

Two Rivers Homeowners Association

NOTICE IS HEREBY GIVEN that a meeting of the Directors of the Executive Board of Two Rivers Homeowners Association will be held at the Two Rivers Community Center, Dotsero, Colorado on Monday, February 2, 2026, beginning at approximately 6:00 P.M.

AGENDA

1. Call to Order
2. Declaration of Quorum
3. Consideration of Agenda
4. Public Input
5. Appointment of Directors and Election of Officers
6. Consideration of Minutes
 - a. November 3, 2025 Board Meeting (attachment)
 - b. December 1, 2025 Annual Meeting (attachment, review only, formal approval at 2026 annual meeting)
7. New Business
 - a. Operations Manager Report (attachment)
 - b. Other Business
8. Action Items
 - a. Ratification of November 2025 – January 2026 Payables (attachment)
 - b. Approval of 4th of July Security – Citadel Security Group, LLC (attachment)
 - c. Other
9. Board Member Discussion Items
 - a. Consideration of Engaging Legal Counsel to Monitor Foreclosure
 - b. Covenant Enforcement Related to Ongoing Neighbor Dispute and Noise Complaints (attachment)
 - c. Consideration of Changing the May 4, 2026 Meeting Date
 - d. Other
10. Financial Matters
 - a. Preliminary December 31, 2025 Financial Statements (attachment)
 - b. Accounts Receivable (separate attachment)
 - c. Other
11. Adjournment

DISTRIBUTION

Board of Directors

Glen Tripp	Term expires 2026
Thomas Behrens	Term expires 2027
Nancy Andresen	Term expires 2027
Vacant	Term expires 2028
Vacant	Term expires 2028

Other

Ken Marchetti, CPA, Association Manager
Craig Plizga, Community Operations Manager
Magdalena Gembal, Account Manager

TRHOA Tally Election Slips 12/1/25

No. of slips	21
No. of position available	<u>2</u>
Total Votes	<u><u>42</u></u>

<u>Name</u>	<u>Votes</u>
Dustin Hall	20
Matt Baron	16
Israel Hernandez	5
Abby Torres	<u>1</u>
Total Votes	<u><u>42</u></u>

RECORD OF PROCEEDINGS

Two Rivers Homeowners Association Board of Directors Meeting November 3, 2025

MINUTES OF THE BOARD OF DIRECTORS MEETING TWO RIVERS HOMEOWNERS ASSOCIATION, INC. NOVEMBER 3, 2025

A meeting of the Board of Directors of the Two Rivers Homeowners Association, Inc. was duly called and noticed at the Two Rivers Community Center, 80 Lake Shore Dr., Gypsum, CO 81637.

ATTENDANCE **The following directors were present and acting:**

- Nancy Andresen
- Tom Behrens
- Glen Tripp
- Matt Baron

The following director was absent and excused:

- Chris Blackstock

Also in attendance were:

- Ken Marchetti, Marchetti and Weaver
- Magdalena Gembal, Recording Secretary for the Meeting
- Craig Plizga, Community Operations Manager

Call to Order The meeting of the Executive Board of the Two Rivers Homeowners Association was called to order on November 3, 2025 at 6:03 p.m., noting a quorum was present.

Consideration of the Agenda None.

Public Input Director Tripp inquired about the status of the agreement for booting and parking enforcement. It was noted that the agreement will be presented again to the Two Rivers Metropolitan District Board for approval.

Minutes The Board reviewed the August 4, 2025, minutes included in the packet. Upon motion duly made and seconded, it was unanimously

RESOLVED to approve the August 4, 2025 Minutes of the Board of Directors as presented.

Operations Manager Report

Mr. Craig Plizga presented his Operations Manager Report:

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Two Rivers Homeowners Association Board of Directors Meeting November 3, 2025

- The pool closure was completed as planned. After the water was drained, mastic replacement was started. Approximately one-third of the mastic, including the worst areas, was replaced. The remaining sections will be replaced gradually over the next two years.
- The irrigation system blowout was completed successfully after the contractor's compressor was repaired. By October 26th, all houses were completed.
- Payment was finally received by the contractor from Xero for repairs completed last winter after the fiber company cut the main power to three houses. The delay was due to easement issues. Xero claimed the District owned the easements, placing fault on Holy Cross for failing to mark them. Holy Cross informed Xero that the easements are owned by the residents, requiring an independent dig safe contractor to perform the markings, which was not done.
- A connection was made between the company Talley Hoe and Colorado Parks and Wildlife to arrange for placement of excess dirt west of Kokanee Lake. The intent is to prevent high water from connecting the lake to the river.
- CPW plans to survey the fish populations in all three lakes next spring and they may use some of the fish to help re-establish a warm-water fishery in the Gypsum Ponds. Large-mouth bass may be provided for the middle lake (Bass Lake) in exchange for fish taken, depending on current conditions in the lake. Zebra snail awareness signs were provided by CPW for posting.
- A discussion was held regarding parking and potential overflow parking following the Confluence construction. The possibility of removing the curb was mentioned to allow the dirt area east of the community center to be used for overflow parking but it was reported that this area is under a conservation easement which does not allow the area to be used for parking. Another option discussed involved utilizing the corner lot across from the community center by the Confluence project, which could provide additional parking spaces. An engineering firm is looking at how the area can be used for parking. Further discussion on this matter is planned with the Two Rivers Metropolitan District.

Other topics of discussion included the upcoming installation of new mailboxes and the associated logistics, as well as necessary repairs to the fencing around the pool and between the easements. According to the fire

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Two Rivers Homeowners Association Board of Directors Meeting November 3, 2025

mitigation evaluation, these fences require repair to help reduce the potential fire risk near the homes.

Accounts Payable

The Board reviewed the August 2025 through October 2025 accounts payable lists. By motion duly made and seconded it was unanimously

RESOLVED to ratify the August 2025 through October 2025 accounts payable lists as presented.

Approval of 2026 Proposed Meeting Calendar

The Board reviewed the proposed 2026 meeting calendar, confirming that Board meetings will continue to be held on the first Monday of the second month of each quarter, with the annual member meeting scheduled for the first Monday of December. By motion duly made and seconded it was unanimously

RESOLVED to approve the 2026 Proposed Meeting Calendar as presented.

