintenance	\$974.00	\$0.00	\$974.00
Road Maintenance Voting Item #3	\$7,307.00	\$0.00	\$7,307.00
Emergency/Savings Deposit	\$4,323.00	\$0.00	\$4,323.00
Capital Improv: Reserve Fund	\$8,616.00	\$4,612.00	\$4,004.00
Credits	-\$3,801.00		-\$3,801.00
Totals	\$106,925.00	\$24,713.00	\$82,212.00

**Nine Mile Ranch HOA**

**Cash Flow Status**

Checking:	\$87,457.00
Savings:	\$15,246.00
CD:	\$34,853.00
Reserve Fund:	\$5,120.00

Accounts Receivable:	\$33,828.00
----------------------	-------------

**Nine Mile Ranch HOA Financial Report for Fiscal Year 2024-25**

**Budgeted Comparison vs Actual Spent**

**As of September 1, 2024**

<u>Budgeted Categories</u>	<u>Budgeted \$ Amount</u>	<u>Spent YTD</u>	<u>Comparison Budget to Actual</u>
Bank Fees	\$39.00	\$10.00	\$29.00
Quick-books Fee	\$639.00	\$0.00	\$639.00
Website Fees	\$234.00	\$368.00	<b>-\$134.00</b>
Office Supplies/Postage/Printing	\$2,699.00	\$176.00	\$2,523.00
Corporate License	\$20.00	\$10.00	\$10.00
PO Box Fee	\$166.00	\$0.00	\$166.00
Liability Insurance	\$1,354.00	\$0.00	\$1,354.00
Lien Fees	\$0.00	\$0.00	\$0.00
Attorney Fees/Legal Exp.	\$6,547.00	\$2,923.00	\$3,624.00
Other Legal Costs	\$0.00	\$0.00	\$0.00
Meeting Expense	\$608.00	\$152.00	\$456.00
Audit/Tax Preparation/Taxes	\$2,725.00	\$309.00	\$2,416.00
Reserve Study Exp.	\$350.00	\$0.00	\$350.00
Snow Plowing/Sanding	\$24,281.00	\$535.00	\$23,746.00
Sanding Facility Rental	\$550.00	\$0.00	\$550.00
Weed Control	\$12,813.00	\$9,052.00	\$3,761.00
Road Maintenance			
Road Gravel	\$19,359.00	\$992.00	\$18,367.00
Gravel Machining	\$528.00	\$0.00	\$528.00
Raking/Grading	\$7,319.00	\$0.00	\$7,319.00
Ditch/Culvert Cleaning	\$2,801.00	\$0.00	\$2,801.00
Other Road Material/Repairs	\$1,549.00	\$0.00	\$1,549.00
Admin. Labor & Materials	\$603.00	\$265.00	\$338.00
Capital Improvements	\$723.00	\$0.00	\$723.00
Emergency Repairs	\$1,308.00	\$0.00	\$1,308.00
Erosion Prevention/Control	\$2,291.00	\$0.00	\$2,291.00
Road Base Repair	\$0.00	\$5,886.00	<b>-\$5,886.00</b>
Roadside/Easement Maintenance	\$974.00	\$0.00	\$974.00
Road Maintenance Voting Item #3	\$7,307.00	\$0.00	\$7,307.00
Emergency/Savings Deposit	\$4,323.00	\$0.00	\$4,323.00
Capital Improv: Reserve Fund	\$8,616.00	\$4,612.00	\$4,004.00
Credits	<b>-\$3,801.00</b>		<b>-\$3,801.00</b>
Totals	\$106,925.00	\$25,290.00	\$81,635.00

**Nine Mile Ranch HOA**

**Funds Available Status**

Checking:	\$96,890.00
Savings:	\$15,246.00
CD:	\$34,895.00
Reserve Fund:	\$5,120.00

