



Treasurer's Report

Linda Racicot, Treasurer

West Winds
HOA

West Winds Master Homeowners' Association, Inc.

BOZEMAN, MONTANA

Outline

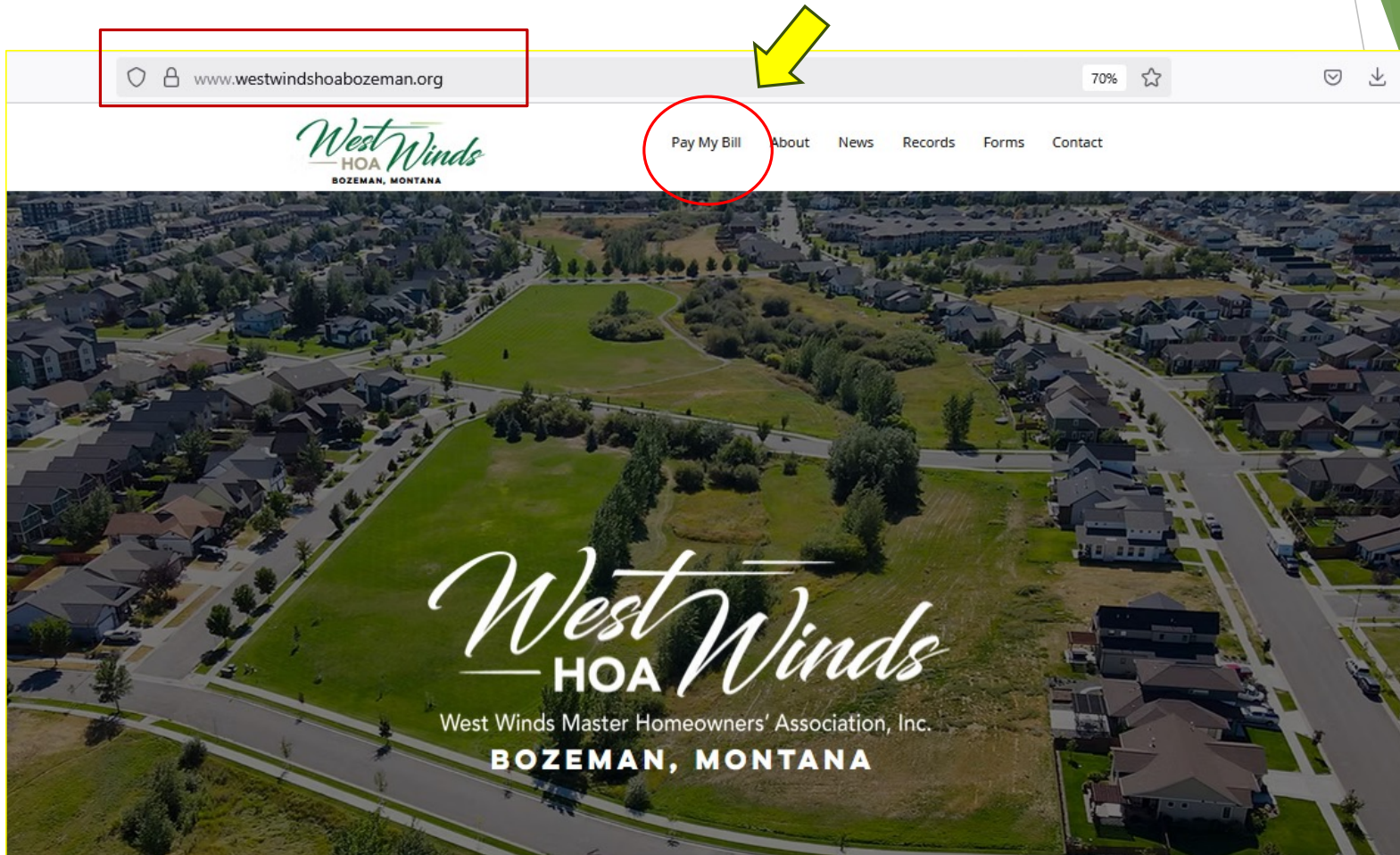
- ▶ What **financial reports** are available to members
 - ❖ And where and how to find them?
- ▶ **Bank Balances** as of March 31, 2025
- ▶ Other **Key Performance Metrics**

What Financial Reports are available to members? And where and how to find them?



- **Already discussed Dec 17, 2024**
 - 2024 Year-End Actuals
 - 2025 Budget
- **NEW -> Quarterly Financial Statements (YTD)**
 - Balance Sheet
 - Profit & Loss
 - Budget to Actuals
- **Made available to Members:**
 - April 20th
 - July 20th
 - October 20th
 - January 20th

Financial Reports And where and how to find them?



Financial Reports And where and how to find them?



