

Profit and Loss						
Shining Mountains Owners Association						
July 1, 2025-June 30, 2026						
Distribution account						
	Jul 1 2025 - Jun 30 2026	Jul 1 2024 - Jun 30 2025	Jul 1 2023 - Jun 30 2024	Jul 1 2022 - Jun 30 2023	Jul 1 2021 - Jun 30 2022	Jul 1 2020 - Jun 30 2021
Income						
Assessments	\$ -	\$ -	\$ 300	\$ 787	\$ 31,105	\$ 64,845
Annual Dues	\$ 27,570	\$ 149,963	\$ 108,414	\$ 124,916	\$ 73,760	\$ 1,208
Construction Limited Assessment	\$ 2,500	\$ 22,500	\$ 32,000	\$ 35,500	\$ 35,000	\$ 30,000
Total for Assessments	\$ 30,070	\$ 172,463	\$ 140,714	\$ 161,203	\$ 139,865	\$ 96,053
Filing Fees	\$ 47	\$ 300				
Key Sales	\$ 495	\$ 675	\$ 495	\$ 725	\$ 1,080	\$ 955
Unapplied Cash Payment Income	\$ 5	\$ 954	\$ (113)	\$ 200	\$ (319)	\$ (200)
Income-Interest		\$ 7			\$ 7	
Total for Income	\$ 30,617	\$ 174,398	\$ 141,096	\$ 162,128	\$ 140,633	\$ 96,808
Cost of Goods Sold						
Gross Profit	\$ 30,617	\$ 174,398	\$ 141,096	\$ 162,128	\$ 140,633	\$ 96,808
Expenses						
Miscellaneous	\$ -	\$ -				
Quick Books Subscription Fees	\$ 137	\$ 399	\$ 431			
Supplies	\$ -	\$ 140		\$ 300	\$ 73	
Office	\$ 156	\$ 1,131	\$ 891	\$ 1,009	\$ 1,628	\$ 181
Total for Supplies	\$ 156	\$ 1,271	\$ 891	\$ 1,309	\$ 1,701	\$ 181
Telephone	\$ 43	\$ 519	\$ 429	\$ 531	\$ 173	\$ 181
Administrative Assistant		\$ 6,173	\$ 4,570	\$ 4,398	\$ 3,038	\$ 1,258
Bank Service Charges		\$ 21	\$ 40		\$ 35	\$ 53
Common Area Maintenance	\$ -	\$ 4,573	\$ 10,310	\$ 850	\$ 10,301	
Fish		\$ 4,000		\$ 2,270	\$ 1,980	\$ 1,800
Total for Common Area Maintenance	\$ -	\$ 8,573	\$ 10,310	\$ 3,120	\$ 12,281	\$ 1,800
Insurance		\$ 3,667	\$ 3,559	\$ 3,559	\$ 3,342	\$ 3,342
Keys/Lock		\$ 239	\$ 3,825	\$ 470	\$ 1,370	\$ 625
Lien Filings		\$ 21		\$ 30	\$ 45	\$ 60
Postage and Delivery		\$ 1,233	\$ 2,017	\$ 1,043	\$ 1,528	\$ 97

