

Fiscal Year: 01-Jan to 31-Dec

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	2023 Budget	2023 Budget	2023	2024	2024	2024	2025	2025	
	Saddle Peak 11/17/2022	BUDGET (Billed) YTD + Forecasted 12/1/2023	ACTUAL (Cash) Year-End 12/31/2023	BUDGET (Billed)	ACTUAL (Cash) 1/1/2024-12/31/2024	Budget vs. Actual % Difference	BUDGET (Billed)		Per Mo/Unit
Description									
Maintenance Fee (Dues) - rate per Qtr/Lot/Unit	\$ 85.00	\$ 85.00	\$ 85.00	\$ 65.00	\$ 65.00	0%	\$ 65.00	¹	\$ 21.67
Revenues			Informational Purposes Not GAAP Accounting		Informational Purposes Not GAAP Accounting				
Maintenance Assessments - Fixed Fee Income	\$170,000	\$ 204,188.00	\$ 96,250.59					²	
Maintenance Assessment (Fees/Dues)									
Townhomes + Single-Family Lots				\$ 104,520	\$ 168,543		\$ 104,520	³	
402 Lots = 402 Living Units									
\$65/Qtr/Lot (Living Unit)									
Maintenance Assessment (Fees/Dues)									
Multi-Unit (Large) Lots				\$ 108,420	\$ 74,051		\$ 108,420	⁴	
11 Lots = 417 Living Units									
\$65/Qtr/Lot per Living Unit									
Total Maintenance Fees (Dues)/Year - Income	\$ 170,000	\$ 204,188	\$ 96,250.59	\$ 212,940	\$ 242,593.56	13.93%	\$ 212,940		\$ 21.67
Other Assessments - Income									
Capital Improvement Assessment - Income	\$ -	\$ -	\$ -	\$ -			\$ -	⁶	\$ -
Special Assessment - Income	\$ -	\$ -	\$ -	\$ -			\$ -	⁷	\$ -
Reimbursement Assessment - Income	\$ -	\$ -	\$ -	\$ -			\$ -	⁸	\$ -
Total Other Assessments - Income	\$ -	\$ -	\$ -	\$ -			\$ -		\$ -
Misc - Income									
Bank Acct - Interest Income	\$ -	\$ -	\$ 5.40	\$ -	\$ 207.56		\$ -	⁹	\$ -
Late Fees - Income	\$ -	\$ -	\$ -	\$ 3,025	\$ -		\$ -	¹⁰	\$ -
Late Payment Interest - Income	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	¹¹	\$ -
Transfer Fees - Income	\$ -	\$ 3,000	\$ 2,200	\$ 4,000	\$ 3,800.00		\$ -	¹²	\$ -
ACC Review Fees - Income	\$ -	\$ 1,200	\$ 1,200	\$ 2,450	\$ 3,200.00		\$ -	¹³	\$ -
CC&R Violation Fines - Income	\$ -	\$ -	\$ -	\$ 1,600	\$ 100.00		\$ -	¹⁴	\$ -
Lien Fees (filing & release) - Income	\$ -	\$ -	\$ -	\$ -	\$ 150.00		\$ -	¹⁵	\$ -
Collections Expense – Reimbursement Income	\$ -	\$ -	\$ -	\$ -			\$ -	¹⁶	\$ -
Legal Fees - Reimbursement Income	\$ -	\$ -	\$ -	\$ -			\$ -	¹⁷	\$ -
ACC Performance Guarantee Deposit - Liability Income	\$ -	\$ -	\$ -	\$ -	\$ 5,000.00		\$ -	¹⁸	\$ -
Other - Income	\$ -	\$ -	\$ -	\$ -	\$ 1,633.64		\$ -	¹⁹	\$ -
Total Estimated Variable Fees - Income	\$ -	\$ 4,200	\$ 3,405	\$ 11,075	\$ 14,091	27.23%	\$ -		\$ -
Total Annual Operating Revenues	\$ 170,000	\$ 208,388	\$ 99,656	\$ 224,015	\$ 256,685	14.58%	\$ 212,940	²⁰	\$ 21.67

	2023 Budget	2023 Budget	2023	2024	2024	2024	2025	2025
	Saddle Peak	BOD YTD + Forecasted as of 12/1/2023	ACTUALS	BUDGET	ACTUALS	Budget vs. Actual % Difference	BUDGET	Per Mo/Unit
Operating Expenses								
HOA Management, Services & Technology								
Saddle Peak Properties - Lindsay Freitas								
HOA Management - Total Annual Base Fee (MyPropertyBilling.com)	\$ 39,600	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -
HOA Management - Est Add'l/Optional Services (MyPropertyBilling.com)	\$ -	\$ 7,000	\$ 3,964.80	\$ 9,912	\$ 9,627.03		\$ - ²¹	\$ -
PayHOA.com (HOA Management Software)	\$ -	\$ 4,000	\$ 2,663.33	\$ 5,000	\$ -		\$ - ²²	\$ -
Misc. Admin, Support & Bookkeeping Services-1099 Contracted Services	\$ -	\$ -	\$ -	\$ -	\$ 400.23		\$ 3,000 ²³	\$ 0.31 ²⁴
	\$ -	\$ -	\$ -	\$ -			\$ 15,000	\$ 1.53
Total HOA Management Fees - Expense	\$ 39,600	\$ 11,000	\$ 6,628	\$ 14,912	\$ 10,027	-32.76%	\$ 18,000	\$ 1.83
Insurance Expense								
Insurance - Liability	\$ 12,000	\$ 4,700	\$ 2,324.46	\$ 12,500	\$ 4,402.05		\$ 5,000 ²⁵	\$ 0.51
Insurance - D&O (Directors & Officers)		\$ 4,000	\$ 3,948.68	\$ 4,000	\$ 5,373.00		\$ 6,500 ²⁶	\$ 0.66
Total Insurance - Expense	\$ 12,000	\$ 8,700	\$ 6,273.14	\$ 16,500	\$ 9,775.05	-40.76%	\$ 11,500	\$ 1.17
Misc Operations Expenses								
Mailing - Postage, Handling, Envelopes, Paper, etc	\$ 3,000	\$ 5,000	\$ 40.37	\$ 5,000	\$ 5,978.92		\$ 5,000 ²⁷	\$ 0.51
Software-Technology	\$ -	\$ 1,250	\$ 60.96	\$ 1,250	\$ 2,399.85		\$ 2,500 ²⁸	\$ 0.25
Meeting Expense	\$ -	\$ 1,000	\$ 735.80	\$ 1,000	\$ 60.00		\$ 1,000 ²⁹	\$ 0.10
City Special Assessments - Phase 3 Open Space & Park Areas	\$ -	\$ 700	\$ 205.45	\$ 700	\$ 205.45		\$ - ³⁰	\$ -
Board - Education Materials, Seminars, Subscriptions	\$ -	\$ -	\$ -	\$ 750	\$ 31.96		\$ 750 ³¹	\$ 0.08
PO Box Rental (annual)	\$ -	\$ 388	\$ -	\$ 388	\$ 400.00		\$ 400 ³²	\$ 0.04
Misc Office Supplies	\$ -	\$ 400	\$ -	\$ 400	\$ 9.68		\$ 800 ³³	\$ 0.08
Clerk and Recorder - Annual Data Subscription	\$ -	\$ 200	\$ -	\$ 200	\$ 200.00		\$ 200 ³⁴	\$ 0.02
Collections Expense	\$ -	\$ -	\$ -	\$ -			\$ - ³⁵	\$ -
Lien Filing/Release Fees Expense	\$ 2,500	\$ 50	\$ -	\$ 200	\$ 1,042.50		\$ - ³⁶	\$ -
Secretary of State Filing(s)	\$ 85	\$ 30	\$ 35.00	\$ 30	\$ 20.00		\$ 35 ³⁷	\$ 0.00
Bank Fees	\$ -	\$ -	\$ 25.00	\$ -	\$ 54.00		\$ - ³⁸	\$ -
Total Misc Operating - Expense	\$ 5,585	\$ 9,018	\$ 1,102.58	\$ 9,918	\$ 10,402.36	4.88%	\$ 10,685	\$ 1.09