Approval of Fresh Mountains Lawns 2026 Proposal

The Board reviewed the proposal from Fresh Mountain Lawns for the 2026 landscaping season for the Association, noting a 5% increase as anticipated. Mr. Plizga presented a second proposal received on the day of the meeting, which reflected a price of nearly \$20,000 more. The Board discussed the quality of work performed by Fresh Mountain Lawns. By motion duly made and seconded it was unanimously

RESOLVED to approve the 2026 Fresh Mountain Lawns proposal as presented.

Approval of DocAccess for Online Document Accessibility and Translation

The Board reviewed the proposal from DocAccess, a web-based program that enables documents posted on the Association's website to be accessible and translatable into most languages. Ms. Gembal explained that this program would help Spanish-speaking residents better understand the Association's governing documents and related materials. Clarification on

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Two Rivers Homeowners Association Board of Directors Meeting November 3, 2025

the pricing was provided. By motion duly made and seconded, it was unanimously

RESOLVED to approve the proposal for DocAccess for online document accessibility.

Annual Member Meeting

December 1, 2025 The Board discussed the upcoming annual member meeting, during which Katie Jenkins, Fire Mitigation Specialist from Eagle County, will be the guest speaker. The intention is for her to provide owner education on wildfire mitigation, including information on fire risk assessments and steps homeowners can take to protect their properties. The Board also inquired about the chipping program, and Mr. Plizga will follow up on potential opportunities for the community.

Other

Director Behrens brought forward the ongoing discussion to review and potentially amend the current Rules and Regulations, noting that some provisions may no longer be applicable. A work session among Board members is scheduled for next Tuesday to provide comments. Ms. Gembal reminded the Board not to draft any rules that conflict with the provisions of the Declaration, Bylaws, or Articles of Incorporation, as such rules would not be enforceable.

Preliminary 2026 Budget

Mr. Marchetti presented the preliminary 2026 budget for the Association, noting that the assessment had initially been proposed to remain the same as 2025, which would allow the budget to break even. This approach was also intended to help offset some of the property tax increases that residents will experience in 2026. The Board discussed whether dues should be increased to account for inflation and to build additional reserves for future projects or potential major cost increases. Following discussion, the Board decided to raise the dues to \$75 per month, a \$3 increase.

Mr. Marchetti also noted that all other expenditures had been adjusted for inflation, with the only remaining revision needed being the allocation of employee labor costs between the Association and the District, now that Confluence will require a portion of Mr. Plizga's time to oversee operations and daily activities. By motion duly made and seconded, it was unanimously

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Two Rivers Homeowners Association Board of Directors Meeting November 3, 2025

RESOLVED to adopt the 2026 proposed budget with the dues increase to \$75 per month, and subject to revision of the cost allocation between the HOAs and the District.

Financial Statements

Mr. Marchetti presented the preliminary financial statements as of September 30, 2025, noting that landscaping and irrigation expenses are expected to be lower than budgeted. He also mentioned the possibility of transferring additional funds from the reserve account to the newly established investment account with Edward Jones to achieve higher interest earnings.

Accounts Receivable

Ms. Gembal reported that most payment plans have expired and owners have been unable to complete them. She noted that she is working with the owners to reach a resolution. The Board reiterated the importance of making major efforts to bring these accounts current.

Executive Session

An executive session was held to discuss ongoing issues with the account for 11 Catfish Circle due to its extraordinary balance. Ms. Gembal requested the Board's consideration and approval of a resolution to refer the delinquent account to collections for noncompliance with an established payment plan. The owner had proposed a payment plan of \$100 per month prior to the meeting; however, given that it would take years to resolve at that rate and considering the account's history of late or missed payments over extended periods, the Board did not approve the proposed plan. By motion duly made and seconded, it was unanimously

RESOLVED to refer the delinquent account for 11 Catfish Circle to collections due to noncompliance with an established payment plan.

Adjournment

There being no further matters for discussion, the meeting was adjourned at 7:33 p.m.

Respectfully submitted,

Magdalena Gembal
Recording Secretary for the Meeting

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BUDGET RATIFICATION MEMBER MEETING OF TWO RIVERS HOMEOWNERS ASSOCIATION, INC.

December 1, 2025

A meeting of the members of the Two Rivers Homeowners Association, Inc. was duly noticed and called at the Two Rivers Community Center, 80 Lake Shore Dr., Gypsum, CO 81637, in accordance with the applicable statutes of the State of Colorado.

ATTENDANCE

The following property owners were present and acting:

- Nancy Andresen - President
- Thomas Behrens – Treasurer
- Glen Tripp – Director
- Matt Baron – Director
- Jacquelynn Laman – Resident
- Dustin Hall – Resident
- Karen Tripp – Resident
- William Lee Lovelace – Resident
- Michael Morales – Resident
- Jorge Solis – Resident
- Alma Ramos – Resident
- Laura Fierro – Resident
- Israel Hernandez – Resident
- Zyanya Rodriguez – Resident
- Emanuel Ruiz – Resident
- Alexa Hill – Resident
- Drew Stone – Resident
- Natanael Garcia – Resident
- Sean Parsons – Resident
- Leo Jimenez and Crisie Bateman – Resident
- Tracey Sommers – Resident
- Alfonso Fragoso – Resident
- Charles Herr – Resident
- Adelaida Gonzalez – Resident
- Tammy Behrens – Resident
- Todd Schgurich – Resident
- Andrea Andersen – Resident
- April Buskirk – Resident

Also in attendance were:

- Ken Marchetti, C.P.A.
- Magdalena Gembal, Recording Secretary for the meeting
- Craig Plizga, Community Operations Manager

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Two Rivers Homeowners Association Budget Ratification Meeting December 1, 2025

Call to Order The budget ratification member meeting of the Two Rivers Homeowners Association was called to order on December 1, 2025 at 6:08 p.m. It was reported for the record by Marchetti & Weaver, LLC that proper notice as required by the Association's bylaws had been duly sent on November 17th, to all members of the Association.

Declaration of Quorum Colorado Common Interest Ownership Act (CCIOA) provides that the Association's budget is to be adopted by the Executive Board of Directors and unless vetoed by a majority of all members of the Association, the budget stands as adopted by the Executive Board of Directors. The purpose of this meeting is to determine whether the budget will be vetoed by the members of the Association and a quorum is not required to hold the meeting.

