

RCR-Newton 2013
Annual Meeting

Meeting Agenda

Financial Reports

2014 Proposed Operating Budget

RCR Newton 2013 Annual Meeting Agenda

Items and Time Schedule

	TIME	minutes	
1. Welcome <i>Opening remarks - Gary Kuzniar, President</i>	10:00	5	
2. Fire Mitigation <i>RCV Fire & Rescue Chief</i>	10:05	20	
3. Quorum count for voting <i>Proxy Presentation - Chani Owen, Secretary</i>	10:25	10	
4. Road Report <i>Bob DeMarrais, Road Committee</i>	10:35	10	
5. Treasurer Report <i>Frank Lilley- Review 2013 Budget Vs. Actual</i> <i>2014 Common Assessment - Membership questions</i>	10:45	10	
6. 2014 Budget Presentation <i>Gary Kuzniar - Contingency Fund</i>	10:55	10	
7. Budget Approval Process <i>Membership discussion and participation</i>	11:05	10	
8. Website <i>Status - Frank Lilley</i>	11:15	5	
9. Election of three (3) Board members 2014 thru 2015 <i>Board - Nominations</i> <i>Acceptance of Nominations</i> <i>Voting for New Board members</i>	11:20	20	
10. Open discussion <i>Membership discussion and participation</i>	11:40	20	
Adjourn Annual Meeting	12:00	120	Tot. minutes

RCR Newton Property Owner Association Inc.
2012 Budget vs. Actual
January through December 2012

	<u>Jan - Dec 12</u>	<u>Budget</u>
Income		
Annual Assesment	22,313.00	22,671.00
APPLIED FUNDS from Res. Account		
Front Entrance East	0.00	7,200.00
Front Entrance West (2010-2011)	0.00	5,000.00
Total APPLIED FUNDS from Res. Account	<u>0.00</u>	<u>12,200.00</u>
Total Income	22,313.00	34,871.00
Expense		
ADMINISTRATION		
Annual Meeting	393.50	250.00
Filing Fee	10.00	10.00
Insurance	527.00	388.00
Newsletter + Meeting Handout	190.40	75.00
Website Hosting	83.40	85.00
Total ADMINISTRATION	<u>1,204.30</u>	<u>808.00</u>
MISCELLANEOUS ACCOUNTS		
Bad Debts	5.93	0.00
Bulleting Board Maintenance	0.00	100.00
Mileage for Association	414.95	200.00
POA Claim of Lien	169.43	300.00
Website Maintenece	1,200.00	1,200.00
Total MISCELLANEOUS ACCOUNTS	<u>1,790.31</u>	<u>1,800.00</u>
OFFICE SUPPLIES		
3 ring divider/forms/maps	79.98	10.00
File-CDRW-Q.B.	189.28	20.00
Letterhead	0.00	29.00
Paper& Envelope	12.88	12.00
Postage	54.50	88.00
Printing Ink	302.72	238.00
Total OFFICE SUPPLIES	<u>639.36</u>	<u>397.00</u>
PROFESSIONAL SERVICES		
Collection Services	240.00	
Legal Fees	266.50	465.00
Total PROFESSIONAL SERVICES	<u>506.50</u>	<u>465.00</u>
ROADS MAINTENANCE		
Culverts - Maintenance	175.00	0.00
Ditches - Maintenance	390.00	0.00
Front Entrance - Maintenance	0.00	200.00
Grading	946.19	7,000.00
Peck Creek Crossing	0.00	975.00
Road Base	0.00	5,566.00
Road Preventive Maintenance	7,327.12	5,000.00
Road Signs-Repair-Maintenance	391.11	0.00
Snow Removal	930.00	2,000.00
Vanessa Crossing	0.00	260.00
Total ROADS MAINTENANCE	<u>10,159.42</u>	<u>21,001.00</u>
SPECIAL PROJECTS		
Entrance Improvement East Side	1,502.43	6,533.20
Entrance Improvement West Side	515.00	5,666.80
Total SPECIAL PROJECTS	<u>2,017.43</u>	<u>12,200.00</u>
Total Expense	<u>16,317.32</u>	<u>36,671.00</u>
Net Income	<u><u>5,995.68</u></u>	<u><u>-1,800.00</u></u>

RCR Newton Property Owner Association Inc.