Common Area Maintenance Expenses	2023 Budget	2023 Budget	2023	2024	2024	2024	2025	2025
	Saddle Peak	YTD + Forecasted as of 12/1/2023	ACTUALS	BUDGET	ACTUALS	Budget vs. Actual % Difference	BUDGET	Per Mo/Unit
Wintertime Maintenance Expense - Common Areas								
Snow Plowing - HOA Blvd Sidewalks 1"	\$ 18,000	\$ 18,000	\$ 6,369.63	\$ 7,310	\$ 3,870.00		\$ 7,500 ³⁹	\$ 0.76
Snow Plowing - HOA Private (Alley) Streets 2"	\$ -	\$ 7,000	\$ 4,181.17	\$ 6,955	\$ 4,280.00		\$ 7,000 ⁴⁰	\$ 0.71
Total Wintertime - Snow Expense	\$ 18,000	\$ 25,000	\$ 10,550.80	\$ 14,265	\$ 8,150.00	-42.87%	\$ 14,500	\$ 1.48
Summertime Landscape Expenses - Common Areas								
Mow, Blow, Trim - HOA Blvds & Open Spaces	\$ 24,432	\$ 28,000	\$ -	\$ 18,750	\$ 14,250.00		\$ 16,200 ⁴¹	\$ 1.65
Fertilizing + Weed Control - HOA Blvds & Open Spaces	\$ 5,000	\$ -	\$ -	\$ 8,000	\$ -		\$ 5,500 ⁴²	\$ 0.56
Subtotal Summertime - Landscape Expense	\$ 29,432	\$ 28,000	\$ -	\$ 26,750	\$ 14,250.00	-46.73%	\$ 21,700	\$ 2.21
Summertime Irrigation Expense - Common Areas								
Irrigation Maintenance/Repairs + Startup	\$ 3,000	\$ 4,500	\$ 2,879.28	\$ 4,500	\$ 3,708.94		\$ 5,000 ⁴³	\$ 0.51
Irrigation - Winterization (blow out)	\$ -	\$ 700	\$ 475.00	\$ 700	\$ 427.50		\$ 500 ⁴⁴	\$ 0.05
Electricity - 1 Electric Water Well (Irrigation)	\$ 2,000	\$ 500	\$ 460.46	\$ 640	\$ 383.88		\$ 500 ⁴⁵	\$ 0.05
Subtotal Summertime - Irrigation Expense	\$ 5,000	\$ 5,700	\$ 3,814.74	\$ 5,840	\$ 4,520.32	-22.60%	\$ 6,000	\$ 0.61
Summertime Trees, Trails, Blvds and Open Spaces Expense								
Tree(s) - Planting/Removal/Maintenance	\$ 2,000	\$ -	\$ -	\$ 2,500			\$ 2,500 ⁴⁶	\$ 0.25
Trails, Blvds & Open Space - Maintenance/Clean-up/Disposal	\$ -	\$ -	\$ -	\$ 5,000	\$ 95.00		\$ 2,500 ⁴⁷	\$ 0.25
Stormwater Facilities - Annual Regular Maintenance & Reporting	\$ -	\$ -	\$ -	\$ -			\$ 5,000 ⁴⁸	\$ 0.51
Unknown-Unbudgeted 2022 Blvd Dirt Repair Project	\$ -	\$ 14,765	\$ 14,765.00	\$ -			\$ - ⁴⁹	\$ -
Subtotal Summertime - Trees, Trails, Blvds, Open Spaces Expense	\$ 2,000	\$ 14,765	\$ 14,765.00	\$ 7,500	\$ 95.00	-98.73%	\$ 10,000	\$ 1.02
Total Summertime - Maintenance Expense	\$ 36,432	\$ 48,465	\$ 18,579.74	\$ 40,090	\$ 18,865.32	-52.94%	\$ 37,700	\$ 3.84
Other Expenses								
Professional Services Expense								
Legal Expense	\$ 2,500	\$ -	\$ 150.00	\$ 14,000	\$ 21,035.00		\$ 50,000 ⁵⁰	\$ 5.09
Landscaping/Architect - Consultant Services for ACC Reviews	\$ -	\$ -	\$ -	\$ 2,450	\$ 400.00		\$ 5,000 ⁵¹	\$ 0.51
Accountant/Audit Expense	\$ -	\$ -	\$ -	\$ -			\$ 15,000 ⁵²	\$ 1.53
Tax Prep & Filings - Fed (1120H), 1099s, etc.	\$ 250	\$ -	\$ -	\$ 725	\$ -		\$ 750 ⁵³	\$ 0.08
Total Professional Services - Expense	\$ 2,750	\$ -	\$ 150.00	\$ 17,175	\$ 21,435.00	24.80%	\$ 70,750	\$ 7.20
Reimbursement Expense								
Reimbursement Assessment Expenses	\$ -	\$ -	\$ -	\$ -	\$ -		\$ - ⁵⁴	\$ -
Total Reimbursement Assessment - Expense	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -
Total Annual Operating Expense	\$ 114,367	\$ 102,183	\$ 43,284.39	\$ 112,860	\$ 78,655	-30.31%	\$ 163,135 ⁵⁵	\$ 16.60
Total Gain(+)/Loss(-) on Annual Operating Expense	\$ 55,633	\$ 106,205	\$ 56,372	\$ 111,155	\$ 178,030	60.16%	\$ 49,805 ⁵⁶	\$ 5.07