Consideration and Ratification of 2026 Budget Mr. Marchetti commented that the Budget was approved at the Executive Board meeting on November 3, 2025. The Board's approval of the Budget will stand unless it is vetoed by a majority of all members of the community. Since a majority of the members of the community are not in attendance at this meeting, the Board's adoption of the Budget stands.

Mr. Marchetti then explained the different components of the Budget. First, he addressed the monthly assessments, noting that for 2026 they will be increased back to \$75, consistent with the 2024 rate and prior years. He reminded members present that in 2025 the monthly assessment was reduced to \$72 to help residents offset rising property taxes and inflation.

He also discussed other income components, such as late fees, while emphasizing a strong focus on collections to avoid late fees and reduce collection-related issues.

Mr. Marchetti then reviewed expenses, highlighting the larger cost items, including landscaping for the community and other general expenses such as administration and accounting services provided by Marchetti & Weaver, LLC, billing services provided by AmCobi, and the allocation of the Operations Manager cost, Craig Plizga, with a portion of his salary allocated from Two Rivers Metropolitan District to this Association.

A resident inquired whether there had been any discussion about building a pickleball court. It was noted that this would be a matter handled by the

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Two Rivers Homeowners Association Budget Ratification Meeting December 1, 2025

Two Rivers Metropolitan District, as it pertains to infrastructure. Two Rivers Metropolitan District's board meetings are open to the public if anyone is interested in attending those meetings and there will be upcoming Board seats on that Board in 2027.

There were no further questions from the community.

Adjournment

There being no further matters for discussion, the meeting was adjourned at 6:14 p.m.

Respectfully submitted,

Magdalena Gembal
Recording Secretary for the Meeting

Subject to Approval

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ANNUAL MEMBER MEETING OF TWO RIVERS HOMEOWNERS ASSOCIATION, INC.

December 1, 2025

A meeting of the members of the Two Rivers Homeowners Association, Inc. was duly noticed and called at the Two Rivers Community Center, 80 Lake Shore Dr., Gypsum, CO 81637, in accordance with the applicable statutes of the State of Colorado.

ATTENDANCE

The following property owners were present and acting:

- Nancy Andresen - President
- Thomas Behrens – Treasurer
- Glen Tripp – Director
- Matt Baron – Director
- Katie Jenkins – Eagle County Fire Mitigation Specialist
- Jacquelynn Laman – Resident
- Dustin Hall – Resident
- Karen Tripp – Resident
- William Lee Lovelace – Resident
- Michael Morales – Resident
- Jorge Solis – Resident
- Alma Ramos – Resident
- Laura Fierro – Resident
- Israel Hernandez – Resident
- Zyanya Rodriguez – Resident
- Emanuel Ruiz – Resident
- Alexa Hill – Resident
- Drew Stone – Resident
- Natanael Garcia – Resident
- Sean Parsons – Resident
- Leo Jimenez and Crisie Bateman – Resident
- Tracey Sommers – Resident
- Alfonso Fragoso – Resident
- Charles Herr – Resident
- Adelaida Gonzalez – Resident
- Tammy Behrens – Resident
- Todd Schgurich – Resident
- Andrea Andersen – Resident
- April Buskirk – Resident

Also in attendance were:

- Ken Marchetti, C.P.A.
- Magdalena Gembal, Recording Secretary for the meeting

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Two Rivers Homeowners Association Annual Member Meeting December 1, 2025

- Craig Plizga, Community Operations Manager

Call to Order

The annual member meeting of the Two Rivers Homeowners Association was called to order on December 1, 2025 at 6:15 p.m., noting a quorum was not present. It was reported for the record by Marchetti & Weaver, LLC that proper notice as required by the Associations bylaws had been duly sent on November 17th, to all members of the Association.

Declaration of Quorum

Mr. Marchetti reported that according to the Bylaws of the Association, the presence in person or by proxy of 20% of the votes entitled to be cast at such meeting (53 Units) shall constitute a quorum so a quorum was not represented at the meeting. In the absence of a quorum, no official action can be taken at the meeting, but discussion was held and this record of items discussed was maintained for documentation purposes.

Changes to Agenda

Resident Jacquelynn Laman requested to discuss the rules and regulations with the Board.

Minutes

The Board reviewed the December 4, 2024 Annual Member Meeting Minutes. Those present agreed the minutes accurately reflected the outcome of the meetings.

Owner Education – Wildfire Mitigation and Preparedness with Eagle County

• Katie Jenkins, Wildfire Mitigation Specialist with Eagle County, presented information on wildfire mitigation and community risk reduction. She explained that wildfire behavior can be altered through structure hardening and vegetation management, noting that approximately 90% of structures lost in wildfires are ignited by wind-driven embers.

Ms. Jenkins shared general recommendations from a community-wide assessment conducted in August, including maintaining Class A asphalt shingle roofs, cleaning gutters one to two times per year, and keeping combustible materials and mulch at least three to five feet away from structures. She emphasized that the first five feet around a home is the most critical area for mitigation. Deciduous trees such as aspens and cottonwoods are less combustible, while conifers such as spruce, pine, and juniper pose a higher fire risk and may be mitigated through trimming lower branches.

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Two Rivers Homeowners Association Annual Member Meeting December 1, 2025

Ms. Jenkins noted that Eagle County offers free private property wildfire risk assessments, typically taking 30–45 minutes, and a cost-share assistance program reimbursing up to \$1,000 per property for eligible mitigation work, with a 25% owner match. The program is not retroactive; 2025 funds have been exhausted, and 2026 applications are expected to open in March or April.

She also addressed fencing and gate materials, recommending that combustible fencing connected to structures be replaced with five to six feet of noncombustible material, such as composite or metal.

Ms. Jenkins noted that while mitigation assessments and certifications may assist with insurance renewals, they do not necessarily result in premium reductions. No further questions were raised following the presentation and information was shared and posted on the HOA website .

2025 Financials/ 2026 Budget

Mr. Marchetti presented the financial statements, including the 2025 interim statements through September 30, 2025, and the 2026 budget.

Mr. Marchetti presented a recap of the 2025 financials. He reviewed the Balance Sheet, comparing 2024 and 2025, and noted that an investment account was opened which is currently earning approximately 3–4% interest. Accounts Receivable remain relatively consistent, with payment plans in place as needed, emphasizing the Association’s need to collect funds while remaining flexible with owners. Liabilities primarily consist of Accounts Payable related to landscaping, the Association’s largest expense.