[Pay My Bill](#) [About](#) [News](#) [Records](#) [Forms](#) [Contact](#)

MEMBER DUES & PAYMENTS

Welcome to the West Winds HOA. Here's where you learn more about our online HOA management platform, member dues, payment options, and more.

The logo for West Winds HOA, featuring the name "West Winds" in a script font and "HOA" in a sans-serif font, with "BOZEMAN, MONTANA" in smaller text below.

[Make a Payment](#)

- Dashboard
- Documents
- Requests
- Violations
- Calendar
- Help Articles

Unit DetailsDocuments

1826HW-PH6

1826 Hunters Willy
Bozeman, Montana 59718

Current InvoicesRecurring Templates

MEMBER LOGIN

Pay your fees, see your statements, update your payment and contact preferences, and access members-only HOA Records & documents

LOGIN

The logo for PAY HOA, featuring the word "PAY" in blue and "HOA" in white inside a blue house icon.

West Winds HOA logo

Welcome to West Winds HOA

Don't have an account? Log in

Need to create your account?

Forgot your password?

By signing up, you agree to the Terms of Service and Privacy

Powered by PAY HOA



Financial Reports

And where and how to find them?

The screenshot displays the West Winds HOA website. At the top, there is a navigation bar with the 'West Winds HOA' logo, a 'Make a Payment' button, and a 'PAY HOA' button with a house icon. Below this is a sidebar menu with icons and labels for 'Dashboard', 'Documents', 'Requests', 'Violations', 'Calendar', and 'Help Articles'. A green arrow points from the 'Documents' menu item to the 'HOA Shared Documents' section in the main content area. The main content area features a tabbed interface with 'Unit Details', 'Documents', 'Requests', and 'Violations'. The 'Unit Details' tab is active, showing the unit ID '1826HW-P6' and the address '1826 Hunters Way, Bozeman, Montana 59718'. Below the address is a large photo of a modern house. To the right of the photo is a map showing the location. At the bottom right, there is a section for 'Outstanding balance' which shows '\$0.00' and a link to 'Account'. The footer contains links for 'Current Invoices', 'Recurring Templates', 'Account History', 'All Invoices', and 'All Payments'.

West Winds HOA

Make a Payment

PAY HOA

Dashboard

Documents

Requests

Violations

Calendar

Help Articles

Unit Details

Documents

Requests

Violations

HOA Shared Documents

1826HW-P6

1826 Hunters Way
Bozeman, Montana 59718

Map

At Gallatin National Park...

Outstanding balance

\$0.00

Account

Current Invoices

Recurring Templates

Account History

All Invoices

All Payments

Financial Reports

And where and how to find them?

The screenshot displays the West Winds HOA website. The top navigation bar includes the logo, a 'Make a Payment' button, and a 'PAY HOA' button with a house icon. A left sidebar contains links to Dashboard, Documents, Requests, Violations, Calendar, and Help Articles. The 'Documents' link is highlighted with a green arrow. The main content area has tabs for Unit Details, Documents, Requests, and Violations. The 'Documents' tab is active, showing unit details for '1826HW-P6' at '1826 Hunters Way, Bozeman, Montana 59718'. Below this is a search bar and a list of document categories. The 'Financials' category is highlighted with a green arrow, indicating where to find financial reports.

West Winds
HOA

[Make a Payment](#) **PAY** **HOA**

- Dashboard
- Documents**
- Requests
- Violations
- Calendar
- Help Articles

Unit Details **Documents** Requests Violations

1826HW-P6

1826 Hunters Way
Bozeman, Montana 59718

Search

- ☐ **Financials**
- ☐ Resolutions-Association Rules

Bank Balances as of March 31, 2025

Bank Accounts

AAB Operating Account	\$79,430.25
AAB Reserve Account	\$220,318.73
First Citizens Bank-MPB	\$0.00
Stockman Bank #1065 - West Winds HOA	\$59,226.57

Total Bank Accounts	\$358,975.55
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2025 - Planned Reserve Funds Projects	Amount Budgeted
Storm drain maintenance/major repairs	\$125,000
Surveying Services abutted parks, open spaces, stormwater, boulevards, lots	\$ 25,000
Professional Services - ACC design guidelines development	\$ 15,000
Total	\$165,000

Other Key Metrics

	Delinquent Lots	Liens	Transfers
As of Date	% Lots Delinquent over 30 days	Filed by Former Property Manager before 11/17/2022 # Liens/# Properties	# Transfers sold/transferred to new owners
12/31/2022	29.3%	44/25	Not Provided
12/31/2023	36.8%*	44/25	15
12/31/2024	29.9%	13/4	19
3/31/2025	3.9%	6/2	5

*Billing suspended from Nov. 17, 2022 to October 30, 2023 during Property Management Search.
My Property Billing Billed 4Q's 10/30/2023.

Thank You