Total Gain(+)/Loss(-) on Annual Operating Expense									
	\$ 55,633	\$ 106,205	\$ 56,372	\$ 111,155	\$ 178,030	60.16%	\$ 49,805	⁵⁶	\$ 5.07
Less Major/Planned Reserve Funds - Expenses	2023 Budget	2023 Budget	2023	2024	2024	2024	2025	2025	
	Saddle Peak	YTD + Forecasted as of 12/1/2023	ACTUALS	BUDGET	ACTUALS	Budget vs. Actual % Difference	BUDGET	Per Mo/Unit	
Reserve Funds/Savings - to be Expended on Major Projects Expense									
<u>Storm Drains Maintenance/Major Repairs - Project Expense</u>	\$ -	\$ -	\$ -	\$ 50,000	\$ -		\$ 125,000	⁵⁷	\$ 12.72
HOA Open Spaces, Blvds, Trails and Tree Maintenace - Project Expense	\$ -	\$ -	\$ -	\$ 15,000	\$ 3,500.00	-76.67%	\$ -	⁵⁸	
<u>Missing Irrigation Landscaping - Reserve Funds - Project Expense</u>	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	⁵⁹	
Damaged/Missing Sidewalk - Reserve Funds - Project Expense	\$ -	\$ -	\$ -	\$ 3,000	\$ 1,975.00	-34.17%	\$ -	⁶⁰	
Surveying Services-Abutted Parks, Open Spaces, Stormwater, Blvds, Lo	\$ -	\$ -	\$ -	\$ -	\$ -		\$ 25,000	⁶¹	\$ 2.54
Professional Services - ACC Design Guidelines Development	\$ -	\$ -	\$ -	\$ -	\$ -		\$ 15,000	⁶²	\$ 1.53
ACC Performance Guarantee Deposit - REFUND				\$ 2,500	\$ -		\$ 7,500	⁶³	\$ 0.76
Less Total Major/Planned Project Expense	\$ -	\$ -	\$ -	\$ 70,500.00	\$ 5,475.00	-92.23%	\$ 172,500	⁶⁴	\$ 17.55
Total Gain(+)/Loss (-) Gross Operating Expense	\$ 55,633	\$ 106,205	\$ 56,372	\$ 40,655	\$ 172,555	324.44%	\$ (122,695)	⁶⁵	\$ (12.48)
Plus Transfer from Savings to pay for Major Projects Expense	\$ -	\$ -	\$ -	\$ 68,000	\$ 5,475	-91.95%	\$ 165,000	⁶⁶	\$ 16.79
Plus Transfer from Savings to Refund ACC Guarantee Deposits	\$ -			\$ 2,500	\$ -		\$ 7,500	⁶⁷	\$ 0.76
Total Transfers from Savings	\$ -	\$ -	\$ -	\$ 70,500	\$ 5,475	-92.23%	\$ 172,500	⁶⁸	\$ 17.55
Total Net Operating Gain (+) or Loss (-)	\$ 55,633	\$ 106,205	\$ 56,372	\$ 108,655	\$ 178,030	63.85%	\$ 49,805	⁶⁹	\$ 5.07

Reserve Funds_Savings Summary - Estimated

YTD + Forecasted
as of 12/1/2023

Starting Balances - Reserve Funds_Savings (Planned Projects Expense + Working Capital + Landscape Deposits)	2023 Budget SPP Starting Bal	2023 Budget Starting Balance	2024 Budgeted Starting Balance	2024 Actual Starting Balance	2024 Actual Added to Savings	2024 Budget vs. Actual % Difference	2025 Budgeted Starting Balance
Working Capital_Contingency Funds	\$ -	\$ -	\$ 52,500	\$ -	\$ 52,500		\$ 52,500 ⁷⁰
Storm Drains Maintenance/Major Repairs	\$ -	\$ -	\$ 50,000	\$ -	\$ 100,000		\$ 100,000 ⁷¹
HOA Open Spaces, Blvds, Trails and Tree Maintenance	\$ -	\$ -	\$ 10,000	\$ -	\$ 13,500		\$ 10,000 ⁷²
Missing Irrigation_Landscaping	\$ -	\$ -	\$ 15,000	\$ -	\$ 44,000		\$ 44,000 ⁷³
Damaged/Missing Sidewalk	\$ -	\$ -	\$ 3,000	\$ -	\$ 9,975		\$ 8,000 ⁷⁴
ACC Performance Guarantee Deposits	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 5,000		\$ 7,500 ⁷⁵
Surveying Services-Abutted Parks, Open Spaces, Stormwater, Blvds, Lo	\$ -	\$ -	\$ -	\$ -	\$ -		\$ - ⁷⁶
Professional Services - ACC Design Guidelines Development	\$ -	\$ -	\$ -	\$ -	\$ -		\$ - ⁷⁷
Total Starting Balances - Reserve Funds_Savings	\$ -	\$ -	\$ 133,000	\$ 2,500	\$ 224,975	69.15%	\$ 222,000

	2023 Budget Saddle Peak Add to Savings	2023 Budgeted Add to Savings By End of Year	2023 Actual Add to Savings By End of Year	2024 Budgeted Add to Savings By End of Year	2024 ACTUAL Added to Savings By End of Year	2024 Budget vs. Actual % Difference	2025 Budgeted Add to Savings End of Year
Plus Contributions to Reserve Funds_Savings (from checking)							
Working Capital_Contingency Funds	\$ 17,500	\$ 52,500	\$ -	\$ -	\$ 52,500		\$ -
Storm Drains Maintenance/Major Repairs	\$ 5,000	\$ 50,000	\$ -	\$ 50,000	\$ 100,000		\$ 50,000
HOA Open Spaces, Blvds, Trails and Tree Maintenance	\$ 5,000	\$ 10,000	\$ -	\$ 15,000	\$ 13,500		\$ -
Missing Irrigation_Landscaping	\$ -	\$ 15,000	\$ -	\$ 45,000	\$ 44,000		\$ -
Damaged/Missing Sidewalk	\$ -	\$ 3,000	\$ -	\$ 5,000	\$ 9,975		\$ -
ACC Performance Guarantee Deposit - Funds	\$ -	\$ 2,500	\$ -	\$ -	\$ 7,500		\$ -
Surveying Services-Abutted Parks, Open Spaces, Stormwater, Blvds, Lo	\$ -	\$ -	\$ -	\$ -	\$ -		\$ 25,000
Professional Services - ACC Design Guidelines Development	\$ -	\$ -	\$ -	\$ -	\$ -		\$ 15,000
Total Contributions to Reserve Funds_Savings	\$ 27,500	\$ 133,000	\$ -	\$ 115,000	\$ 227,475	97.80%	\$ 90,000 ⁷⁸