In response to a question regarding Accounts Payable differences between the Metro District and the HOA related to shared expenses at year-end, Mr. Marchetti explained that 2025 expenses are lower due to the absence of major projects compared to 2024. He also noted that the Metro District’s cost-sharing allocation was reduced from 50% to 20%, with costs reallocated between the Metro District, Confluence Community Association, and this Association.

Mr. Marchetti then reviewed the Profit and Loss statement, noting total annual dues of approximately \$225,000, with \$169,000 billed as of September 30, 2025. Late fees were reported as minimal, reflecting improved account standing. Administrative and accounting expenses are under budget, with other general expenses on track. Operating expenses

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Two Rivers Homeowners Association Annual Member Meeting December 1, 2025

are also under budget, with the exception of weed and native landscaping costs. As of September 30, 2025, the Association is operating with a surplus of approximately \$32,000 and is forecasting a year-end surplus of approximately \$29,000.

Mr. Marchetti briefly referenced the 2026 Budget, noting that it is a break-even budget with contingency line items. No further discussion was held, as the budget ratification meeting occurred prior to this meeting.

Election of Board Members

Since a quorum was not present, a formal election of Board members could not be conducted. In accordance with the Bylaws, Board vacancies are to be filled by appointment of the remaining Board members. The Board requested feedback from members in attendance regarding individuals interested in serving on the Board.

There are five Board seats, with two three-year terms expiring in 2025 (Blackstock and Baron). Nominations were opened, and existing Board members expressed interest in continuing to serve. In addition, Dustin Hall, a new resident of Eagle and former HOA president for six years at Sylvan Square HOA, expressed interest in serving on the Board.

As no quorum was present, no appointments were made at this meeting. Nomination ballot forms were distributed to members in attendance to gather feedback, which will be tallied and considered by the Board at its next meeting when appointments are made.

Community Update

Craig Plizga, operations manager of the community, provided information on facility updates and maintenance activities in Two Rivers Village, which included:

- Landscaping of the Buffalo Boulevard cul-de-sac was completed last spring by Fresh Mountain Lawns. Over the next four years, approximately ten trees or shrubs will be added annually to fill gaps and replace losses.
- The pool experienced higher debris levels this season, likely due to nearby construction and wind, resulting in increased chlorine use and some algae later in the season. A liquid chlorination system will be installed to supplement the existing puck system and address algae issues. Pool start-up and blowout went well, with minimal complaints, and blowout was completed with ten days remaining in October.

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Two Rivers Homeowners Association Annual Member Meeting December 1, 2025

- The annual trash clean-up week was successful. Roll-off containers placed near the water plant worked well, with no overfilled containers or issues with non-resident dumping.
- To help isolate Kokanee Lake from the Colorado River during extremely high water events, Tally Hoe is relocating excess dirt to the area behind the water plant.
- Colorado Parks and Wildlife will return in the spring to survey the three lakes. If fish populations remain strong, largemouth bass may be added to Bass Lake and possibly Trout Lake. Kokanee Lake remains overpopulated with smallmouth bass. A fall survey confirmed no invasive mussels; however, New Zealand mud snails were found in Bass Lake. Educational signage will be installed at all water bodies to prevent their spread.
- New mailboxes were purchased and installed. Mail boxes for seventeen residential units and one office unit were replaced, three additional residential units for the new Confluence at Two Rivers project and one four-parcel locker were added, for a total of 22 units. The mailbox shelter was also extended.
- Vail Church hosted the Summer River Jam for the fourth year, featuring afternoon art and evening sports. Appreciation was expressed for Ms. Judith Medina continued efforts related to this. The community continues to host the Book Mobile on Tuesdays, the MIRA bus on the second Thursday of each month, and a winter food market every Thursday afternoon. The community room remains heavily used and is rented nearly every weekend. Efforts are underway to bring in a dog trainer on Wednesday evenings.
- Looking ahead to 2026, priorities will focus on wildfire mitigation, including replacing easement gates with improved designs using noncombustible materials and managing natural areas to create a more park-like environment.

Metro District 2025 Financials

Mr. Marchetti provided a high-level overview of the Two Rivers Metropolitan District's financial status for the interim period ending October 31, 2025, as well as the 2026 budget. He explained that the Metropolitan District is responsible for public amenities, roads, and infrastructure, and operates with a larger budget funded primarily through property taxes, sales taxes, and assessments or fees for water, sewer, and infrastructure.

Mr. Marchetti noted that the Metropolitan District Board consists of five members serving four-year terms. Historically, the Board has been developer-controlled; however, as development of Confluence nears

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Two Rivers Homeowners Association Annual Member Meeting December 1, 2025

completion, Board control will transition to homeowners, with anticipated turnover occurring in 2027 and 2029. He also clarified that it is permissible for individuals to serve concurrently on both the HOA and Metropolitan District Boards.

He also highlighted a \$2 increase in both the water and sewer base fees, consistent with prior years' inflation adjustments, and a \$7 decrease in the recreation and infrastructure fee.

Other Business

Resident Ms. Jacquelynn Laman, of 108 Rainbow, requested clarification and stricter covenant enforcement regarding her next-door neighbor for loud noises after hours, overflow of cars in the driveway, and other vehicle-related issues. Mr. Plizga and Ms. Gembal explained the current enforcement policy and will follow up with legal counsel regarding possible solutions. Additionally, Mr. Plizga will continue conversations with the owner, and warning notices and/or fines will be issued as appropriate.

Public Input

A resident inquired about the new development, Confluence at Two Rivers Owners Association, and Mr. Marchetti noted that the first phase of 8 out of 46 units is expected to close in 1–2 weeks. The development will be part of the metro district but will have a separate homeowners association. It was noted that the parcels adjacent to the development on the south and east sides are under conservation easements (no Fortius involvement; owned by an owner outside of the Valley), and driving on them is not permitted.

Another resident asked about the concrete work at one of the lake accesses, noting that it is currently roughed-in. Mr. Plizga will check into this.

Adjournment

There being no further matters for discussion, the meeting was adjourned at 7:31 p.m.