Accounts Receivable:	\$23,844.00
----------------------	-------------

**Nine Mile Ranch HOA Financial Report for Fiscal Year 2024-25**

**Budgeted Comparison vs Actual Spent**

**As of December 1, 2024**

<u>Budgeted Categories</u>	<u>Budgeted \$ Amount</u>	<u>Spent YTD</u>	<u>Difference Budget to Actual</u>
Bank Fees	\$39.00	\$10.00	\$29.00
Quick-books Fee	\$639.00	\$0.00	\$639.00
Website Fees	\$234.00	\$497.00	<b>-\$263.00</b>
Office Supplies/Postage/Printing	\$2,699.00	\$658.00	\$2,041.00
Corporate License	\$20.00	\$30.00	<b>-\$10.00</b>
PO Box Fee	\$166.00	\$0.00	\$166.00
Liability Insurance	\$1,354.00	\$0.00	\$1,354.00
Lien Fees	\$0.00	\$1,518.00	<b>-\$1,518.00</b>
Attorney Fees/Legal Exp.	\$6,547.00	\$2,923.00	\$3,624.00
Other Legal Costs	\$0.00	\$0.00	\$0.00
Meeting Expense	\$608.00	\$221.00	\$387.00
Audit/Tax Preparation/Taxes	\$2,725.00	\$309.00	\$2,416.00
Reserve Study Exp.	\$350.00	\$0.00	\$350.00
Snow Plowing/Sanding	\$24,281.00	\$535.00	\$23,746.00
Sanding Facility Rental	\$550.00	\$300.00	\$250.00
Weed Control	\$12,813.00	\$10,028.00	\$2,785.00
Road Maintenance			
Road Gravel	\$19,359.00	\$17,655.00	\$1,704.00
Gravel Machining	\$528.00	\$325.00	\$203.00
Raking/Grading	\$7,319.00	\$1,515.00	\$5,804.00
Ditch/Culvert Cleaning	\$2,801.00	\$2,482.00	\$319.00
Other Road Material/Repairs	\$1,549.00	\$411.00	\$1,138.00
Admin. Labor & Materials	\$603.00	\$265.00	\$338.00
Capital Improvements	\$723.00	\$622.00	\$101.00
Emergency Repairs	\$1,308.00	\$355.00	\$953.00
Erosion Prevention/Control	\$2,291.00	\$2,121.00	\$170.00
Road Base Repair	\$0.00	\$6,833.00	<b>-\$6,833.00</b>
Roadside/Easement Maintenance	\$974.00	\$0.00	\$974.00
Road Maintenance Voting Item #3	\$7,307.00	\$0.00	\$7,307.00
Emergency/Savings Deposit	\$4,323.00	\$0.00	\$4,323.00
Capital Improv: Reserve Fund	\$8,616.00	\$4,612.00	\$4,004.00
Credits	<b>-\$3,801.00</b>		<b>-\$3,801.00</b>
Totals	\$106,925.00	\$54,225.00	\$52,700.00

**Nine Mile Ranch HOA**

**Funds Available Status**

Checking:	\$70,747.00
Savings:	\$19,570.00
CD:	\$35,071.00
Reserve Fund:	\$8,220.00