	2023 Budget SPP Spent Savings	2023 Budgeted Spent Savings	2023 Actual Spent Savings	2024 Budgeted Spent Savings	2024 Actual Spent Savings	2024 Budget vs. Actual % Difference	2025 Budgeted Spent Savings
Less Expended Reserve Funds/Savings to Pay for Projects/Deposit Refunds							
Working Capital_Contingency Funds - Reserve Funds	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
Storm Drains Maintenance/Major Repairs - Project Expense	\$ -	\$ -	\$ -	\$ (50,000)	\$ -		\$ (125,000)
HOA Open Spaces, Blvds, Trails and Tree Maint - Project Expense	\$ -	\$ -	\$ -	\$ (15,000)	\$ (3,500)		\$ -
Missing Irrigation_Landscaping - Project Expense	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
Damaged/Missing Sidewalk - Project Expense	\$ -	\$ -	\$ -	\$ (3,000)	\$ (1,975)		\$ -
ACC Performance Guarantee Deposit - Funds	\$ -	\$ -	\$ -	\$ (2,500)	\$ -		\$ (7,500)
Surveying Services-Abutted Parks, Open Spaces, Stormwater, Blvds, Lo	\$ -	\$ -	\$ -	\$ -	\$ -		\$ (25,000)
Professional Services - ACC Design Guidelines Development	\$ -	\$ -	\$ -	\$ -	\$ -		\$ (15,000)
Total Expended Reserve Funds_Savings	\$ -	\$ -	\$ -	\$ (70,500)	\$ (5,475)	-92.23%	\$ (172,500) ⁷⁹

Year-End Estimated Balances - Reserve Funds_Savings (Planned Projects Expense + Working Capital + Landscape Deposits)	2023 Budget Saddle Peak	2023 Budgeted Year-End Balance	2023 Actual Year-End Balance	2024 Budgeted Year-End Balance	2024 Actual Year-End Balance	2024 Budget vs. Actual % Difference	2025 Budgeted Year-End Balance
Working Capital_Contingency Funds	\$ 17,500	\$ 52,500	\$ -	\$ -	\$ 52,500		\$ 52,500
Storm Drains Maintenance/Major Repairs	\$ 5,000	\$ 50,000	\$ -	\$ -	\$ 100,000		\$ 25,000
HOA Open Spaces, Blvds, Trails and Tree Maintenance	\$ 5,000	\$ 10,000	\$ -	\$ -	\$ 10,000		\$ 10,000
Missing Irrigation_Landscaping	\$ -	\$ 15,000	\$ -	\$ 45,000	\$ 44,000		\$ 44,000
Damaged/Missing Sidewalk	\$ -	\$ 3,000	\$ -	\$ 2,000	\$ 8,000		\$ 8,000
ACC Performance Guarantee Deposit - Funds	\$ -	\$ 2,500	\$ 2,500	\$ -	\$ 7,500		\$ -
Surveying Services - Abutted Parks, Open Spaces, Stormwater, Blvds ar	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
Professional Services - ACC Design Guidelines Development	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
otal Year-End Reserves/Savings-Contingency Balance	\$ 27,500	\$ 133,000	\$ 2,500	\$ 47,000	\$ 222,000	372.34%	\$ 139,500 ⁸⁰

	SPP Resigned 11/17/2022	2023 4Qtrs 1st Billed by MPB 10/30/2023					
	2023 Balances as of 1/18/2023	2023 Balances as of 12/1/2023	2023 Balances Year-End 12/31/2023	1/18/2023 vs. 12/31/2023 % Difference	2024 Balances Year-End 12/31/2024	2023 Year-End vs. 2024 Year-End % Difference	
Misc Accounting Notes:							
Stockman Bank (Legacy Operating Account w/ HOA Board)	\$ 26,073.70	\$ 22,466.81	\$ 22,466.81	-13.83%	\$ 20,305.57	-9.62%	81
First Citizens Bank (Legacy Operating Account w/ MyPropertyBilling.cor	NA	\$ 63,483.45	\$ 104,693.90		\$ 35,974.26	-65.64%	82
Alliance Association Bank - (Primary Operating Account w/ PayHOA.cor	NA	\$ -	\$ -		\$ 24,890.48		83
Alliance Association Bank - (Primary Reserves Account w/ PayHOA.cor	NA	\$ -	\$ -		\$ 220,128.70		84
Total Cash-on-Hand	\$ 26,073.70	\$ 85,950.26	\$ 127,160.71	387.70%	\$ 301,299.01	136.94%	85
	AR Balance per Saddle Peak as of 12/31/2022						
Total Accounts Receivable (AR) - Balances Due	\$ 39,446.03	\$ 143,992.43	\$ 107,937.41	173.63%	\$ 130,753.30	21.14%	86
Prepaid Assessments - Balance	Not Provided	\$ 20,615.98	\$ 11,593.16		\$ 36,091.86	211.32%	87
Liens Filed - Balances Owed to HOA	Not Provided	\$ 10,816	\$ 10,816		\$ 3,313.00	-69.37%	88
# of Liens Filed/# of Properties	Not Provided	44/25	44/25		13/4		89
ACC Performance Guarantee Deposit - Liability Balance	Not Provided		\$2,500		\$7,000	180.00%	