Respectfully submitted,

Magdalena Gembal
Recording Secretary for the Meeting

February 2026 Two Rivers HOA Operations Report

- Tally Ho has completed the barrier between Kokanee Lake and the Colorado River.
- We are using Colorado Booting to enforce parking in the Confluence. When I pass out the parking permits, I will point out all their current hoa violations along with the rules of the lakes and the grassy areas.
- Trinity will again be servicing the clean-up days. We will again place them back at the end of the buffalo cul de sac. Starting off with two roll-offs on Monday morning then replace them as they fill up and eventually taking the final one away Friday afternoon. I plan on having them come the week after the community yard sale, which is historically the 3rd Saturday of June.
- I am adding a brochure holder and bulletin board to the ends of the mailboxes. Hopefully creating a little community service board where residents can go to find help—a plumber or electrician who lives in the community. The board will also be used by me to get out what we have upcoming or services we are offering, currently I tape the flyers to the mailboxes.
- I am adding fire extinguishers to both floors of the community center along with a fire blanket by the stove. I am replacing the seals on one of my pool pumps and adding a liquid chlorine feeder for the pool. I am also replacing all the cables of the multi station cable gym in the fitness room.
- The room rentals have recently picked up. Early February is totally full as is most of April and May, but for some reason March is still pretty open.
 - Community 4-H group will again be using the room one Sunday a month from February through July.
 - We have a dog obedience class currently happening on Wednesday evenings.
 - Exploremos will be hosting a bear education class here on April 14th
- Walking Mountain found us a grant that will give the community free roadside pickup of recycling for the next two years.
- Hoop....
 - City hoops who was selected to replace the basketball hoop has gone out of business.

- The current hoops need new back boards and one needs to be re-anchored
 - This could be done without replacing the entire hoop.
 - Extra money could be used for things like adding a portable pickleball net, soccer/hockey goals, a volleyball net, and have the court lines painted for each sport.
- We will be using Citadel Security again for the 4th of July. I shortened the time slightly to save a little money based on the reports I got last year.
 - Flock security is a company that provides video and or license plate readers at the entrance of communities to serve as a sort of gate.
 - In bound LPR \$650 to install then \$3250 annually
 - Inbound LPR & video \$650 to install then \$3700 annually
 - In&Out LPR \$800 to install then \$4200 annually
 - In&Out LPR & Video \$1300 to install then \$5950 annually

Two Rivers HOA
Accounts Payable - November 2025

<u>Vendor</u>	<u>Amount</u>	<u>Description</u>
<i>American Conservation & Billing</i>	<i>1,252.00</i>	<i>HOA Billing - Oct</i>
<i>Fresh Mtn Lawns</i>	<i>650.00</i>	<i>Irrigation Repairs on Multiple homes</i>
<i>Payables to be Ratified at Meeting:</i>	<i>1,902.00</i>	

Two Rivers HOA
Accounts Payable - December 2025

<u>Vendor</u>	<u>Amount</u>	<u>Description</u>
<i>American Conservation & Billing</i>	<i>1,282.00</i>	<i>HOA Billing - Nov</i>
<i>Marchetti and Weaver, LLC</i>	<i>16,081.97</i>	<i>Admin & Accounting - Aug-Nov</i>
<i>Streamline</i>	<i>259.20</i>	<i>DocAccess Annual Subscription</i>
<i>Payables to be Ratified at Meeting:</i>	<u><u>17,623.17</u></u>	

Two Rivers HOA
Accounts Payable - January 20256

<u>Vendor</u>	<u>Amount</u>	<u>Description</u>
<i>American Conservation & Billing</i>	<i>1,342.00</i>	<i>HOA Billing - Dec</i>
<i>Marchetti and Weaver, LLC</i>	<i>3,738.56</i>	<i>Admin & Accounting - Dec</i>
<i>Payables to be Ratified at Meeting:</i>	<u><u>5,080.56</u></u>	

TERMS & CONDITIONS AGREEMENT

The undersigned party (hereinafter called "Client") and Citadel Security Group LLC, a Colorado limited liability company.

SCOPE OF SERVICE: This Terms and Conditions Agreement governs the provision of security services ("Services") by Citadel Security Group, LLC to the Client. The Scope of Work and Schedule of Services are defined in the accompanying Service Agreement. The Service Agreement also outlines any additional terms agreed upon by both parties. Together, this Terms and Conditions Agreement and the Service Agreement constitute the full understanding between the parties and are legally binding. Citadel Security Group, LLC shall provide security personnel and resources necessary to perform the Services described in the Scope of Work, including but not limited to security guard, patrols, access control, incident response, and other site-specific services as outlined in the "Service Agreement".

TERM: This Terms and Conditions Agreement shall remain in effect for a period of one (1) year from the Effective Date, unless terminated earlier in accordance with its provisions. Each Service Agreement executed under this Terms and Conditions Agreement shall define the specific term of service ("Term") for that engagement. Upon expiration of the Term in any Service Agreement, services will automatically continue on a month-to-month basis unless otherwise agreed in writing. In the absence of a new executed Service Agreement, Citadel Security Group, LLC reserves the right to increase the service rate by eight percent (8%) annually beginning on the first day of the month-to-month renewal period.

PAYMENT TERMS: Client agrees to pay all service fees as outlined in the Service Agreement, including the rates for scheduled services, any remaining balance after deposit, service overages, and applicable taxes, within fifteen (15) days of receiving an accurate invoice from Citadel Security Group, LLC. A processing fee of (3.7%) will apply to all credit card payments, subject to change based on prevailing processing rates. Invoices not paid within fifteen (15) days are subject to a two percent (2.0%) monthly compounding late fee. Any billing disputes must be submitted in writing within ten (10) days of the invoice date. If no written dispute is received within that period, the invoice shall be deemed final. Dissatisfaction with services rendered does not waive the Client's obligation to pay, except in cases where services were not provided in accordance with the agreed Scope of Work. Alternate payment terms may apply if expressly stated in the attached Service Agreement.

SCHEDULE OF SERVICES: Citadel Security Group, LLC agrees to provide the personnel, labor, materials, and equipment necessary to perform services as outlined in the Schedule of Services and Scope of Work included in the attached Service Agreement. Unless otherwise specified in the Service Agreement, Client will be billed at the holiday rate of time and a half (1.5x) for services performed on the following recognized holidays: New Year's Day, Independence Day, Thanksgiving Day, and December 25th. Any services requested outside the agreed-upon Schedule of Services will be billed at the overtime rate of time and a half (1.5x), unless otherwise agreed to in writing by both parties.