Balance SheetAs of December 31, 2012
Dec 31, 12**ASSETS**

Current Assets

Checking/Savings

Pueblo Bank & Trust 26,391.64Total Checking/Savings 26,391.64

Accounts Receivable

Accounts Receivable 759.57Total Accounts Receivable 759.57

Total Current Assets 27,151.21

Other Assets

Petty Cash 110.77Total Other Assets 110.77TOTAL ASSETS 27,261.98**LIABILITIES & EQUITY**

Equity

Reserve Funds

Collection Retrieval 854.00

Grazing Lease 2,880.00

Insurance Refund 400.28

Road Signs-Repair Work Donated 45.00

Reserve Funds - Other 4,661.39

Total Reserve Funds 8,840.67

Unrestricted Net Assets 12,425.63

Net Income 5,995.68Total Equity 27,261.98TOTAL LIABILITIES & EQUITY 27,261.98

RCR Newton Property Owner Association Inc.
Monthly Financial Report
 January through July 2013

Current Assets

Checking/Savings	
Frontier Bank	12,541.56
Pueblo Bank & Trust	100.00
Total Checking/Savings	<u>12,641.56</u>

Revenue

	<u>Jan - Jul 13</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Annual Assessment	23,411.11	23,500.00	-88.89
2012 Assets carried into 2013	26,391.64	10,033.20	16,358.44
Total Revenue	<u>49,802.75</u>	<u>33,533.20</u>	<u>16,269.55</u>

Expense

ADMINISTRATION			
Annual Meeting	0.00	350.00	-350.00
Checking account fees	4.86		
Filing Fee	83.13	10.00	73.13
Insurance	0.00	388.00	-388.00
Newsletter + Meeting Handout	0.00	120.00	-120.00
POA New Checks	11.17	0.00	11.17
Seminar	0.00	0.00	0.00
Website Hosting	83.40	85.00	-1.60
Total ADMINISTRATION	<u>182.56</u>	<u>953.00</u>	<u>-770.44</u>

MISCELLANEOUS ACCOUNTS

Bad Debts	0.00	50.00	-50.00
Bulleting Board	0.00	50.00	-50.00
Cow Guard Maintenance	0.00	100.00	-100.00
Mileage for Association	0.00	400.00	-400.00
Peripheral Fence Repair	0.00	500.00	-500.00
POA Claim of Lien	0.00	200.00	-200.00
Security Light Front Entrance	0.00	1,000.00	-1,000.00
Website Maintenance	0.00	1,200.00	-1,200.00
Total MISCELLANEOUS ACCOUNTS	<u>0.00</u>	<u>3,500.00</u>	<u>-3,500.00</u>

OFFICE SUPPLIES

3 ring divider/forms/maps	51.32	20.00	31.32
Computer & software	523.65	0.00	523.65
File-CDRW-Q.B.	0.00	25.00	-25.00
Paper & Envelope	27.65	60.00	-32.35
Postage	96.75	80.00	16.75
Printing Ink	85.29	90.00	-4.71
Total OFFICE SUPPLIES	<u>784.66</u>	<u>275.00</u>	<u>509.66</u>

PROFESSIONAL SERVICES

Collection Services	120.00	380.00	-260.00
CPA review and tax prep	900.00	0.00	900.00
Legal Fees	0.00	500.00	-500.00
Total PROFESSIONAL SERVICES	<u>1,020.00</u>	<u>880.00</u>	<u>140.00</u>