West Winds HOA

2025 Budget - Detailed References & Notes

2025Budget-2024Actuals+Budget-2023BA

#	Description	Notes
1	Maintenance Fee (Dues) - rate per Qtr/Lot/Unit	Beginning January 2022 HOA Qtrly Dues became \$85 for townhomes and single-family homes. But it was discovered that historically errant, underbilled, inconsistent, and widely-ranging rates were billed to multi-unit (large) lots by former PM. In December of 2023, Board resolved and standardized all Multi-Unit (Large Lot) billing discrepancies to reflect transparent, accurate and equally billed prorata share of HOA expenses for all Lot owners by living units per lot starting January 2024. In 2024, maintenance assessments (aka dues/maintenance fees) were reduced from \$85 to \$65/Qtr/Lot per Living Unit.
2	Maintenance Assessments - Fixed Fee Income	2023 included all maintenance fees (dues) plus 2022 forwarding (past due) balances, late fees, prepayment credits, refunds, review fees, transfer fees, and lien filing fees. 2024 YTD reflects actual (cash) income vs. 2024 budgeted (billed) amounts.
3	Maintenance Assessment (Fees/Dues) Townhomes + Single-Family Lots 402 Lots = 402 Living Units \$65/Qtr/Lot (Living Unit)	CC&Rs incl. Article VI - Assessments, 7.1(g), Bylaws incl. 11.2, 11.3. HOA maintenance assessments (dues) are assessed equally on a "pro rata share by unit," meaning dues are divided based on the number of living units on each lot. Each living unit within the HOA is responsible for an equal share of the total HOA expenses. This method ensures that the maintenance assessments are proportionate to the number of living units, which is considered more transparent and equitable as it aligns dues with the impact, usage, costs, and benefit derived from the HOA's common expenses, areas, services and amenities.
4	Maintenance Assessment (Fees/Dues) Multi-Unit (Large) Lots 11 Lots = 417 Living Units \$65/Qtr/Lot per Living Unit	CC&Rs incl. Article VI - Assessments, 7.1(g), Bylaws incl. 11.2, 11.3 HOA maintenance assessments (dues) are assessed equally on a "pro rata share by unit," meaning dues are divided based on the number of living units on each lot. Each living unit within the HOA is responsible for an equal share of the total HOA expenses. This method ensures that the maintenance assessments are proportionate to the number of living units, which is considered more transparent and equitable as it aligns dues with the impact, usage, costs, and benefit derived from the HOA's common expenses, areas, services and amenities.
6	Capital Improvement Assessment - Income	CC&Rs 6.8
7	Special Assessment - Income	CC&Rs 6.9
8	Reimbursement Assessment - Income	CC&Rs 6.11 - including Costs + Fees + Fines.
9	Bank Acct - Interest Income	Total Interest Earned on Balances in HOA's MPB (First Citizens Bank) and PayHOA (Alliance Association Bank) bank accounts. HOA's Stockman Bank account is a non-interest-bearing account – also used to hold any ACC landscape, new-build, fencing or other performance guarantee deposits paid by members.
10	Late Fees - Income	CC&Rs incl. 6.2, 6.22, 6.18, 6.24.
11	Late Payment Interest - Income	CC&Rs incl. 6.2, 6.22, 6.18, 6.24.
12	Transfer Fees - Income	CC&Rs 6.22. Transfer Fee Income (variable)
13	ACC Review Fees - Income	CC&Rs 11.4(h) ACC Review Fees (Admin + Consultant + Reimbursed Expenses) Income (variable)

#	Description	Notes
14	CC&R Violation Fines - Income	CC&Rs incl. 6.2, 6.22, 6.18, 6.24, 11.8, 18.12
15	Lien Fees (filing & release) - Income	CC&Rs 6.22
16	Collections Expense – Reimbursement Income	CC&Rs incl. 6.18, 6.22 Incl. reimbursement of debt collection agency, legal services, etc. expenses related to debt collection
17	Legal Fees - Reimbursement Income	CC&Rs incl. 6.2, 6.22, 6.18, 6.24, 11.8, 18.12.
18	ACC Required Performance Guarantee Deposits - Liability Income	Conditional performance guarantee deposits paid by lot owner to ensure ACC conditionally approved lot improvements or removals/repairs are completed as enforced or submitted and approved, including new build homes, fences, landscaping, irrigation, structures, concrete installations, etc.
19	Other - Income	2024 Refund by City of Bozeman – after 2024 Board investigates, identifies and submits evidence to City of errantly billed & HOA paid special assessments for “city-owned park area” and phase 3 open spaces which required billing to/payment by phase 3 lot owners and not the HOA. Special assessments refunded for errantly billed/paid by HOA (aka Saddle Peak/Minnick PM) 2014-2023 for phase 3 city park-owned property. Saddle Peak properties omitted/concealed payment of special assessments by HOA on budgets-actuals provided to homeowners for years.
20	Total Annual Operating Revenues	Total Revenues
21	HOA Management - Total Annual Base Fee (MyPropertyBilling.com)	MyPropertyBilling.com - Total baseline Management Fee (priced & paid in Monthly increments). For 413 Lots/Owner Accounts. 60-Day Termination Notice provided 11/26/2024-Termination of services as of January 31, 2025.
22	HOA Management - Est Add'l/Optional Services (MyPropertyBilling.com)	MyPropertyBilling.com - Estimated Hourly or Fixed Fees for Optional/Additional Services. 60-Day Termination Notice provided 11/26/2024-Termination of services as of January 31, 2025.
23	PayHOA.com (HOA Management Software)	PayHOA.com replaces MyPropertyBilling.com as HOA’s designated HOA Management solution.
24	Misc. Admin, Support & Bookkeeping Services 1099 Contracted Services	Initial Estimated Budget - Board members (BOD) volunteering initially to perform most day-to-day admin and other non-board-related activities to save the HOA significant monies while rebuilding, upleveling, and stabilizing the organization. BOD will identify and engage Contracted Services to take on day-to-day operations and duties including, but not limited to, Bookkeeping, Accounting, Reporting, Late Notices, Communications (email, forms, etc.) management, record keeping & management, Email inquiries & responses, board support, violations management, ACC support & management, Notices, mail/mailings, etc.
25	Insurance - Liability	2024 Board/volunteer sought out new liability insurance options and costs was able to double insurance coverage (new policy increased coverage to \$2M vs. \$1M previously) for liability insurance coverage at almost 1/3 rd the budgeted Cost. Originally budgeted in 2024 wherein existing liability insurance provider, State Farm, was charging HOA \$4,649 (based on incorrectly spec’d 224 Units used historically 2008 thru 2023) and subsequently estimated an increase cost to over ~\$12,500 (for actual 819 Units starting 2024). 2024 Board appointed a volunteer (Bill Racicot) to work on this special project – Bill spent months seeking out and negotiating new insurance quotes from possible insurance providers based on HOA’s required/actual specs and requirements. As a result, the Board discontinued State Farm as liability insurance provider in July 2024. Replaced with Stockman Insurance (United States Liability Insurance Company).