DEPOSITS AND CANCELLATION TERMS: If a deposit is required as outlined in the Service Agreement the Client agrees to pay up to 100% of the total estimated cost no later than seven (7) days prior to the scheduled start of service. Failure to provide the deposit by this deadline may result in cancellation of services by Citadel. Cancellations received within seven (7) calendar days of the scheduled service start date will result in forfeiture of the full deposit amount. Cancellations received within thirty (30) calendar days of the scheduled service start date will result in a partial refund of fifty percent (50%) of the deposit. Cancellations received more than thirty (30) days prior to the scheduled service start date may be eligible for a full refund of the deposit.

CHANGE OF WORK: Citadel Security Group, LLC reserves the right to adjust rates in response to any changes to the Scope of Work or Schedule of Services requested by the Client. Client agrees to a minimum of six (6) hour shifts for all scheduled service. If the Client ends any scheduled shift early or cancels with less than twenty-four (24) hours' notice, Citadel will bill a minimum of six (6) hours per shift. Changes to the Scope of Work or Schedule of Services may be made in writing and agreed upon

by both parties without requiring an amendment to the Service Agreement or the Terms and Conditions Agreement.

PERSONNEL, EQUIPMENT, AND EXPENSES: Citadel Security Group, LLC shall assign personnel to perform services as outlined in the attached Service Agreement. Personnel shall be uniformed and equipped in accordance with the specifications set forth in the Service Agreement. Citadel shall ensure that its personnel are trained and supervised in accordance with accepted industry standards to carry out the duties described in the Scope of Work. The Client may request the removal of any assigned personnel from its site, on a non discriminatory basis. Citadel will make reasonable efforts to accommodate such requests, provided that any employment actions taken comply with applicable labor laws and employment regulations. The Client acknowledges that while it may request the removal of specific individuals from its property, it may not require employment decisions that violate applicable law. The Client is responsible for maintaining a safe, respectful, and legally compliant work environment for Citadel personnel while they are assigned to Client property. Citadel shall provide and maintain the equipment necessary to perform the services described in the Service Agreement. No additional equipment, materials, or expenses will be billed to the Client unless expressly agreed to by both parties in writing. If additional equipment or materials not listed in the Service Agreement are required to perform the agreed-upon services, the Client shall be responsible for furnishing such items or for approving the associated cost in writing prior to deployment. Citadel Security Group, LLC is an Independent Contractor and all persons employed to furnish services hereunder are employees of Citadel Security Group, LLC and not of Client.

NON-SOLICITATION: The Client agrees not to solicit for employment any employee of Citadel Security Group, LLC whom they have had contact as a result of this Agreement while the candidate is employed by Citadel Security Group, LLC and for twelve (12) months following termination of such employment, unless specifically agreed to in writing. Any violation of the non-solicitation will result in a recurring charge of \$5,000 per occurrence.

LICENSES AND PERMITS: Citadel Security Group, LLC is responsible for maintaining all required business licenses, certifications, and registrations necessary to legally operate and perform security services under applicable federal, state, and local laws. The Client shall be responsible for obtaining and maintaining any licenses or permits required for the lawful operation of its business or for the performance of services by Citadel on Client property, and make them available for inspection upon request. The Client shall also ensure full compliance with all applicable federal, state, and local laws, regulations, and ordinances related to the scope of services performed under this Agreement.

INSURANCE: Citadel Security Group, LLC shall carry and maintain Workers' Compensation insurance of \$1,000,000, Comprehensive General Liability insurance in a amount of \$2,000,000 combined single limit, and Automobile Liability insurance in a minimum amount of \$1,000,000 combined single limit for Citadel Security Group, LLC's vehicles. Additionally, umbrella coverage shall be carried by Citadel Security Group of an additional \$4,000,000. Citadel Security Group, LLC shall furnish to Client a Certificate of Insurance evidencing such coverage upon request sent to COI@CitadelSecurityUSA.com.

INDEMNIFICATION: Client shall defend, indemnify, and hold harmless Citadel Security Group, LLC, including its officers, directors, employees, agents, and representatives, from and against any and all claims, actions, losses, damages, liabilities, costs, and expenses (including reasonable attorneys' fees) arising out of or resulting from the acts, omissions, or willful misconduct of Client or its personnel in connection with this Agreement. Additionally, Client agrees to defend, indemnify, and hold harmless Citadel from any claims, losses, damages, or liabilities—whether involving third parties, Citadel personnel, or others—that occur on Client property during the course of service and may result in liability exposure to Citadel's insurance, except to the extent such claims arise from the gross negligence or willful misconduct of Citadel. This indemnification obligation shall survive the termination or expiration of this Agreement.

Subject to the limitations contained herein, Citadel Security Group, LLC shall likewise defend, indemnify, and hold harmless the Client, including its officers, directors, employees, agents, and representatives, from and against any and all claims, actions, losses, damages, liabilities, costs, and expenses (including reasonable attorneys' fees) arising out of or resulting from the acts, omissions, or willful misconduct of Citadel or its personnel in connection with this Agreement.

NON-GUARANTEES: Citadel Security Group, LLC provides security services as a deterrent and risk-reduction measure only. Citadel makes no guarantees, warranties, or representations, express or implied, regarding the effectiveness, prevention of loss, or outcomes of these services. The Client acknowledges that the presence of security personnel or systems cannot guarantee protection against all incidents, threats, injuries, criminal acts, or property damage. Citadel shall have no liability for any loss, injury, damage, or claim arising out of or related to criminal acts, third-party conduct, or other incidents occurring on Client property. The Client accepts and assumes all risks associated with its operations and understands that Citadel's role is limited to the performance of services as outlined in the Service Agreement.

TERMINATION: Citadel Security Group, LLC may terminate this Agreement or The Client may terminate this Agreement for cause with fourteen (14) days' written notice, specifically identifying Citadel's failure to perform services as outlined in the Scope of Work within the Service Agreement. Citadel shall have the opportunity to cure any alleged deficiencies during the notice period. If the Client terminates this Agreement or any Service Agreement prior to the expiration of the agreed-upon term without cause, the Client shall remain responsible for payment of thirty (30) days of scheduled services. In all cases, the Client shall remain responsible for all payments due for services rendered, authorized expenses incurred, and any obligations accrued under this Agreement through the effective date of termination. Citadel may also terminate this Agreement immediately upon determining that the Client has materially breached any provision of this Agreement.