ROADS MAINTENANCE

Culverts - Maintenance	0.00	0.00	0.00
Ditches - Maintenance	0.00	500.00	-500.00
Front Entrance - Maintenance	0.00	700.00	-700.00
Grading	19,082.26	5,000.00	14,082.26
Peck Creek Crossing	0.00	920.00	-920.00
Road Base	12,319.07	3,000.00	9,319.07
Road Preventive Maintenance	1,277.50	9,000.00	-7,722.50
Road Signs-Repair-Maintenance	135.36	200.00	-64.64
Snow Removal	332.50	1,500.00	-1,167.50
Vanessa Crossing	0.00	570.00	-570.00
Total ROADS MAINTENANCE	<u>33,146.69</u>	<u>21,390.00</u>	<u>11,756.69</u>

SPECIAL PROJECTS

Entrance Improvement East Side	0.00	6,533.20	-6,533.20
Entrance Improvement West Side	55.98	0.00	55.98
Front Entrance Sign	890.92	0.00	890.92
Total SPECIAL PROJECTS	<u>946.90</u>	<u>6,533.20</u>	<u>-5,586.30</u>

Taxes

Colorado taxes 2010	121.00	0.00	121.00
Colorado Late fees for 2010	49.00	0.00	49.00
Colorado Taxes 2012	277.00	0.00	277.00
IRS 2010 taxes	914.00	0.00	914.00
IRS Late fees for 2010	384.02	0.00	384.02
IRS Taxes 2012	1,315.00	0.00	1,315.00
Filing fees	50.00	0.00	50.00
Total Taxes	<u>3,060.02</u>	<u>0.00</u>	<u>3,060.02</u>

Total Expense	<u>39,140.83</u>	<u>33,531.20</u>	<u>5,609.63</u>
----------------------	------------------	------------------	-----------------

RCR Newton Property Owner Association Inc.
A/R Aging Detail
As of August 8, 2013

	<u>Type</u>	<u>Num</u>	<u>P. O. #</u>	<u>Terms</u>	<u>Due Date</u>	<u>Aging</u>	<u>Open Balance</u>
Current							
	Invoice	2013-32	23b1	Net 30	05/05/2013	95	285.00
	Invoice	2013-66	22c	Net 30	05/05/2013	95	285.00
	Invoice	2013-67	23b2	Net 30	05/05/2013	95	285.00
TOTAL							<u>855.00</u>

RCR Newton Property Owner Association Inc.
2014 Budget Overview

Revenue	
Annual Assessment	23,900.00
Contingency from 2013	2,300.00
Total Revenue	<u>26,200.00</u>
Expense	
2015 Contingency Fund	2,390.00
ADMINISTRATION	
Annual Meeting	350.00
Checking account fees	15.00
Filing Fee	85.00
Insurance	510.00
Newsletter + Meeting Handout	103.00
Website Hosting	84.00
Total ADMINISTRATION	<u>1,147.00</u>
MISCELLANEOUS ACCOUNTS	
Bulleting Board	50.00
Mileage for Association	100.00
POA Claim of Lien	150.00
Total MISCELLANEOUS ACCOUNTS	<u>300.00</u>
OFFICE SUPPLIES	
3 ring divider/forms/maps	51.00
Paper & Envelope	58.00
Postage	135.00
Printing Ink	98.00
Total OFFICE SUPPLIES	<u>342.00</u>
PROFESSIONAL SERVICES	
Collection Services	360.00
CPA review and tax prep	400.00
Legal Fees	500.00
Total PROFESSIONAL SERVICES	<u>1,260.00</u>
ROADS MAINTENANCE	
Culverts - Maintenance	500.00
Ditches - Maintenance	1,500.00
Front Entrance - Maintenance	100.00
Grading	11,250.00
Road Base	3,000.00
Road Preventive Maintenance	2,800.00
Road Signs-Repair-Maintenance	200.00
Snow Removal	1,411.00
Total ROADS MAINTENANCE	<u>20,761.00</u>
Total Expense	<u>26,200.00</u>
Balance	<u><u>0.00</u></u>