#	Description	Notes
26	Insurance - D&O (Directors & Officers)	2024 Board appointed special project volunteer (Bill Racicot) to seek out new D&O insurance options and costs. Thanks to Bill, HOA was able to secure a new D&O insurance provider that doubled insurance coverage to \$2M (instead of \$1M) for Directors & Officers (D&O) insurance, for only a modest increase in price compared to budget. Previous budgets-actuals and reporting provided to HOA members from Saddle Peak Properties historically omitted/concealed unnecessarily double-paying and using 2 different, overlapping D&O insurance companies and policies.
27	Mailing - Postage, Handling, Envelopes, Paper, etc	Including statements, annual election, violation notices, collection letters, past due & lien notices, etc.
28	Software-Technology	Office365 (Teams, Email, Office, etc), Election Management, Website Domain, Web Hosting, Online Forms, Dropbox, Zoom, Bulk Email, etc.
29	Meeting Expense	Room, Beverages, Supplies, AV rental, etc.
30	City Special Assessments - Phase 3 Open Space & Park Areas	CC&R 6.10 Special Assessments by City; Kitch/2024 Board successfully contested HOA being charged special assessments with City of Bozeman (re who/why/for what?). Expense was omitted/missing from previous years budgets-actuals provided by SPP. Refund made by City denoted under "other income"
31	Board - Education Materials, Seminars, Subscriptions	Roberts Rules (books for Board members), HOAleader.com subscription/online seminars, and other Board trainings, guides or resource materials.
32	PO Box Rental (annual)	Costs budgeted based on historical USPS-provided PO Box - annual rental costs
33	Misc. Office Supplies	Based on estimated/actual reimbursement of office supplies expense to board and volunteers.
34	Clerk and Recorder - Annual Data Subscription	Annual subscription – paid access to Clerk & Record records, incl. home buy/sell and lien filing records
35	Collections Expense	Collection Notices, Fees, Mailings, Services, etc.
36	Lien Filing/Release Fees & Expense	Costs to file paperwork with Clerk & Recorder (ie Liens) filing and releases, legal services for lien filing/releases, certified letters, and other lien-related fees or expenses.
37	Secretary of State Filing(s)	Assumes admin/agent cost is free, if filed by volunteer Board member. Actual filing fees for annual or modified Montana Secretary of State reports.
38	Bank Fees	Bank-to-bank wire transfer fees for transferring money between and funding new HOA Bank accounts
39	Snow Plowing - HOA Blvd Sidewalks 1"	2025 Budget based on 2024 Actuals using vendor Lawn & Order. 2023 - based on actuals + new bid (selecting new 2023-2024 snow season maintenance vendor). 2024 Estimated based on new Vendor Quote response to WW HOA RFP 2023-2024
40	Snow Plowing - HOA Private (Alley) Streets 2"	2025 Budget based on 2024 Actuals using vendor Lawn & Order. 2023 - based on actuals + new bid (selecting new 2023-2024 snow season maintenance vendor). 2024 Estimated based on new Vendor Quote response to WW HOA RFP 2023-2024. Street snow plowing services NOT performed Nov-Dec 2022, thru Jan 16, 2023 - no contracted service prior to Jan 16, 2023. No historical (prior to Jan 2023) record of a contracted vendor performing annual snow plowing by West Winds HOA for private (alley) streets (Mistral Way, Bora Way, or Zephyr Way) in SW SUB in West Winds HOA.
41	Mow, Blow, Trim - HOA Blvds & Open Spaces	2025 Budgets based on 2024 Actuals using vendor Lawn & Order. No Cost to HOA in Summer 2023 - Time & Costs 100% donated by HOA volunteers-saving HOA over \$36,000 vs using the previous/legacy vendor-Bozeman Site Services. HOA Blvds & Open Spaces - 2024 Estimated based on Quotes provided by potential new vendor Summer 2023. Needs final Specs, RFP and bids for 2024.

#	Description	Notes
42	Fertilizing + Weed Control - HOA Blvds & Open Spaces	2025 Budgets based on 2024 Actuals or estimates provided using vendor Lawn & Order. No Cost to HOA in Summer 2023 - Time & Costs donated by HOA volunteers to weed & feed selected HOA Blvds & Open Spaces; Estimated based on historical Budgets. Needs final Specs, RFP and bids for 2024.
43	Irrigation Maintenance/Repairs + Startup	2025 based on 2024 actuals and vendor (Lawn & Order) assessment and reporting of HOA-responsible irrigation assets & infrastructure in Blvds & Open Spaces. Needed final specs, RFP and bids for 2024. 2024 budget was estimated based on 2023 + historical actuals.
44	Irrigation - Winterization (blow out)	2025 based on 2024 actuals. HOA-responsible irrigation in designated Blvds & Open Spaces. Estimated in 2024 based on actuals Fall 2023 + historical actuals
45	Electricity - 1 Electric Water Well (Irrigation)	<p>2025 based on 2024 actuals. 2024-2025 the Board is actively working to negotiate MOU (Memorandum of Understanding) with City of Bozeman regarding West Winds irrigation, wells, and related assets to clearly define roles, costs and responsibilities for shared and overlapping irrigation assets between West Winds HOA and City of Bozeman Parks & Trails District. 2024 Budget reflected NWE's 28% electricity costs increase. 1 HOA (+Park) Irrigation Well (#7 on Map). 26 Zones. Controller located at Davis St & Breeze Ln. Based on Electricity (NWE) Actuals 2022-2023.</p> <p>In December of 2022 – Board negotiated with the City – City agreed to taking responsibility for 6 of 7 HOA Irrigation wells/controllers – which became the primary responsibility of City Parks & Trails District (maintenance/ownership/electricity) starting January 2022 - BUT HOA is still responsible for irrigation hardware, operability and winterization of HOA-responsible blvds and open spaces irrigation ZONES that also rely upon 3 of 6 City-Park-owned wells/controllers to irrigate areas in West Winds.</p>
46	Tree(s) - Planting/Removal/Maintenance	2025 Estimated new tree planting and maintenance costs - HOA plans to participate in City Cost share program to plant/replace up to 5 Trees for \$100/each. No Cost to HOA in 2023 - Time & Costs donated by HOA volunteers in Summer of 2023. HOA Blvds & Open Spaces
47	Trails, Blvds & Open Space - Maintenance/Clean-up/Disposal	2025 Estimated maintenance costs. No Cost to HOA in 2023 - Time & Costs donated by HOA volunteers in Summer of 2023. Limited to only HOA-responsible Blvds & Open Spaces.
48	Stormwater Facilities - Annual Regular Maintenance & Reporting	New/Pending - Maintenance & Reporting Requirement for Storm Drains. Details still pending. 2025 estimated based on initial quotes provided by potential maintenance/service vendors.
49	Unknown-Unbudgeted 2022 Blvd Dirt Repair Project	Costly "past due" payment made by 2022 Board Member, David Gianforte, (without Board knowledge or authorization) on Jan 12, 2023, to Bozeman Site Services (BSS) for 2 Invoices with "past due balance amounts" - invoices issued 8/31/2022 but not paid in full in Fall/Winter of 2022 - including 1 of 2 invoices with mystery (unknown/unbudgeted) Blvd repair (DIRT) project totaling \$19,227.54 billed 8/31/2022; partially paid in 9/2022. No estimate or signed contract provided by SPP for BSS's supposedly approved BLVD Dirt project. Saddle Peak Properties (SPP) never disclosed, reported, or received approval for Blvd Dirt Project(s), costs or payments from Board. SPP never discloses the past-due payments, projects or costs to Board or HOA members. Bozeman Site Services notified Board of project and claims there are past-due balances in January 2023; after parting ways with Saddle Peak Properties on 11/17/2022.