BINDING: This Agreement shall be binding upon, and shall inure to the benefit of, the parties hereto, and their successors and assigns. Citadel Security Group, LLC may assign to a parent, subsidiary, or affiliate of Citadel Security Group, LLC, or as a result of a sale, merger, consolidation, conversion or other transfer of all or substantially all of Citadel Security Group, LLC's assets. The Client may assign to a parent, subsidiary, or affiliate of Client, or as a result of a sale, merger, consolidation, conversion or other transfer of all or substantially all of Client's assets with Citadel Security Group, LLC's consent.

ENTIRE AGREEMENT AND AMENDMENTS TO AGREEMENT: This Terms and Conditions Agreement, together with the accompanying Service Agreement—which defines the Scope of Work, Schedule of Services, pricing, and any additional terms specific to the engagement—constitutes the entire agreement between the Client and Citadel Security Group, LLC. No representations, promises, or agreements, whether oral or written, not expressly incorporated herein or in the Service Agreement shall be valid or enforceable. This Agreement may only be amended by a written instrument signed by the Client and, if applicable, acknowledged by Citadel in writing.

NOTICES: All notices, requests, demands, or other communications required or permitted under this Agreement shall be in writing and deemed properly given when delivered in person, by certified mail, or by email with confirmation of receipt.

Notices to Citadel Security Group, LLC shall be addressed as follows:

Citadel Security Group, LLC
129 W Sherman Oak Way
PO BOX 326
Nixa, MO 65714
Email: Contracts@CitadelSecurityUSA.com

Notices to shall be addressed as follows:

Email:

LEGAL: In the event any legal action is taken by either party against the other party to enforce any of the terms and conditions of this Agreement, it is agreed that the unsuccessful party to such action shall pay to the prevailing party therein all court costs, reasonable attorneys' fees and expenses incurred by the prevailing party. With this agreement, Client agrees to any legal action to take place in the State of Colorado. Client also agrees to Mediation as a means for resolution.

FORCE MAJEURE: Citadel Security Group, LLC shall not be held liable for any delay or failure in performance under this Agreement, including any claims for damages or liquidated damages, if such delay or failure is caused by events beyond its reasonable control. These events include, but are not

limited to, natural disasters, acts of God, war, terrorism, civil unrest, labor strikes, government orders, power outages, public health emergencies, or any other circumstance that makes performance impracticable or impossible (each a "Force Majeure").

EXHIBITS AND HEADINGS: In the event any exhibit attached to this Terms and Conditions Agreement contains terms or conditions that conflict with or add to the terms of this Agreement, the provisions of this Terms and Conditions Agreement shall take precedence unless the conflicting or additional terms are expressly agreed to in writing and signed by both parties. Any such mutually accepted terms shall be considered part of this Agreement only if clearly identified and initialed by the Client. This Agreement is intended to govern the general terms and conditions of service, while the specific Schedule of Services and Scope of Work shall be set forth in the accompanying Service Agreement.

COUNTERPARTS: This Terms and Conditions Agreement may be executed in one or more counterparts each of which shall be deemed an original, and all of which together shall constitute and the same instrument. Execution and delivery of this Agreement by electronic mean, including scanned signatures or electronic signature platforms, shall be valid and binding. This Agreement shall be deemed accepted and enforceable upon execution by the Client, regardless of whether it is signed by Citadel Security Group, LLC. By signing the accompanying Service Agreement, the Client acknowledges and agrees to the terms and conditions set forth herein. The Service Agreement, which outlines the specific Schedule of Services and Scope of Work, is incorporated by reference and shall govern all service-specific provisions.

EXECUTION: By signing the accompanying Service Agreement, the Client acknowledges and agrees to be bound by the terms and conditions set forth in this Terms and Conditions Agreement. This Agreement shall be deemed validly executed and enforceable upon the Client's signature by an authorized representative. No additional signature by Citadel Security Group, LLC shall be required to render this Agreement binding.

Each individual executing the Service Agreement on behalf of the Client represents and warrants that they are duly authorized to bind the Client to the terms herein.

FOR CLIENT:

FOR CITADEL:

Christina Terebesi

Jan 28, 2026, 10:39 AM MST

SERVICE AGREEMENT

Coverage Location	
Site Name:	Two Rivers HOA
Client Point of Contact:	Name: Craig Plizga
	Phone: 970-618-3286
	Email: trmdoperations@gmail.com
Site Address:	80 Lakeshore Dive Dotsero CO
Effective Service Date	
July 4, 2026 - July 5, 2026	
Schedule Of Coverage	
2 officer 1800-0100	
Scope of Services	
<ul style="list-style-type: none"> • 2 guard roaming in a car • Enforce no fireworks rule • 	
Pricing	
Holiday Security Officer Rate:	\$69.53 * 12 = \$834.36
Security Officer Rate:	\$46.35 * 2 = \$92.70
Vehical Rate:	\$ 65.00
Drive Time:	\$ 25.88 * 2.5 = \$64.70
Lodging:	
Total Cost:	\$1056.76

Billing Info	
Name & Title	
Bill To Email	
Billing Phone Number	
Company EIN	

"Signing below accepts the Service Agreement and assumes financial responsibility as outlined in the "Terms & Conditions Agreement."



P:877-639-4301 W: www.CitadelSecurityUSA.com
Your Safety, Our Commitment

104898717.2

Record of Signing

For Citadel Security Group LLC
Name Christina Terebesi
Title Events Manager

Christina Terebesi

Signed on Jan 28, 2026 10:39 AM MST

Secured by Concord™
DocumentID: 032IGkmabrpGxVrxIV46yn
SigningID: 032IGkma7eG2CJEEfDJUvf
UTC Signing time: 2026-01-28 17:39:23 UTC
IP Address: 47.5.3.112
Email: cterebesi@citadelsecurityusa.com



From: [David A. Firmin](#)
To: [Magdalena Gembal](#); [Jamie Hamilton](#)
Subject: RE: Request for Legal Guidance on Ongoing Neighbor Dispute and Noise Complaints
Date: Friday, December 5, 2025 5:04:28 PM

[EXTERNAL EMAIL**]**

Magdalena,

I hope all is well. Responses in Red.

