



**Board of Director's Regular Meeting Agenda
6:00 PM October 30th, 2024 – Mid-Columbia Library (Union St.)**

Call to order:

Guest(s):

Absent:

Call for Ad-Hoc Agenda Items (Will be added to the end of the planned Agenda)

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Secretary's report:

- Approval of regular meeting minutes on these dates: 9/23
- All accounts above threshold of amount owed have been sent to the lawyer for collection and lien added

Treasurer's report:

- Financial reports
- Liens/delinquencies
- Statements

Old Business:

- 2023 Audit Progress
- Reserve Study Progress
- Solar Lights need repaired at 36th Ave entrance/ solar lights at mailbox
- Landscaping Bid Progress/ Heritage Grounds Update

New Business:

- 2025 Planning Items

Property Management Discussion/Presentation:

- Review Quotes and Services Offered
- Costs to community

Close Session if needed

Motion for Executive Session, Pursuant to RCW 64.38.035. "I move that the Board enters a closed session to discuss the following item or items...":

- Liens and Delinquencies and Legal Correspondence if needed

Re-Open Session

Board Actions:

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Ad-Hoc Agenda Items:

Adjourn Meeting:

Next Regular Meeting: Will be held November 18th , 2024 at ___6:30PM___ on WebEx

Shadow Run at Canyon Lakes HOA

Budget vs. Actuals: FY_2024 - FY24 P&L

January - December 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
Fines	2,090.00	0.00	2,090.00	
Interest	763.66	0.00	763.66	
LATE CHARGES	1,467.34	0.00	1,467.34	
Lien Expense Reimbursement	1,256.04	0.00	1,256.04	
Membership Assessments	64,148.20	68,950.00	-4,801.80	93.04 %
Transfer Fees	100.00	0.00	100.00	
Unapplied Cash Payment Income	1,640.40		1,640.40	
Total Income	\$71,465.64	\$68,950.00	\$2,515.64	103.65 %
GROSS PROFIT	\$71,465.64	\$68,950.00	\$2,515.64	103.65 %
Expenses				
Bank Charges	23.40	0.00	23.40	
Bookkeeping Software	220.14	300.00	-79.86	73.38 %
Committee Expenses		250.00	-250.00	
Activities Comm.		0.00	0.00	
Total Committee Expenses		250.00	-250.00	
Common Area Improvements		1,250.00	-1,250.00	
Continuing Education		250.00	-250.00	
CPA Audit		2,500.00	-2,500.00	
Electricity	358.69	600.00	-241.31	59.78 %
Insurance	2,985.40	4,000.00	-1,014.60	74.64 %
Landscaping Maint. & Repair	35,674.23	33,000.00	2,674.23	108.10 %
Legal Fees				
Association Incurred	1,004.50	2,000.00	-995.50	50.23 %
Homeowner Incurred	491.50	0.00	491.50	
Total Legal Fees	1,496.00	2,000.00	-504.00	74.80 %
Licenses		40.00	-40.00	
Meeting Expenses(Annual Mtg)	39.05	350.00	-310.95	11.16 %
Memberships		325.00	-325.00	
NSF Check		0.00	0.00	
Office Supplies	8.69	400.00	-391.31	2.17 %
PO Box Rent	248.00	232.00	16.00	106.90 %
Postage	186.80	300.00	-113.20	62.27 %
Property Management		0.00	0.00	
Property Taxes	198.49	300.00	-101.51	66.16 %
Reconciliation Discrepancies		0.00	0.00	
Repairs				
Fence Repair	1,820.73	0.00	1,820.73	
Total Repairs	1,820.73	0.00	1,820.73	
Reserve Account		16,723.00	-16,723.00	
RESERVE STUDY	1,290.00	800.00	490.00	161.25 %
Tax Preparation	150.00	300.00	-150.00	50.00 %

Shadow Run at Canyon Lakes HOA

Budget vs. Actuals: FY_2024 - FY24 P&L

January - December 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Telephone Expense	225.00	330.00	-105.00	68.18 %
Unapplied Cash Bill Payment Expense	89.73		89.73	
Water (KID)	3,966.54	4,000.00	-33.46	99.16 %
Website Main.	362.01	700.00	-337.99	51.72 %
Total Expenses	\$49,342.90	\$68,950.00	\$ -19,607.10	71.56 %
NET OPERATING INCOME	\$22,122.74	\$0.00	\$22,122.74	0.00%
Other Income				
Bank Interest	166.49	0.00	166.49	
Total Other Income	\$166.49	\$0.00	\$166.49	0.00%
Other Expenses				
Reconciliation Discrepancies-1	-4,229.77		-4,229.77	
Total Other Expenses	\$ -4,229.77	\$0.00	\$ -4,229.77	0.00%
NET OTHER INCOME	\$4,396.26	\$0.00	\$4,396.26	0.00%
NET INCOME	\$26,519.00	\$0.00	\$26,519.00	0.00%

Shadow Run at Canyon Lakes HOA

Profit and Loss

January 1 - October 26, 2024

	TOTAL
Income	
Fines	1,620.00
Interest	841.96
LATE CHARGES	2,485.62
Lien Expense Reimbursement	1,007.02
Membership Assessments	68,425.00
Transfer Fees	100.00
Total Income	\$74,479.60
GROSS PROFIT	\$74,479.60
Expenses	
Bank Charges	23.40
Bookkeeping Software	220.14
Electricity	358.69
Insurance	2,985.40
Landscaping Maint. & Repair	33,498.34
Legal Fees	
Association Incurred	1,004.50
Homeowner Incurred	491.50
Total Legal Fees	1,496.00
Meeting Expenses(Annual Mtg)	39.05
Office Supplies	8.69
PO Box Rent	248.00
Postage	186.80
Property Taxes	198.49
Repairs	
Fence Repair	1,820.73
Total Repairs	1,820.73
RESERVE STUDY	1,290.00
Tax Preparation	150.00
Telephone Expense	225.00
Water (KID)	3,966.54
Website Main.	362.01
Total Expenses	\$47,077.28
NET OPERATING INCOME	\$27,402.32
Other Income	
Bank Interest	166.49
Total Other Income	\$166.49
Other Expenses	
Reconciliation Discrepancies-1	-4,229.77
Total Other Expenses	\$ -4,229.77
NET OTHER INCOME	\$4,396.26
NET INCOME	\$31,798.58

Shadow Run HOA Account Summary

September 30, 2024

Checking Account Balance - \$58,650.31

Reserve Account - \$81,661.37

Savings Account - \$8,914.84

Deposits for September: \$4,500.71

