



**Board of Director's Regular Meeting Agenda
6:30 PM on Sept 23rd, 2024 - WebEx**

Meeting link:

Join from the meeting link

<https://shadowrunatcanyonlakeshoa-850.my.webex.com/shadowrunatcanyonlakeshoa-850.my/j.php?MTID=m143b546a9cab1d33103da50d308a5884>

Call to order:

Guest(s):

Absent:

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

-

Secretary's report:

- Approval of regular meeting minutes on these dates: 8/22
- Sent the lawyer the properties that need Liens and Letters for past due balance end of Aug. A few payments received after demand letters.

Treasurer's report:

- Financial reports
- Liens/delinquencies

Old Business:

- 2023 Audit Progress
- Reserve Study Progress
- Solar Lights need repaired at 36th Ave entrance/ solar lights at mailbox

New Business:

- Homeowner presented a block fencing quote to Einar for perimeter
- Property Management Planning- Oct meeting notice
 - Define what items we want property management for
- Start getting bids for Landscaping 2025

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:

- Bids
- Special Oct Meeting Letter

Ad-Hoc Agenda Items:

-

Adjourn Meeting:

Next Regular Meeting: Will be held Oct 21st , 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	1,290.00	0.00	1,290.00	
Interest	298.92	0.00	298.92	
LATE CHARGES	1,132.66	0.00	1,132.66	
Lien Expense Reimbursement		0.00	0.00	
Membership Assessments	62,221.51	68,950.00	-6,728.49	90.24 %
Transfer Fees	100.00	0.00	100.00	
Unapplied Cash Payment Income	1,408.80		1,408.80	
Total Income	\$66,451.89	\$68,950.00	\$ -2,498.11	96.38 %
GROSS PROFIT	\$66,451.89	\$68,950.00	\$ -2,498.11	96.38 %
Expenses				
Bank Charges	23.40	0.00	23.40	
Bookkeeping Software	195.68	300.00	-104.32	65.23 %
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	318.42	600.00	-281.58	53.07 %
Insurance	2,985.40	4,000.00	-1,014.60	74.64 %
Landscaping Maint. & Repair	28,761.99	33,000.00	-4,238.01	87.16 %
Legal Fees				
Association Incurred	154.50	2,000.00	-1,845.50	7.73 %
Homeowner Incurred	66.50	0.00	66.50	
Total Legal Fees	221.00	2,000.00	-1,779.00	11.05 %
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	200.00	330.00	-130.00	60.61 %
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	\$41,065.93	\$68,950.00	\$ -27,884.07	59.56 %
NET OPERATING INCOME	\$25,385.96	\$0.00	\$25,385.96	0.00%
Other Income				
Bank Interest	130.01	0.00	130.01	
Total Other Income	\$130.01	\$0.00	\$130.01	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	\$4,359.78	\$0.00	\$4,359.78	0.00%
NET INCOME	\$29,745.74	\$0.00	\$29,745.74	0.00%

Shadow Run at Canyon Lakes HOA

Profit and Loss

January 1 - September 22, 2024

	TOTAL
Income	
Fines	1,010.00
Interest	350.85
LATE CHARGES	2,485.62
Membership Assessments	68,425.00
Transfer Fees	100.00
Total Income	\$72,371.47
GROSS PROFIT	\$72,371.47
Expenses	
Bank Charges	23.40
Bookkeeping Software	195.68
Electricity	318.42
Insurance	2,985.40
Landscaping Maint. & Repair	26,586.10
Legal Fees	
Association Incurred	154.50
Homeowner Incurred	66.50
Total Legal Fees	221.00
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	200.00
Water (KID)	3,966.54
Website Main.	362.01
Total Expenses	\$38,800.31
NET OPERATING INCOME	\$33,571.16
Other Income	
Bank Interest	130.01
Total Other Income	\$130.01
Other Expenses	
Reconciliation Discrepancies-1	-4,229.77
Total Other Expenses	\$ -4,229.77
NET OTHER INCOME	\$4,359.78
NET INCOME	\$37,930.94

Shadow Run Delinquent Homeowner List_x000D_September 2024_x000D__x000D_

Homeowner	Amount	Actions Taken
1	\$218.41	
2	\$454.32	
3	\$218.41	
4	\$218.41	
5	\$218.41	
6	\$218.41	
7	\$2,829.04	Lien
8	\$1,782.34	Lien
9	\$43.41	
11	\$222.60	
12	\$218.41	
13	\$2,359.64	Lien
14	\$218.41	
15	\$218.41	
16	\$218.41	
17	\$14.11	
18	\$218.41	
19	\$634.18	
20	\$269.63	
21	\$218.41	
22	\$37.48	
23	\$452.39	
24	\$218.41	
25	\$2,463.42	Lien
26	\$218.41	
27	\$218.41	
28	\$1,885.41	Lien
29	\$41.25	
30	\$218.41	
31	\$61.34	
32	\$893.53	
33	\$405.04	
34	\$222.08	
35	\$218.41	
36	\$177.93	
37	\$649.67	
38	\$218.41	
39	\$2,056.88	Lien
Total	\$21,668.66	