

***RCR-Newton 2014***  
***Annual Meeting***

Meeting Agenda

Financial Reports

2015 Operating Budget

# RCR Newton 2014 Annual Meeting Agenda

## Items and Time Schedule

	TIME	minutes	
<b>1. Welcome</b> <i>Opening remarks - Gary Kuzniar, President</i>	10:00	10	
<b>2. Quorum count for voting</b> <i>Proxy Presentation - Chani Owen, Secretary</i>	10:10	10	
<b>4. Road Report</b> <i>Gary Kuzniar, Road Committee</i>	10:20	15	
<b>5. Treasurer Report</b> <i>Frank Lilley- Review 2014 Budget Vs. Actual</i>	10:35	15	
<b>6. 2015 Budget Presentation</b> <i>Frank Lilley - 2015 Budget Based on Need</i> <i>Membership discussion and participation</i>	10:50	15	
<b>8. Policies and Procedures Required under the CCIOA</b> <i>Status - Frank Lilley</i>	11:05	15	
<b>9. Election of two (2) Board members 2015 thru 2016</b> <i>Board - Nominations</i> <i>Acceptance of Nominations</i> <i>Voting for New Board members</i>	11:20	20	
<b>10. Open discussion</b> <i>Membership discussion and participation</i>	11:40	20	
<b>Adjourn Annual Meeting</b>	12:00	120	Tot. minutes

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

	Jan - Dec 13	Budget	\$ Over Budget
<b>Revenue</b>			
Annual Assessment	23,768.34	23,500.00	268.34
2012 Balance Brought Forward	26,391.64	10,033.20	16,358.44
Grazing Lease 2013	807.60	0.00	807.60
<b>Total Revenue</b>	<u>50,967.58</u>	<u>23,500.00</u>	<u>27,467.58</u>
<b>Expense</b>			
<b>ADMINISTRATION</b>			
Annual Meeting	599.93	350.00	249.93
Checking account fees	4.86	0.00	4.86
Filing Fee	104.13	10.00	94.13
Insurance	524.00	388.00	136.00
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
<b>Total ADMINISTRATION</b>	<u>1,327.49</u>	<u>953.00</u>	<u>374.49</u>
<b>MISCELLANEOUS ACCOUNTS</b>			
Bad Debts	0.00	50.00	-50.00
Bulletin 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
<b>Total MISCELLANEOUS ACCOUNTS</b>	<u>0.00</u>	<u>3,500.00</u>	<u>-3,500.00</u>
<b>OFFICE SUPPLIES</b>			
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	54.00	60.00	-6.00
Postage	142.75	80.00	62.75
Printing Ink	85.29	90.00	-4.71
<b>Total OFFICE SUPPLIES</b>	<u>857.01</u>	<u>275.00</u>	<u>582.01</u>
<b>PROFESSIONAL SERVICES</b>			
Collection Services	120.00	380.00	-260.00
CPA review and tax prep	1,500.00	0.00	1,500.00
Legal Fees	225.00	500.00	-275.00
<b>Total PROFESSIONAL SERVICES</b>	<u>1,845.00</u>	<u>880.00</u>	<u>965.00</u>
<b>ROADS MAINTENANCE</b>			
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	21,582.26	5,000.00	16,582.26
Peck Creek Crossing	2,541.76	920.00	1,621.76
Road Base	12,319.07	3,000.00	9,319.07
Road Preventive Maintenance	2,400.00	9,000.00	-6,600.00
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
<b>Total ROADS MAINTENANCE</b>	<u>39,310.95</u>	<u>21,390.00</u>	<u>17,920.95</u>
<b>SPECIAL PROJECTS</b>			
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
<b>Total SPECIAL PROJECTS</b>	<u>946.90</u>	<u>6,533.20</u>	<u>-5,586.30</u>
<b>Taxes</b>			
Colorado Late fees for 2010	49.00	0.00	49.00
Colorado Taxes 2007	79.00	0.00	79.00
Colorado Taxes 2008	243.00	0.00	243.00
Colorado Taxes 2009	14.00	0.00	14.00
Colorado taxes 2010	121.00	0.00	121.00
Colorado Taxes 2012	277.00	0.00	277.00
Filing fees	50.00	0.00	50.00
IRS 2010 taxes	914.00	0.00	914.00
IRS Corp taxes for 2007	256.00	0.00	256.00
IRS Corp taxes for 2008	799.00	0.00	799.00
IRS Corp taxes for 2009	45.00	0.00	45.00
IRS Late fees for 2010	384.02	0.00	384.02
IRS Taxes 2012	1,315.00	0.00	1,315.00
<b>Total Taxes</b>	<u>4,546.02</u>	<u>0.00</u>	<u>4,546.02</u>
<b>Total Expense</b>	<u>48,833.37</u>	<u>33,531.20</u>	<u>15,302.17</u>