Accounts Receivable:	\$14,864.00
----------------------	-------------

**Nine Mile Ranch HOA Financial Report for Fiscal Year 2024-25**

**Budgeted Comparison vs Actual Spent**

**As of March 1, 2025**

<u>Budgeted Categories</u>	<u>Budgeted \$ Amount</u>	<u>Spent YTD</u>	<u>Difference Budget to Actual</u>
Bank Fees	\$39.00	\$10.00	\$29.00
Quick-books Fee	\$639.00	\$0.00	\$639.00
Website Fees	\$234.00	\$497.00	-\$263.00
Office Supplies/Postage/Printing	\$2,699.00	\$784.00	\$1,915.00
Corporate License	\$20.00	\$30.00	-\$10.00
PO Box Fee	\$166.00	\$188.00	-\$22.00
Liability Insurance	\$1,354.00	\$0.00	\$1,354.00
Lien Fees	\$0.00	\$2,124.00	-\$2,124.00
Attorney Fees/Legal Exp.	\$6,547.00	\$3,462.00	\$3,085.00
Other Legal Costs	\$0.00	\$0.00	\$0.00
Meeting Expense	\$608.00	\$606.00	\$2.00
Audit/Tax Preparation/Taxes	\$2,725.00	\$309.00	\$2,416.00
Reserve Study Exp.	\$350.00	\$0.00	\$350.00
Snow Plowing/Sanding	\$24,281.00	\$12,947.00	\$11,334.00
Sanding Facility Rental	\$550.00	\$300.00	\$250.00
Weed Control	\$12,813.00	\$10,028.00	\$2,785.00
Road Maintenance			
Road Gravel	\$19,359.00	\$17,655.00	\$1,704.00
Gravel Machining	\$528.00	\$325.00	\$203.00
Raking/Grading	\$7,319.00	\$1,515.00	\$5,804.00
Ditch/Culvert Cleaning	\$2,801.00	\$2,482.00	\$319.00
Other Road Material/Repairs	\$1,549.00	\$411.00	\$1,138.00
Admin. Labor & Materials	\$603.00	\$265.00	\$338.00
Capital Improvements	\$723.00	\$622.00	\$101.00
Emergency Repairs	\$1,308.00	\$355.00	\$953.00
Erosion Prevention/Control	\$2,291.00	\$2,121.00	\$170.00
Road Base Repair	\$0.00	\$6,833.00	-\$6,833.00
Roadside/Easement Maintenance	\$974.00	\$0.00	\$974.00
Road Maintenance Voting Item #3	\$7,307.00	\$0.00	\$7,307.00
Emergency/Savings Deposit	\$4,323.00	\$0.00	\$4,323.00
Capital Improv: Reserve Fund	\$8,616.00	\$4,612.00	\$4,004.00
Credits	-\$3,801.00		-\$3,801.00
Totals	\$106,925.00	\$68,481.00	\$38,444.00

**Nine Mile Ranch HOA**

**Funds Available Status**

Checking:	\$60,140.00
Savings:	\$19,570.00
CD:	\$35,158.00
Reserve Fund:	\$8,220.00

Accounts Receivable:	\$11,367.00
----------------------	-------------

**Nine Mile Ranch HOA Financial Report for Fiscal Year 2024-25**

**Budgeted Comparison vs Actual Spent**

**As of May 1, 2025**

<u>Budgeted Categories</u>	<u>Budgeted \$ Amount</u>	<u>Spent YTD</u>	<u>Difference Budget to Actual</u>
Bank Fees	\$39.00	\$10.00	\$29.00
Quick-books Fee	\$639.00	\$0.00	\$639.00
Website Fees	\$234.00	\$497.00	-\$263.00
Office Supplies/Postage/Printing	\$2,699.00	\$1,712.00	\$987.00
Corporate License	\$20.00	\$30.00	-\$10.00
PO Box Fee	\$166.00	\$188.00	-\$22.00
Liability Insurance	\$1,354.00	\$1,409.00	-\$55.00
Lien Fees	\$0.00	\$2,124.00	-\$2,124.00
Attorney Fees/Legal Exp.	\$6,547.00	\$5,405.00	\$1,142.00
Other Legal Costs	\$0.00	\$0.00	\$0.00
Meeting Expense	\$608.00	\$641.00	-\$33.00
Audit/Tax Preparation/Taxes	\$2,725.00	\$309.00	\$2,416.00
Reserve Study Exp.	\$350.00	\$0.00	\$350.00
Snow Plowing/Sanding	\$24,281.00	\$23,720.00	\$561.00
Sanding Facility Rental	\$550.00	\$300.00	\$250.00
Weed Control	\$12,813.00	\$10,028.00	\$2,785.00
Road Maintenance			
Road Gravel	\$19,359.00	\$19,576.00	-\$217.00
Gravel Machining	\$528.00	\$325.00	\$203.00
Raking/Grading	\$7,319.00	\$1,515.00	\$5,804.00
Ditch/Culvert Cleaning	\$2,801.00	\$2,482.00	\$319.00
Other Road Material/Repairs	\$1,549.00	\$411.00	\$1,138.00
Admin. Labor & Materials	\$603.00	\$265.00	\$338.00
Capital Improvements	\$723.00	\$622.00	\$101.00
Emergency Repairs	\$1,308.00	\$355.00	\$953.00
Erosion Prevention/Control	\$2,291.00	\$2,121.00	\$170.00
Road Base Repair	\$0.00	\$6,833.00	-\$6,833.00
Roadside/Easement Maintenance	\$974.00	\$0.00	\$974.00
Road Maintenance Voting Item #3	\$7,307.00	\$0.00	\$7,307.00
Emergency/Savings Deposit	\$4,323.00	\$0.00	\$4,323.00
Capital Improv: Reserve Fund	\$8,616.00	\$4,612.00	\$4,004.00
Credits	-\$3,801.00		-\$3,801.00
Totals	\$106,925.00	\$85,490.00	\$21,435.00