Rent- Storage Unit		\$ 310	\$ 310	\$ 310	\$ 240	\$ 240
ZOOM/Website			\$ 166	\$ 93	\$ 663	\$ 364
Total for Miscellaneous	\$ 335	\$ 22,426	\$ 26,548	\$ 14,770	\$ 23,753	\$ 7,837
Professional Fees	\$ -	\$ -		\$ (612)	\$ 63	
Accounting	\$ 225	\$ 1,699	\$ 691	\$ 1,474	\$ 295	\$ 350
Legal Fees	\$ 8,000	\$ 16,490	\$ 8,342	\$ 9,334	\$ 12,556	\$ 50
Total for Professional Fees	\$ 8,225	\$ 18,189	\$ 9,033	\$ 10,196	\$ 12,914	\$ 400
Road Work/Gravel Crushing	\$ -	\$ -			\$ 7,500	\$ 608
Equipment (Road signs, posts, markers)	\$ 241		\$ 5,960	\$ 18,173	\$ 4,183	
Roadwork	\$ 46,345	\$ 226,165	\$ 101,340	\$ 189,079		\$ 45,439
Total for Road Work	\$ 46,586	\$ 226,165	\$ 107,300	\$ 207,252	\$ 11,683	\$ 46,047
Weed Board Refund	\$ (1,250)	\$ (1,250)	\$ (1,250)	\$ (1,250)		\$ (999)
Weed Spraying	\$ 4,500	\$ 3,550	\$ 6,990	\$ 4,905	\$ 2,037	\$ 2,037
QuickBooks Payments Fees		\$ 6		\$ 12		
Snow plowing		\$ 13,100	\$ 2,430	\$ 31,823		
Taxes	\$ -	\$ -				
Federal		\$ 1,987			\$ 18,273	
Property		\$ 504	\$ 54,208	\$ 304	\$ 315	\$ 463
State		\$ 50		\$ 50	\$ 4,057	\$ 155
Total for Taxes	\$ -	\$ 2,541	\$ 54,208	\$ 354	\$ 22,645	\$ 618
Total for Expenses	\$ 58,396	\$ 284,726	\$ 205,259	\$ 268,062	\$ 73,032	\$ 55,940
Net Operating Income	\$ (27,780)	\$ (110,328)	\$ (64,163)	\$ (105,934)	\$ 67,601	\$ 40,868
Other Income				\$ 145,428		\$ 60,653
Late Fee Income	\$ 105	\$ 4,698	\$ 395	\$ 349	\$ 1,933	\$ 1,930
Telephone-3 Rivers Dividend		\$ 39	\$ 40		\$ 34	
Total for Other Income	\$ 105	\$ 4,738	\$ 435	\$ 349	\$ 1,967	\$ 1,930
Other Expenses						\$ 40
Net Other Income	\$ 105	\$ 4,738	\$ 435	\$ 349	\$ 1,967	\$ 1,890
Net Income	\$ (27,674)	\$ (105,590)	\$ (63,728)	\$ (105,585)	\$ 69,568	\$ 42,758
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Profit and Loss

Shining Mountains Owners Association

July 1, 2020-June 30, 2021

DISTRIBUTION ACCOUNT	TOTAL
Income	
Assessments	\$64,845.00
Annual Dues	1,208.00
Construction Limited Assessment	30,000.00
Total for Assessments	\$96,053.00
Income-Interest	0.85
Key Sales	955.00
Returned Check Charges	4.00
Unapplied Cash Payment Income	-200.00
Total for Income	\$96,812.85
Cost of Goods Sold	
Gross Profit	\$96,812.85
Expenses	
Licenses and Permits	45.49
Miscellaneous	0
Administrative Assistant	1,258.00
Bank Service Charges	52.50
Common Area Maintenance	0
Fish	1,800.00
Total for Common Area Maintenance	\$1,800.00
Insurance	3,342.00
Keys/Lock	625.00
Lien Filings	60.00
Postage and Delivery	97.35
Rent- Storage Unit	240.00
Supplies	0
Office	180.88
Total for Supplies	\$180.88
Telephone	181.28
Total for Miscellaneous	\$7,837.01
Professional Fees	0
Accounting	350.00
Legal Fees	50.00
Total for Professional Fees	\$400.00
Road Work	0
Gravel Project/Crushing	607.50
Roadwork	45,439.30
Total for Road Work	\$46,046.80

Profit and Loss
Shining Mountains Owners Association
 July 1, 2020-June 30, 2021

DISTRIBUTION ACCOUNT	TOTAL
Taxes	0
Property	463.17
State	154.53
Total for Taxes	\$617.70
Unappld Cash Bill Payment Expense	
Website	0
Website fees	364.21
Total for Website	\$364.21
Weed Board Refund	-999.35
Weed Spraying	2,037.20
Total for Expenses	\$56,349.06
Net Operating Income	\$40,463.79
Other Income	
Interest and Lien Charges Income	-25.00
Late Fee Income	1,929.53
Other Income	60,652.97
Total for Other Income	\$62,557.50
Other Expenses	
Other Expenses	39.99
Total for Other Expenses	\$39.99
Net Other Income	\$62,517.51
Net Income	\$102,981.30

Profit and Loss
Shining Mountains Owners Association
July 1, 2021-June 30, 2022

DISTRIBUTION ACCOUNT	TOTAL
Income	
Assessments	\$31,104.89
Annual Dues	73,760.31
Construction Limited Assessment	35,000.00
Total for Assessments	\$139,865.20
Credit Card Fees Collected	5.70
Income-Interest	0.94
Key Sales	1,080.00
Unapplied Cash Payment Income	-318.60
Total for Income	\$140,633.24
Cost of Goods Sold	
Gross Profit	\$140,633.24
Expenses	
Miscellaneous	0
Administrative Assistant	3,038.00
Advertising	28.20
Bank Service Charges	35.00
Common Area Maintenance	\$10,301.44
Fish	1,980.00
Total for Common Area Maintenance	\$12,281.44
Filing fee	30.00
Insurance	3,342.00
Keys/Lock	1,370.00
Lien Filings	15.00
Postage and Delivery	1,528.16
Rent- Storage Unit	240.00
Supplies	0
Office	1,627.65
Total for Supplies	\$1,627.65
Telephone	173.04
Total for Miscellaneous	\$23,708.49
Paypal Processing Fees	63.47
Professional Fees	0
Accounting	295.16
Legal Fees	12,556.83
Total for Professional Fees	\$12,851.99
QuickBooks Payments Fees	0.28
Repairs	0
Repair & Maintenance	44.99
Total for Repairs	\$44.99

