

**INDEPENDENCE RANCH COMMUNITY SERVICE DISTRICT**  
**6289 Hawk Ridge Place, San Miguel, Ca. 93451**  
[www.iranch.org](http://www.iranch.org)

**Minutes of the Regular Board Meeting 11/11/2021**

Warbirds Meeting Hall 6:30 P.M.

4251 Dry Creek Rd. Paso Robles, Ca. 93446

Meeting called to order 6:30 P.M.

Pledge of Allegiance/Roll Call: Terry Leezer, Patti Claude, John Hunter present, Cinde Stark, and Mark Kenyon- absent Kerry Davenport- General Manager- Present

Public Comments: Mark Ciampi, present.

Approval of Agenda: Patti Moved and Terry seconded a motion to approve the Agenda. Carried unanimously.

Approval of 10/14/21 Minutes: Patti moved and Terry seconded a motion to approve the Minutes. Carried unanimously.

Approval of Treasurer's Report and Financials: Patti moved and John seconded a motion to accept the Financials. Carried unanimously.

Small Road Repairs: There was discussion. There were 4 small areas the Board decided needed maintenance now. John moved Terry seconded a motion to do these not to exceed \$2,000. Motion carried unanimously.

Adding new members from the northern section to the CSD, because they use our roads We need to check with Lafco, and The Board of Supervisors, then revisit this discussion.

Management report: It's time to be thinking about our budget and if there is reason to raise dues. We need to think about if it is necessary who would do the engineering Report. Audits, John moved and Patti seconded a motion to accept the 2019,2020,2021 audits from Crosby. Kerry to check on the board members listed each year and if a section on page 2 is boiler plate. Terry was appointed to renew the contract with the Warbirds as our official meeting place. The State Financial Report is being done by the audit company for free. John to speak with Peschong re grants and give us a report in January.

President's Report: None

Comments from the Board - Our next payment on the loan is due in February and is amount \$29,000.

Our next meeting will be on January 13, 2022. John moved and Patti seconded a motion to Adjourn. Carried unanimously. 7:10 p.m.

Submitted by Kerry Davenport, General Manager

10:57 AM  
01/06/22  
Accrual Basis

Independence Ranch SCD  
**Balance Sheet**  
As of November 30, 2021

	Nov 30, 21
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	
American Riveria Checking	34,397.30
American Riveria Reserve	3,540.88
<b>Total Checking/Savings</b>	<u>37,938.18</u>
<b>Total Current Assets</b>	<u>37,938.18</u>
<b>TOTAL ASSETS</b>	<u><u>37,938.18</u></u>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Credit Cards	
Independence Ranch Community Se	8.00
<b>Total Credit Cards</b>	<u>8.00</u>
Other Current Liabilities	
USDA Rural Development Loan	356,280.00
<b>Total Other Current Liabilities</b>	<u>356,280.00</u>
<b>Total Current Liabilities</b>	<u>356,288.00</u>
<b>Total Liabilities</b>	356,288.00
<b>Equity</b>	
Opening Balance Equity	-330,715.88
Unrestricted Net Assets	21,522.48
Net Income	-9,156.42
<b>Total Equity</b>	<u>-318,349.82</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>37,938.18</u></u>

10:56 AM

01/06/22

Accrual Basis

**Independance Ranch SCD  
Profit & Loss Detail  
November 2021**

Type	Date	Num	Name	Memo	Cir	Split	Amount	Balance
<b>Ordinary Income/Expense</b>								
<b>Income</b>								
<b>Taxes Income</b>								
Deposit	11/30/2021		sio county clerk	Deposit		American Rive...	5,522.12	5,522.12
<b>Total Taxes Income</b>							<u>5,522.12</u>	<u>5,522.12</u>
<b>Total Income</b>							5,522.12	5,522.12
<b>Expense</b>								
<b>Computer and Internet Expenses</b>								
Check	11/17/2021		Wix	Website annual		American Rive...	252.00	252.00
<b>Total Computer and Internet Expenses</b>							<u>252.00</u>	<u>252.00</u>
<b>General Manager</b>								
Check	11/10/2021	1019	Kerry Davenport	november 2021		American Rive...	300.00	300.00
<b>Total General Manager</b>							<u>300.00</u>	<u>300.00</u>
<b>Professional Fees</b>								
Check	11/10/2021	1020	Crosby & Company			American Rive...	3,500.00	3,500.00
<b>Total Professional Fees</b>							<u>3,500.00</u>	<u>3,500.00</u>
<b>Total Expense</b>							<u>4,052.00</u>	<u>4,052.00</u>
<b>Net Ordinary Income</b>							<u>1,470.12</u>	<u>1,470.12</u>
<b>Net Income</b>							<u><u>1,470.12</u></u>	<u><u>1,470.12</u></u>

10:58 AM

01/06/22

**Independence Ranch SCD**  
**Check Detail**  
**November 2021**

<u>Type</u>	<u>Num</u>	<u>Date</u>	<u>Name</u>	<u>Item</u>	<u>Account</u>	<u>Paid Amount</u>	<u>Original Amount</u>
Check		11/17/2021	Wix		American Riviera ...		-252.00
					Computer and Inter...	-252.00	252.00
TOTAL						-252.00	252.00
Check	1019	11/10/2021	Kerry Davenport		American Riviera ...		-300.00
					General Manager	-300.00	300.00
TOTAL						-300.00	300.00
Check	1020	11/10/2021	Crosby & Company		American Riviera ...		-3,500.00
					Professional Fees	-3,500.00	3,500.00
TOTAL						-3,500.00	3,500.00