#	Description	Notes
50	Legal Expense	Estimated legal service costs to review, address and resolve issues related to a number of matters, including but not limited to West Winds CC&Rs, Bylaws, CC&Rs/ACC violations & enforcement, past-due account collections, drafting and ratifying Board resolutions, drafting/adopting Association Rules and Architectural Guidelines, and other misc. challenges or questions requiring legal advice, actions, services, or clarity while or before proceeding with Board or Committee actions.
51	Landscaping/Architect - Consultant Services ACC Reviews	Per CC&Rs including 11.3, 11.4
52	Accountant/Audit Expense	2025 Budgeted/Estimated Expense. Requires search/vetting potential accountants and negotiating scope and costs in 2025.
53	Tax Prep & Filings - Fed (1120H), 1099s, etc.	Estimated Accountant/Bookkeeper Services
54	Reimbursement Assessment Expenses	CC&Rs 6.11
55	Total Annual Operating Expense	Total Annual Operating Expense, not including the use of Reserve Funds/Savings to offset major/planned project expense or refund performance guarantee deposits.
56	Total Gain(+)/Loss(-) on Annual Operating Expense	Total Annual Operating Revenue - Total Annual Operating Expense = Total Gross Gain/Loss on Annual Operating Expense to be Added/Subtracted from available Cash/Working Capital or Transferred to Reserve Funds/Savings
57	Storm Drains Maintenance/Major Repairs - Project Expense	2025 budgeted project costs based on vendor quotes in 2024. Estimated Professional Services Consulting + Highest-Priority STORM DRAINS FACILITIES Repairs/Maintenance originally budgeted to perform in Year 1-2024. But no monies spent in 2024. This project still needs continued research/evaluation, specs, requirements, surveying, assessments, and bids to help finalize scope/costs and begin working on Stormwater facilities in 2025. Required per CC&Rs 7.1, 12.19, 13.41, Appendix B. As of December 2022 – there was no evidence of Stormwater Facilities Maintenance or “Storm Drains” maintenance costs for past 7-15 years while HOA was under the management of Saddle Peak Properties or Minnick Management. Extensive stormwater/storm drain facilities degradation has occurred. City Utilities assessment of West Winds HOA stormwater facilities in Fall of 2021 reported facilities required significant HOA remediation and maintenance investments. No plan submitted yet by HOA to City Utilities. According to City, worse-case scenario the costs could be up to \$500K-\$1M when Board discussed with City during meeting on July 28, 2023. Project needs HOA volunteers to work on this major project and professional consultation, cost estimates and negotiations/coordination with City to determine a plan and yearly schedule of major repairs/costs and recurring maintenance expenses. 2024 Needs Research/Evaluation, Specs, RFP and Bids.
58	HOA Open Spaces, Blvds, Trails and Tree Maintenance - Project Expense	2024 complete major/planned project(s) for high-priority open spaces, blvds, trails, trees, etc. – 2024 included completing Major Open Space tree/landscape issues identified at Buckrake & Oak Street. Original budget was \$15,000 for this project. Completed work for \$3,500 after 2024 Board research/evaluation, specs, RFP and bids to perform work in spring 2024.

#	Description	Notes
59	Missing Irrigation & Landscaping - Reserve Funds - Project Expense	2025 Board/Volunteers continue efforts to resolve HOA's missing city-guaranteed developer improvements incl. missing/not installed Irrigation + Landscaping improvements in Phases 3, 4, 5, 6, 7, and 8 – Missing/not completed in both City-responsible parks/Blvds and HOA-responsible Blvds and Open Spaces. Requires continued investigation, documentation and negotiation with City of Bozeman to either hold City or Developer accountable for performance, completion and costs to complete city-guaranteed developer improvements. If not, HOA responsible. HOA adding to reserve funds (savings) in case HOA has to complete improvements or incurs costs related to these issues.
60	Damaged/Missing Sidewalk - Reserve Funds - Project Expense	2024 Sidewalk Installation completed - Missing sidewalk segment HOA Blvd; Hunters Way & Baxter. 2024 Board appointed volunteer, Joel Murdy, who led the effort to determine specs, seek out 3 bids, present to Board for approval and manage vendor and project to successful completion.
61	Surveying Services-for HOA-responsible or abutted Parks, Open Spaces, Stormwater Facilities, Blvds and Lots	2025 Estimated Costs - Planned Project Expense: HOA needs surveying to be completed for successful project scoping, bidding, agreements, decisions, and negotiations including missing improvements, stormwater facilities/ponds remediation, trails improvements, parks vs. Open Space contracts/MOU, and City Parks/GVLT proposed trail and bridge improvements. Surveying will help HOA determine boundaries and be extremely useful for improvements negotiations, maintenance and service agreements or MOU's, and also address potential encroachments (HOA/City), violations or issues.
62	Professional Services - ACC Design Guidelines Development	2025 Estimated Costs - Planned Project Expense: Needed to help author additional Design Guidelines (Section 1.19, 11.2)
63	ACC Performance Guarantee Deposit - REFUND	Refunding Conditional performance guarantee deposits paid by lot owner to ensure ACC conditionally approved lot improvements or removals/repairs are completed as enforced or submitted and approved, including new build homes, fences, landscaping, irrigation, structures, concrete installations, etc.
64	Less Total Major/Planned Project Expense	Utilizing cash from Reserve Funds/Savings to offset major/planned project expenses in a fiscal year
65	Total Gain(+)/Loss (-) Gross Operating Expense	Annual Revenue minus (Annual Operating Expense + Major Projects Expense)
66	Plus Transfer from Savings to pay for Major Projects Expense	Estimating how much HOA will transfer from Reserves/Savings to HOA operation account to pay for major/planned projects expense
67	Plus Transfer from Savings to Ops Checking to Refund ACC Performance Guarantee Deposit	Estimating how much HOA will transfer from ACC Reserves/Savings account to Operations account in order to Refund owner's previously paid performance guarantee deposit upon completion of ACC approved project.
68	Total Transfers from Savings	Total Money transferred (expended) from Savings to Operations Account to offset (pay) for Major Planned Projects or Refund of ACC performance guarantee deposits
69	Total Net Operating Gain (+) or Loss (-)	Total Net Operating Expense + Transfers from Savings = Net Gain or Loss (Cash)
70	Working Capital-Contingency Funds	Goal: Maintain Working Capital-Contingency Reserve Funds (savings) equal to 25% of Annual Maintenance Fee (Dues) Income for unexpected expenses or cash flow shortages. In 2024, 25% equals \$53,235 to be saved as contingency funds in savings account.