**Nine Mile Ranch HOA**

**Funds Available Status**

Checking	\$45,280.00
Savings	\$19,571.00
CD	\$35,203.00
Reserve Fund	\$9,070.00

Accounts Receivable	\$8,527.00
---------------------	------------

**Nine Mile Ranch HOA Financial Report for Fiscal Year 2024-25**

**Budgeted Comparison vs Actual Spent**

**As of May 31, 2025**

<u>Budgeted Categories</u>	<u>Budgeted \$ Amount</u>	<u>Spent YTD</u>	<u>Difference Budget to Actual</u>
Bank Fees	\$39.00	\$10.00	\$29.00
Quick-books Fee	\$639.00	\$761.00	-\$122.00
Website Fees	\$234.00	\$497.00	-\$263.00
Office Supplies/Postage/Printing	\$2,699.00	\$1,891.00	\$808.00
Corporate License	\$20.00	\$30.00	-\$10.00
PO Box Fee	\$166.00	\$188.00	-\$22.00
Liability Insurance	\$1,354.00	\$1,409.00	-\$55.00
Lien Fees	\$0.00	\$2,124.00	-\$2,124.00
Attorney Fees/Legal Exp.	\$6,547.00	\$5,406.00	\$1,142.00
Other Legal Costs	\$0.00	\$0.00	\$0.00
Meeting Expense	\$608.00	\$657.00	-\$49.00
Audit/Tax Preparation/Taxes	\$2,725.00	\$309.00	\$2,416.00
Reserve Study Exp.	\$350.00	\$0.00	\$350.00
Snow Plowing/Sanding	\$24,281.00	\$23,720.00	\$561.00
Sanding Facility Rental	\$550.00	\$1,500.00	-\$950.00
Weed Control	\$12,813.00	\$10,028.00	\$2,785.00
Road Maintenance			
Road Gravel	\$19,359.00	\$21,113.00	-\$1,754.00
Gravel Machining	\$528.00	\$325.00	\$203.00
Raking/Grading	\$7,319.00	\$6,330.00	\$989.00
Ditch/Culvert Cleaning	\$2,801.00	\$3,145.00	-\$344.00
Other Road Material/Repairs	\$1,549.00	\$411.00	\$1,138.00
Admin. Labor & Materials	\$603.00	\$265.00	\$338.00
Capital Improvements	\$723.00	\$1,800.00	-\$1,077.00
Emergency Repairs	\$1,308.00	\$355.00	\$953.00
Erosion Prevention/Control	\$2,291.00	\$3,352.00	-\$1,061.00
Road Base Repair	\$0.00	\$6,833.00	-\$6,833.00
Roadside/Easement Maintenance	\$974.00	\$0.00	\$974.00
Road Maintenance Voting Item #3	\$7,307.00	\$7,307.00	\$0.00
Emergency/Savings Deposit	\$4,323.00	\$0.00	\$4,323.00
Capital Improv: Reserve Fund	\$8,616.00	\$14,327.00	-\$5,711.00
Credits	-\$3,801.00		-\$3,801.00
Totals	\$106,925.00	\$114,093.00	-\$7,167.00