Profit and Loss
Shining Mountains Owners Association
July 1, 2021-June 30, 2022

DISTRIBUTION ACCOUNT	TOTAL
Road Work	0
Gravel Project/Crushing	7,500.00
Total for Road Work	\$7,500.00
Signs	4,182.50
Taxes	0
Federal	18,273.00
Property	315.12
State	4,056.99
Total for Taxes	\$22,645.11
Unapplied Cash Bill Payment Expense	
Uncategorized Expense	34.45
Website	0
Website fees	629.40
Total for Website	\$629.40
Weed Spraying	2,037.42
Total for Expenses	\$73,698.10
Net Operating Income	\$66,935.14
Other Income	
Late Fee Income	1,932.85
Telephone-3 Rivers Dividend	33.63
Total for Other Income	\$1,966.48
Other Expenses	
Net Other Income	\$1,966.48
Net Income	\$68,901.62

Profit and Loss
Shining Mountains Owners Association
July 1, 2022-June 30, 2023

DISTRIBUTION ACCOUNT	TOTAL
Income	
Assessments	\$786.85
Annual Dues	124,915.51
Construction Limited Assessment	35,500.00
Total for Assessments	\$161,202.36
Credit Card Fees Collected	0.35
Key Sales	675.00
Sales	50.00
Unapplied Cash Payment Income	200.00
Total for Income	\$162,127.71
Cost of Goods Sold	
Gross Profit	\$162,127.71
Expenses	
Licenses and Permits	20.00
Miscellaneous	0
Administrative Assistant	4,398.00
Common Area Maintenance	\$850.00
Fish	2,270.00
Total for Common Area Maintenance	\$3,120.00
Insurance	3,559.00
Keys/Lock	470.00
Lien Filings	30.00
Postage and Delivery	1,043.24
Rent- Storage Unit	310.00
Supplies	0
Office	1,009.03
Total for Supplies	\$1,009.03
Telephone	531.49
Total for Miscellaneous	\$14,470.76
Professional Fees	-\$612.50
Accounting	1,474.50
Legal Fees	9,334.38
Total for Professional Fees	\$10,196.38
QuickBooks Payments Fees	12.28
Reconciliation Discrepancies	400.00
Repairs	0
Computer Repairs & Maintenance	299.98
Total for Repairs	\$299.98

Profit and Loss
Shining Mountains Owners Association
 July 1, 2022-June 30, 2023

DISTRIBUTION ACCOUNT	TOTAL
Road Work	\$2,850.00
Equipment (Road signs, posts, markers)	17,760.00
Mowing-Roadside	6,250.00
Roadwork	179,979.10
Total for Road Work	\$206,839.10
Signs	413.00
Snow plowing	31,822.50
Taxes	0
Property	303.61
State	50.00
Total for Taxes	\$353.61
Website	0
Website fees	93.48
Total for Website	\$93.48
Weed Board Refund	-1,250.00
Weed Spraying	4,905.05
Total for Expenses	\$268,576.14
Net Operating Income	-\$106,448.43
Other Income	
Late Fee Income	349.15
Other Income	145,428.23
Total for Other Income	\$145,777.38
Other Expenses	
Net Other Income	\$145,777.38
Net Income	\$39,328.95

Profit and Loss

Shining Mountains Owners Association

July 1, 2023-June 30, 2024

DISTRIBUTION ACCOUNT	TOTAL
Income	
Assessments	\$300.00
Annual Dues	108,414.01
Construction Limited Assessment	32,000.00
Total for Assessments	\$140,714.01
Key Sales	495.00
Unapplied Cash Payment Income	-113.00
Total for Income	\$141,096.01
Cost of Goods Sold	
Gross Profit	\$141,096.01
Expenses	
Miscellaneous	0
Administrative Assistant	4,570.00
Bank Service Charges	40.00
Common Area Maintenance	10,310.00
Insurance	3,559.00
Keys/Lock	3,824.53
Postage and Delivery	2,017.38
Quick Books Subscription Fees	430.50
Rent- Storage Unit	310.00
Supplies	0
Office	890.75
Total for Supplies	\$890.75
Telephone	428.98
ZOOM	165.90
Total for Miscellaneous	\$26,547.04
Professional Fees	0
Accounting	691.00
Legal Fees	8,341.82
Total for Professional Fees	\$9,032.82
Road Work	0
Equipment (Road signs, posts, markers)	370.00
Mowing-Roadside	4,750.00
Roadwork	95,416.50
Surveying	1,172.50
Total for Road Work	\$101,709.00
Signs	5,589.92
Snow plowing	2,430.00