#	Description	Notes
71	Storm Drains Maintenance/Major Repairs	2025 budgeted project costs based on vendor quotes in 2024. Estimated Professional Services Consulting + Highest-Priority STORM DRAINS FACILITIES Repairs/Maintenance originally budgeted to perform in Year 1-2024. But no monies spent in 2024. This project still needs continued research/evaluation, specs, requirements, surveying, assessments, and bids to help finalize scope/costs and begin working on Stormwater facilities in 2025. Required per CC&Rs 7.1, 12.19, 13.41, Appendix B. As of December 2022 – there was no evidence of Stormwater Facilities Maintenance or “Storm Drains” maintenance costs for past 7-15 years while HOA was under the management of Saddle Peak Properties or Minnick Management. Extensive stormwater/storm drain facilities degradation has occurred. City Utilities assessment of West Winds HOA stormwater facilities in Fall of 2021 reported facilities required significant HOA remediation and maintenance investments. No plan submitted yet by HOA to City Utilities. According to City, worse-case scenario the costs could be up to \$500K-\$1M when Board discussed with City during meeting on July 28, 2023. Project needs HOA volunteers to work on this major project and professional consultation, cost estimates and negotiations/coordination with City to determine a plan and yearly schedule of major repairs/costs and recurring maintenance expenses. 2024 Needs Research/Evaluation, Specs, RFP and Bids.
72	HOA Open Spaces, Blvds, Trails and Tree Maintenance	Estimated High-Priority Open Spaces, Blvds, Trails, Trees, etc. issues/Projects; 2024 completion of Major Open Space tree/landscape issues identified at Buckrake & Oak Street – New projects will need to be identified, Research/Evaluation, Specs, RFP and Bids.
73	Missing Irrigation_Landscaping	Missing Irrigation + Landscaping - Phases 3, 4, 5, 6, 7, 8, HOA Blvds and Open Spaces. Total Estimated Costs \$100-120K - Partially based on historical estimates. Requires continued investigation with City and Developer - why improvements not installed to begin with? Needs Research/Evaluation, Specs, RFP and Bids.
74	Damaged/Missing Sidewalk	2025 continue saving for sidewalk repairs/maintenance for HOA-responsible sidewalk blvds. 2024 completed install of Missing blvd sidewalk segment (Hunters Way and Baxter Ln) – not installed since 2018 by developer and was deemed a hazard by Board. Spring 2024. Begin saving for future repairs/maintenance.
75	Landscape Deposit Funds	CCRs Homeowner's Deposit to guaranteed new lot improvements plans completion for new home builds, landscaping, fence, etc. Return (HOA Liability) Deposit to Lot Owner upon ACC confirmation of owner's completion of approved Lot improvements plans.
76	Surveying Services - Abutted Parks, Open Spaces, Stormwater, Blvds and Lots	2025 Estimated Costs - Planned Project Expense
77	Professional Services - ACC Design Guidelines Development	2025 Estimated Costs - Planned Project Expense
78	Total Contributions to Reserve Funds/Savings	Total cash estimated to be transferred FROM operating account (checking) TO Reserve Funds/Savings by end of the year
79	Total Expended Reserve Funds/Savings	Total cash estimated to be transferred FROM Reserve Funds/Savings TO to Operating account (Checking) - Expended from Reserve/Savings Funds to pay project expenses or refund landscape deposit funds for planned/budgeted Major-Known Reserve Funds Projects Expense in budgeted year

#	Description	Notes
80	Total Year-End Reserve Funds/Savings-Contingency Balance	Estimated total Reserve Funds/Savings Balance at the end of the fiscal year. Total funds are estimated and approximately categorized/itemized based on the information known and anticipated at the time of budgeting. But funds may be reallocated to different line items/categories depending on the circumstances and economic realities each year as determined by the Board.
81	Stockman Bank - Balance Legacy Operating Account	Total Balance. HOA's local, legacy Checking Account held at Stockman Bank. Non-interest bearing checking account.
82	First Citizens Bank Operating Account w/ MyPropertyBilling.com	Total Balance. HOA's Ops Account with First Citizens Bank and Denali Property Management (MyPropertyBilling.com). Bank account will be deprecated and all funds moved to Alliance Association Bank (PayHOA) in January 2025. NOTE: All 4 Qtrs of 2023 HOA Maintenance Fees were 1st Billed to HOA members on 10/30/2023 – no billing occurred prior due to difficult transition from Saddle Peak Properties (abruptly terminated PM services 11/17/2022) to HOA Board/Committee having to complete extensive search/select/negotiate/begin onboarding with new vendor, Denali Property Management (MyPropertyBilling.com), after BOD signed MPB Agreement 6/29/2023 and began to work thru a 3-month onboarding and setup process.
83	Alliance Association Bank Primary Operating Account 3339 w/ PayHOA.com	New in 2024 - HOA Ops Acct with Alliance Association Bank (specializes in HOAs); fully integrated with PayHOA.com software.
84	Alliance Association Bank Primary Reserves/Savings Account 2434 w/ PayHOA.com	New in 2024 - HOA Reserves/Savings Acct with Alliance Association Bank (specializes in HOAs); fully integrated with PayHOA.com software.
85	Total Cash-on-Hand	Total Actual Cash Balances; All bank accounts.
86	Total Accounts Receivable - Balances Due	Total Accounts Receivable Balance – Monies owed to HOA. Accounts Receivable reported on Balance Sheet. NOTE: All 4 Qtrs of 2023 HOA Maintenance Fees were 1st Billed to HOA members on 10/30/2023 – no billing occurred prior due to difficult transition from Saddle Peak Properties (abruptly terminated PM services 11/17/2022) to HOA Board/Committee having to to complete extensive search/select/negotiate/begin onboarding with new vendor, Denali Property Management (MyPropertyBilling.com), after BOD signed MPB Agreement 6/29/2023 and began to work thru a 3-month onboarding and setup process.
87	Prepaid Assessments (Lot Owners with credits on account) - Balance	Lot owners paying more than owed to apply against future assessment invoices. This appears as a liability on the HOA's balance sheet.
88	Liens Filed - Balances Owed to HOA	Total balance of amounts owed and stated on property Liens filed with the Clerk & Records office. Based on Lien filing records and actions taken to date. Current Liens (with balances due) are typically filed for chronic long-standing non-payment of dues, lien filing fees, and late fees.
89	# of Liens Filed/# of Properties (Historically Filed by Saddle Peak Properties or Minnick Management)	Liens were investigated, documented, and released in 2024 by the Board. A significant number of liens were paid in full prior to 2023 and were not released by the former property manager (Saddle Peak Properties/SPP or Minnick Management). A number of liens were filed on incorrect property or named an incorrect property owner by SPP and required removal. Finally, a few liens were paid in full in 2024, either during property sale and transfer or upon full payment from the current owner and therefore the lien on property was legitimately removed. All owners were notified of their lien release.