**Nine Mile Ranch HOA**

**Funds Available Status**

Checking	\$17,596.00
Savings	\$19,571.00
CD	\$35,288.00
Reserve Fund	\$9,070.00

Accounts Receivable	\$7,606.00
---------------------	------------

**Nine Mile Ranch HOA Financial Report for Fiscal Year 2024-25**

**Budgeted Comparison vs Actual Spent**

**As pf December 1, 2024**

<u>Budgeted Categories</u>	<u>Budgeted \$ Amount</u>	<u>Spent YTD</u>	<u>Comparison Budget to Actual</u>
Bank Fees	\$39.00	\$10.00	\$29.00
Quick-books Fee	\$639.00	\$0.00	\$639.00
Website Fees	\$234.00	\$497.00	-\$263.00
Office Supplies/Postage/Printing	\$2,699.00	\$658.00	\$2,041.00
Corporate License	\$20.00	\$30.00	-\$10.00
PO Box Fee	\$166.00	\$0.00	\$166.00
Liability Insurance	\$1,354.00	\$0.00	\$1,354.00
Lien Fees	\$0.00	\$1,518.00	-\$1,518.00
Attorney Fees/Legal Exp.	\$6,547.00	\$2,923.00	\$3,624.00
Other Legal Costs	\$0.00	\$0.00	\$0.00
Meeting Expense	\$608.00	\$204.00	\$404.00
Audit/Tax Preparation/Taxes	\$2,725.00	\$309.00	\$2,416.00
Reserve Study Exp.	\$350.00	\$0.00	\$350.00
Snow Plowing/Sanding	\$24,281.00	\$535.00	\$23,746.00
Sanding Facility Rental	\$550.00	\$0.00	\$550.00
Weed Control	\$12,813.00	\$10,028.00	\$2,785.00
Road Maintenance			
Road Gravel	\$19,359.00	\$17,655.00	\$1,704.00
Gravel Machining	\$528.00	\$325.00	\$203.00
Raking/Grading	\$7,319.00	\$1,298.00	\$6,021.00
Ditch/Culvert Cleaning	\$2,801.00	\$2,482.00	\$319.00
Other Road Material/Repairs	\$1,549.00	\$411.00	\$1,138.00
Admin. Labor & Materials	\$603.00	\$265.00	\$338.00
Capital Improvements	\$723.00	\$622.00	\$101.00
Emergency Repairs	\$1,308.00	\$355.00	\$953.00
Erosion Prevention/Control	\$2,291.00	\$2,121.00	\$170.00
Road Base Repair	\$0.00	\$6,833.00	-\$6,833.00
Roadside/Easement Maintenance	\$974.00	\$0.00	\$974.00
Road Maintenance Voting Item #3	\$7,307.00	\$0.00	\$7,307.00
Emergency/Savings Deposit	\$4,323.00	\$0.00	\$4,323.00
Capital Improv: Reserve Fund	\$8,616.00	\$4,612.00	\$4,004.00
Credits	-\$3,801.00		-\$3,801.00
Totals	\$106,925.00	\$53,691.00	\$53,234.00

**Nine Mile Ranch HOA**

**Funds Available Status**

Checking:	\$70,625.00
Savings:	\$19,570.00
CD:	\$35,027.00
Reserve Fund:	\$8,220.00