**RCR Newton Property Owner Association Inc.**  
**Monthly Financial Report**  
 January through June 2014

**Current Assets**

Checking/Savings  
 Frontier Bank

17,908.44

	<u>Jan - Jun 14</u>	<u>Budget</u>	<u>\$ Over Budget</u>
<b>Revenue</b>			
Annual Assessment	23,668.00	23,900.00	-232.00
Collection Fees	12.01	0.00	12.01
Contingency from 2013	4,288.36	2,300.00	1,988.36
<b>Total Revenue</b>	<u>27,968.37</u>	<u>26,200.00</u>	<u>1,768.37</u>
<b>Expense</b>			
2015 Contingency Fund	0.00	2,390.00	-2,390.00
<b>ADMINISTRATION</b>			
Annual Meeting	0.00	350.00	-350.00
Checking account fees	0.00	15.00	-15.00
Filing Fee	28.39	85.00	-56.61
Insurance	0.00	510.00	-510.00
Newsletter + Meeting Handout	0.00	103.00	-103.00
Website Hosting	83.40	84.00	-0.60
<b>Total ADMINISTRATION</b>	<u>111.79</u>	<u>1,147.00</u>	<u>-1,035.21</u>
<b>MISCELLANEOUS ACCOUNTS</b>			
Bulletin Board	0.00	50.00	-50.00
Mileage for Association	0.00	100.00	-100.00
POA Claim of Lien	0.00	200.00	-200.00
<b>Total MISCELLANEOUS ACCOUNTS</b>	<u>0.00</u>	<u>350.00</u>	<u>-350.00</u>
<b>OFFICE SUPPLIES</b>			
3 ring divider/forms/maps	74.05	51.00	23.05
Paper & Envelope	0.00	58.00	-58.00
Postage	95.00	135.00	-40.00
Printing Ink	0.00	98.00	-98.00
<b>Total OFFICE SUPPLIES</b>	<u>169.05</u>	<u>342.00</u>	<u>-172.95</u>
<b>PROFESSIONAL SERVICES</b>			
Collection Services	0.00	380.00	-380.00
CPA review and tax prep	0.00	400.00	-400.00
Legal Fees	0.00	500.00	-500.00
<b>Total PROFESSIONAL SERVICES</b>	<u>0.00</u>	<u>1,280.00</u>	<u>-1,280.00</u>
<b>ROADS MAINTENANCE</b>			
Culverts - Maintenance	0.00	500.00	-500.00
Ditches - Maintenance	0.00	1,500.00	-1,500.00
Front Entrance - Maintenance	0.00	100.00	-100.00
Grading	8,244.80	11,250.00	-3,005.20
Peck Creek Crossing	0.00		
Road Base	0.00	3,000.00	-3,000.00
Road Preventive Maintenance	0.00	2,800.00	-2,800.00
Road Signs-Repair-Maintenance	77.97	200.00	-122.03
Snow Removal	495.00	1,500.00	-1,005.00
<b>Total ROADS MAINTENANCE</b>	<u>8,817.77</u>	<u>20,850.00</u>	<u>-12,032.23</u>
<b>Taxes</b>			
Colorado Late fees for 2007-09	93.00	0.00	93.00
IRS late fees 2007	253.42	0.00	253.42
IRS late fees 2008	547.23	0.00	547.23
IRS late fees 2009	67.67	0.00	67.67
<b>Total Taxes</b>	<u>961.32</u>	<u>0.00</u>	<u>961.32</u>
<b>Total Expense</b>	10,059.93	26,359.00	-16,299.07
<b>A/R Aging As of July 7, 2014</b>			
	<u>61 - 90</u>	<u>&gt; 90</u>	<u>TOTAL</u>
Lot # (51b)	339.00	0.00	339.00
Lot # (105)	339.00	0.00	339.00
Lot # (22c)	339.00	285.00	624.00
<b>TOTAL</b>	<u>1,017.00</u>	<u>285.00</u>	1,302.00

**RCR Newton Property Owner Association Inc.**

**2015 Budget Overview**

Jan-Dec 2015

	<u>Jan-Dec 15</u>
<b>Revenue</b>	
Annual Assessment	33,500.00
Contingency from 2014	2,390.00
<b>Total Revenue</b>	<u>35,890.00</u>
<b>Expense</b>	
2016 Contingency Fund	2,500.00
<b>ADMINISTRATION</b>	
Annual Meeting	600.00
Filing Fees	110.00
Insurance	524.00
Website Hosting	84.00
<b>Total ADMINISTRATION</b>	<u>1,318.00</u>
<b>MISCELLANEOUS ACCOUNTS</b>	
Mileage for Association	25.00
POA Claim of Lien	35.00
<b>Total MISCELLANEOUS ACCOUNTS</b>	<u>60.00</u>
<b>OFFICE SUPPLIES</b>	
3 ring divider/forms	75.00
Paper & Envelopes	65.00
Postage	157.00
Printing Ink	95.00
<b>Total OFFICE SUPPLIES</b>	<u>392.00</u>
<b>PROFESSIONAL SERVICES</b>	
Collection Services	120.00
Legal Fees	500.00
<b>Total PROFESSIONAL SERVICES</b>	<u>620.00</u>
<b>ROADS MAINTENANCE</b>	
Culverts - Maintenance	3,200.00
Ditches - Maintenance	1,550.00
Front Entrance - Maintenance	100.00
Grading	16,600.00
Peck Creek Crossing	1,800.00
Road Base	5,500.00
Road Preventive Maintenance	1,000.00
Road Signs-Repair-Maintenance	250.00
Snow Removal	1,000.00
<b>Total ROADS MAINTENANCE</b>	<u>31,000.00</u>
<b>Total Expense</b>	35,890.00

# Red Creek Ranch-Newton

*A Covenant Protected Community*

702 Newton Road •Pueblo, CO 81005 - [www.redcreekranch.org](http://www.redcreekranch.org)

## PROXY

I hereby authorize \_\_\_\_\_ to serve as my proxy,

and to vote on my behalf at the RCR-Newton Annual Meeting to be held on Saturday, August 23, 2014.

This proxy is valid for:

All Matters

Election of Board Members.

This Proxy expires \_\_\_\_\_ or eleven months after its date whichever comes first.

Name: \_\_\_\_\_

Lot# /s: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_