Profit and Loss
Shining Mountains Owners Association
July 1, 2023-June 30, 2024

DISTRIBUTION ACCOUNT	TOTAL
Taxes	0
Property	54,207.80
Total for Taxes	\$54,207.80
Weed Board Refund	-1,250.00
Weed Spraying	6,989.00
Total for Expenses	\$205,255.58
Net Operating Income	-\$64,159.57
Other Income	
Late Fee Income	395.41
Telephone-3 Rivers Dividend	40.07
Total for Other Income	\$435.48
Other Expenses	
Reconciliation Discrepancies-1	-400.00
Total for Other Expenses	-\$400.00
Net Other Income	\$835.48
Net Income	-\$63,324.09

Profit and Loss
Shining Mountains Owners Association
July 1, 2024-June 30, 2025

DISTRIBUTION ACCOUNT	TOTAL
Income	
Assessments	0
Annual Dues	149,962.56
Construction Limited Assessment	22,500.00
Total for Assessments	\$172,462.56
Filing Fees	300.00
Income-Interest	6.69
Key Sales	675.00
Unapplied Cash Payment Income	954.00
Total for Income	\$174,398.25
Cost of Goods Sold	
Gross Profit	\$174,398.25
Expenses	
Miscellaneous	0
Administrative Assistant	6,173.25
Bank Service Charges	21.20
Common Area Maintenance	\$4,573.26
Fish	4,000.00
Total for Common Area Maintenance	\$8,573.26
Insurance	3,667.00
Keys/Lock	239.00
Lien Filings	21.00
Postage and Delivery	1,232.55
Quick Books Subscription Fees	399.00
Rent- Storage Unit	310.00
Supplies	\$140.00
Office	1,130.91
Total for Supplies	\$1,270.91
Telephone	518.73
Total for Miscellaneous	\$22,425.90
Professional Fees	0
Accounting	1,698.50
Legal Fees	16,490.34
Total for Professional Fees	\$18,188.84
QuickBooks Payments Fees	5.98
Road Work	0
Roadwork	226,165.00
Total for Road Work	\$226,165.00
Snow plowing	13,100.00

Profit and Loss
Shining Mountains Owners Association
July 1, 2024-June 30, 2025

DISTRIBUTION ACCOUNT	TOTAL
Taxes	0
Federal	1,986.51
Property	504.10
State	50.00
Total for Taxes	\$2,540.61
Weed Board Refund	-1,250.00
Weed Spraying	3,549.69
Total for Expenses	\$284,726.02
Net Operating Income	-\$110,327.77
Other Income	
Late Fee Income	4,698.44
Telephone-3 Rivers Dividend	39.48
Total for Other Income	\$4,737.92
Other Expenses	
Net Other Income	\$4,737.92
Net Income	-\$105,589.85

Profit and Loss
Shining Mountains Owners Association
 July 1, 2025-June 30, 2026

DISTRIBUTION ACCOUNT	TOTAL
Income	
Assessments	0
Annual Dues	27,570.06
Construction Limited Assessment	2,500.00
Total for Assessments	\$30,070.06
Filing Fees	46.64
Key Sales	495.00
Unapplied Cash Payment Income	5.00
Total for Income	\$30,616.70
Cost of Goods Sold	
Gross Profit	\$30,616.70
Expenses	
Miscellaneous	0
Quick Books Subscription Fees	136.50
Supplies	0
Office	155.63
Total for Supplies	\$155.63
Telephone	43.25
Total for Miscellaneous	\$335.38
Professional Fees	0
Accounting	225.00
Legal Fees	8,000.00
Total for Professional Fees	\$8,225.00
Road Work	0
Equipment (Road signs, posts, markers)	240.96
Roadwork	46,345.00
Total for Road Work	\$46,585.96
Weed Board Refund	-1,250.00
Weed Spraying	4,500.00
Total for Expenses	\$58,396.34
Net Operating Income	-\$27,779.64
Other Income	
Late Fee Income	105.30
Total for Other Income	\$105.30
Other Expenses	
Net Other Income	\$105.30
Net Income	-\$27,674.34