Accounts Receivable:	\$15,402.00
----------------------	-------------

**NINE MILE RANCH HOA Financial Report for Fiscal Year 2025-26**

**Budgeted Comparison vs Actual Spent**

**As of September 1, 2025**

<u>Budgeted Categories</u>	<u>Budgeted \$ Amount</u>	<u>Spent YTD</u>	<u>Left to Spend Budget to Actual</u>
Bank Service Fees	\$36.00	-\$1.00	\$37.00
Office Supplies/Postage/Printing	\$2,699.00	\$106.00	\$2,593.00
Post Office Box Fee	\$170.00	\$0.00	\$170.00
Liability Insurance	\$1,354.00	\$0.00	\$1,354.00
Corporate License	\$20.00	\$0.00	\$20.00
Quick Books Fee	\$700.00	\$0.00	\$700.00
Website Fees	\$234.00	\$0.00	\$234.00
Meeting Expense	\$608.00	\$155.00	\$453.00
Tax Return/Accounting Fees	\$275.00	\$275.00	\$0.00
Income Taxes	\$0.00	\$0.00	\$0.00
Audit	\$2,450.00	\$0.00	\$2,450.00
Attorney Fees	\$6,547.00	\$678.00	\$5,869.00
Other Legal Costs	\$0.00	\$0.00	\$0.00
Lien Fees	\$0.00	\$0.00	\$0.00
Reserve Study Expense	\$350.00	\$0.00	\$350.00
Road Maintenance			
Road Gravel	\$20,049.00	\$12,841.00	\$7,208.00
Gravel Machining	\$528.00	\$0.00	\$528.00
Raking/Grading	\$7,319.00	\$0.00	\$7,319.00
Ditch/Culvert Cleaning	\$2,801.00	\$0.00	\$2,801.00
Other Road Materials/Repairs	\$1,549.00	\$0.00	\$1,549.00
Admin Labor & Materials	\$603.00	\$0.00	\$603.00
Capital Improvements; Reserve Fund	\$10,301.00	\$0.00	\$10,301.00
Capital Improvements	\$723.00	\$0.00	\$723.00
Emergency Repairs	\$1,308.00	\$0.00	\$1,308.00
Road Base Repairs	\$2,275.00	\$0.00	\$2,275.00
Erosion Prevention/Control	\$2,291.00	\$0.00	\$2,291.00
Roadside/Easement Maintenance	\$974.00	\$0.00	\$974.00
Road Maintenance Voting Item #3	\$7,660.00	\$7,660.00	\$0.00
Weed Control	\$12,688.00	\$10,145.00	\$2,543.00
Sanding Facility Rental	\$1,200.00	\$0.00	\$1,200.00
Snow Plowing/Sanding	\$24,348.00	\$0.00	\$24,348.00
Emergency/Savings Deposit	\$2,608.00	\$0.00	\$2,608.00
Credits	-\$4,428.00		-\$4,428.00
<b>Totals</b>	<b>\$110,240.00</b>	<b>\$31,859.00</b>	<b>\$78,381.00</b>

**Nine Mile Ranch HOA**

**Funds Available Status**

Checking	\$65,306.00
Savings	\$19,571.00
CD	\$35,419.00
Reserve Fund	\$3,370.00
Accounts Receivable	\$17,274.00

**NINE MILE RANCH HOA Financial Report for Fiscal Year 2025-26**

**Budgeted Comparison vs Actual Spent**

**As of December 1, 2025**

<u>Budgeted Categories</u>	<u>Budgeted \$ Amount</u>	<u>Spent YTD</u>	<u>Left to Spend Budget to Actual</u>
Bank Service Fees	\$36.00	\$4.00	\$32.00
Office Supplies/Postage/Printing	\$2,699.00	\$487.00	\$2,212.00
Post Office Box Fee	\$170.00	\$0.00	\$170.00
Liability Insurance	\$1,354.00	\$0.00	\$1,354.00
Corporate License	\$20.00	\$169.00	-\$149.00
Quick Books Fee	\$700.00	\$0.00	\$700.00
Website Fees	\$234.00	\$162.00	\$72.00
Meeting Expense	\$608.00	\$210.00	\$398.00
Tax Return/Accounting Fees	\$275.00	\$375.00	-\$100.00
Income Taxes	\$54.00	\$54.00	\$0.00
Audit	\$2,450.00	\$0.00	\$2,450.00
Attorney Fees	\$6,547.00	\$678.00	\$5,869.00
Other Legal Costs	\$0.00	\$0.00	\$0.00
Lien Fees	\$0.00	\$0.00	\$0.00
Reserve Study Expense	\$350.00	\$0.00	\$350.00
Road Maintenance			
Road Gravel	\$20,049.00	\$17,149.00	\$2,900.00
Gravel Machining	\$528.00	\$0.00	\$528.00
Raking/Grading	\$7,319.00	\$1,623.00	\$5,696.00
Ditch/Culvert Cleaning	\$2,801.00	\$0.00	\$2,801.00
Other Road Materials/Repairs	\$1,549.00	\$0.00	\$1,549.00
Admin Labor & Materials	\$603.00	\$0.00	\$603.00
Capital Improvements; Reserve Fund	\$10,301.00	\$0.00	\$10,301.00
Capital Improvements	\$723.00	\$0.00	\$723.00
Emergency Repairs	\$1,308.00	\$0.00	\$1,308.00
Road Base Repairs	\$2,275.00	\$0.00	\$2,275.00
Erosion Prevention/Control	\$2,291.00	\$0.00	\$2,291.00
Roadside/Easement Maintenance	\$974.00	\$0.00	\$974.00
Road Maintenance Voting Item #3	\$7,660.00	\$7,660.00	\$0.00
Weed Control	\$12,688.00	\$10,145.00	\$2,543.00
Sanding Facility Rental	\$1,200.00	\$0.00	\$1,200.00
Snow Plowing/Sanding	\$24,348.00	\$30.00	\$24,318.00
Emergency/Savings Deposit	\$2,608.00	\$0.00	\$2,608.00
Credits	-\$4,428.00		-\$4,428.00
<b>Totals</b>	<b>\$110,294.00</b>	<b>\$38,746.00</b>	<b>\$71,548.00</b>

