NINE MILE RANCH HOMEOWNERS ASSOCIATION

PO Box 332
Oroville, WA 98844
9mileranchhoa.org

Accounts Receivable Report as of July 1, 2026

Current Assessment owed: 6/1/26	$ 41,456 (115 Lots)
Assessments owed: 6/1/25	2,624 (9 Lots)
Assessments owed: 6/1/24	469 (2 Lots)
Assessments owed: 6/1/23	326 (1 Lot)
Assessments owed: 6/1/22	287 (1 Lot)
Interest/Late & Lien Fees Assessed Owed	1,310
Fines Assessed	5,750
Credits	- 254
Total Quick Books Accounts Receivable	$ 51,968

Another perspective of Accounts Receivable is below. Figures for each member includes all funds they owe to the HOA; interest, late fees, liens, etc. In other words, the above figures show assessments being separated from other fees. Below does not.

106 Members owing for only current billing on 6/1/26	$ 38,142	
6 Members owing for 2 years: 6/1/26 & 6/1/25	4,475	(4 making payments/2 not communicating)
1 Member owing 3 years:	967	(making payments, although not consistent)
1 Member owing 5 years:	2,522	(slated for county foreclosure/cannot find)
Less Credits	- 254	
1 Member owing Fines + assessments	6,116	
Total Accounts Receivable	$ 51,968	

Notes:

63% of *current* assessments have been collected. A high percentage of payments are collected in July.

Per the Collection Policy:

- Interest is assessed on the first of every month. Statements sent out monthly
- Only one lien is filed at this time; member slated for county foreclosure next spring. There are potential of 2 liens that may be filed on November 1st. Payments are being made by those past due more than current assessments.