**Nine Mile Ranch HOA**

**Funds Available Status**

Checking	\$52,267.00
Savings	\$19,572.00
CD	\$35,596.00
Reserve Fund	\$3,370.00
Accounts Receivable	\$10,102.00

**NINE MILE RANCH HOA Financial Report for Fiscal Year 2025-26**

**Budgeted Comparison vs Actual Spent**

**As of February 1, 2026**

<u>Budgeted Categories</u>	<u>Budgeted \$ Amount</u>	<u>Spent YTD</u>	<u>Left to Spend Budget to Actual</u>
Bank Service Fees	\$36.00	\$4.00	\$32.00
Office Supplies/Postage/Printing	\$2,699.00	\$857.00	\$1,842.00
Post Office Box Fee	\$170.00	\$0.00	\$170.00
Liability Insurance	\$1,354.00	\$0.00	\$1,354.00
Corporate License	\$20.00	\$169.00	-\$149.00
Quick Books Fee	\$700.00	\$0.00	\$700.00
Website Fees	\$234.00	\$162.00	\$72.00
Meeting Expense	\$608.00	\$229.00	\$379.00
Tax Return/Accounting Fees	\$275.00	\$375.00	-\$100.00
Income Taxes	\$54.00	\$54.00	\$0.00
Audit	\$2,450.00	\$0.00	\$2,450.00
Attorney Fees	\$6,547.00	\$678.00	\$5,869.00
Other Legal Costs	\$0.00	\$0.00	\$0.00
Lien Fees	\$0.00	\$0.00	\$0.00
Reserve Study Expense	\$350.00	\$0.00	\$350.00
Road Maintenance			
Road Gravel	\$20,049.00	\$17,149.00	\$2,900.00
Gravel Machining	\$528.00	\$0.00	\$528.00
Raking/Grading	\$7,319.00	\$1,623.00	\$5,696.00
Ditch/Culvert Cleaning	\$2,801.00	\$0.00	\$2,801.00
Other Road Materials/Repairs	\$1,549.00	\$0.00	\$1,549.00
Admin Labor & Materials	\$603.00	\$0.00	\$603.00
Capital Improvements; Reserve Fund	\$10,301.00	\$0.00	\$10,301.00
Capital Improvements	\$723.00	\$0.00	\$723.00
Emergency Repairs	\$1,308.00	\$0.00	\$1,308.00
Road Base Repairs	\$2,275.00	\$0.00	\$2,275.00
Erosion Prevention/Control	\$2,291.00	\$0.00	\$2,291.00
Roadside/Easement Maintenance	\$974.00	\$0.00	\$974.00
Road Maintenance Voting Item #3	\$7,660.00	\$7,660.00	\$0.00
Weed Control	\$12,688.00	\$10,145.00	\$2,543.00
Sanding Facility Rental	\$1,200.00	\$0.00	\$1,200.00
Snow Plowing/Sanding	\$24,348.00	\$7,567.00	\$16,781.00
Emergency/Savings Deposit	\$2,608.00	\$0.00	\$2,608.00
Credits	-\$4,428.00		-\$4,428.00
<b>Totals</b>	<b>\$110,294.00</b>	<b>\$46,672.00</b>	<b>\$63,622.00</b>

**Nine Mile Ranch HOA**

**Funds Available Status**

Checking	\$40,564.00
Savings	\$22,180.00
CD	\$35,714.00
Reserve Fund	\$13,671.00
Accounts Receivable	\$8,592.00