Given these circumstances, we'd appreciate your advice on the following:

1. **What steps can the HOA take when we have limited evidence of a nuisance or noise violation?**
 - a. You can send the violation warning letter. That is about it. The real problem is that if you were to go by and it stops, it is deemed cured and you start the process over again. Also, as a general statement, you can't do anything unless it involves multiple owners, not just one. Just one is a private nuisance that the other owner must address. They can call the police or file their own lawsuit.
2. **Are there enforcement tools or documentation methods we should be using to better support action on recurring violations?**
 - a. No, the way the statute is written, it takes much of the ability to address unique re-occurring issues away since they have two independent 30 day cure periods and there is no definition of how long it must stay cured to not be a continuing nuisance. At some point you can try to sue due to the continuing nature, however, this is going to be a toss up on if you would prevail.
3. **Would it be advisable—or necessary—for the Association to adopt a formal policy regarding neighbor-to-neighbor disputes?**
 - a. What I have done in other communities is, in addition to the alternative dispute resolute policy which is required, is to offer the two parties referrals to lost cost mediators. Try to get them to mediate on their own.
4. **How can we balance enforcement with the risk of claims of selective enforcement, given limited resources?**
 - a. You can't other than through the use of the policy (enforcement) that at times some violations are best addressed between owners as opposed to the Association which has limited tools available to it.
5. **In situations like this, what is the HOA's scope of responsibility versus what should remain a civil matter between owners?**
 - a. A nuisance such as noise is difficult to begin with and as stated, if it is only one neighbor complaining, that is a private issue. The policy, if you want to amend it, can state the association will not address any noise or non-building complaints unless it

impacts three or more owners. This way, you can address the issues in a manner that impacts the community, not just an owner.

David A. Firmin :: *Shareholder*

555 Zang Street, Suite 100, Lakewood, CO 80228-1011

Direct 303.991.2028 :: Main 303.432.9999 :: Fax

303.991.2047

dfirmin@altitude.law :: www.altitude.law

Links :: 



This law firm may be acting as a debt collector. Any information obtained may be used for this purpose. If you would like to opt out of receiving further electronic communication, reply to this email with STOP in the subject line.

Any information contained in this electronic message is attorney privileged and confidential information intended only for the use of the individual or entity named above. If you have received this message in error, please notify us immediately at 303.432.9999 or at hoalaw@altitude.law and destroy all copies of this message and any attachments.

From: Magdalena Gembal <Magdalena@mwcpaa.com>

Sent: Friday, December 5, 2025 9:29 AM

To: David A. Firmin <DFirmin@altitude.law>

Cc: trmdoperations <trmdoperations@gmail.com>

Subject: Request for Legal Guidance on Ongoing Neighbor Dispute and Noise Complaints

Hi David,

I hope you're doing well. I'm reaching out for guidance regarding an ongoing issue between two neighboring owners in our community. One owner has repeatedly complained about after-hours noise coming from the adjacent property. The two neighbors have attempted to resolve the matter directly several times, and while the allegedly problematic neighbor is polite and cooperative in conversation, the situation does not seem to improve.

Complicating matters, this same owner frequently violates other HOA rules. We've issued multiple warnings, and while the issues are corrected temporarily, the violations tend to recur. At this point, we also don't have strong evidence of the noise disturbances beyond the reporting owner's statements.

We are concerned about selective covenant enforcement—we want to avoid being in a position where it appears we are enforcing rules inconsistently—but at the same time, this particular neighborhood tends to have ongoing rule compliance challenges. It has been difficult to get full compliance from all owners on this community, and we do not have the

manpower or financial resources to monitor every minor or recurring violation.

We do note that our Declaration and Rules & Regulations contain provisions regarding noise and nuisances, which may provide some basis for action, but we want to ensure any steps we take are legally sound and defensible.

Given these circumstances, we'd appreciate your advice on the following:

1. **What steps can the HOA take when we have limited evidence of a nuisance or noise violation?**
2. **Are there enforcement tools or documentation methods we should be using to better support action on recurring violations?**
3. **Would it be advisable—or necessary—for the Association to adopt a formal policy regarding neighbor-to-neighbor disputes?**
4. **How can we balance enforcement with the risk of claims of selective enforcement, given limited resources?**
5. **In situations like this, what is the HOA's scope of responsibility versus what should remain a civil matter between owners?**

Any guidance on best practices or next steps would be greatly appreciated. Please let me know if you need any background documents or additional details.

Thank you,

Magdalena Gembal | Account Manager

Marchetti & Weaver, LLC

28 2nd Street | Unit 213 | Edwards, CO 81632

970.926.6060 x107 (P)|970.926.6040 (F)

Magdalena@mwcpaa.com

The contents of this email are confidential and intended for the recipient(s) only.

If you received this email in error, please notify me and destroy all copies.

	C	J	K	L	M	N
67	TWO RIVERS HOMEOWNERS ASSOCIATION					
68	Balance Sheet					
69						
70	ASSETS	12/31/24				12/31/25
71	Current Assets:					
72	Bank Account- Operating	126,728				75,133
73	Bank Account- Reserve Savings	148,166				8,312
74	Edward Jones - Reserve Investment Cash Account					6
75	Reserve Investment Federated Hermes US Treasuries					141,503
77	Total Cash in Bank	274,894				224,954
78						
79	Accounts Receivable	14,077				12,026
80	Other Receivables	0				0
81	Allowance for Doubtful Accounts	(3,840)				(3,840)
83	TOTAL ASSETS	285,131				233,140
84						
85	LIABILITIES & NET ASSETS					
86	Liabilities:					
87	Accounts Payable	132,947				42,208
89	Total Liabilities	132,947				42,208
90						
91	Net Assets					
92	Working Capital Reserve	50,895				50,979
93	Fund Balance	101,289				139,953
95	Total Net Assets	152,184				190,932
96						
97	Total Liabilities & Net Assets	285,131				233,140
98	No assurance is provided on these financial statements; substantially all disclosures required by GAAP omitted.					

	C	J	K	L	M	N	O	P	Q
2	TWO RIVERS HOMEOWNERS ASSOCIATION								
3	STATEMENT OF REVENUES, EXPENDITURES AND CHANGED IN FUND BALANCE								
4	BUDGET, ACTUAL AND FORECAST FOR THE PERIODS INDICATED								
5									Printed: 02/01/26
6									
7									
8									
9									
10									
11	Properties	261	261	-	261				261
13	Assessments per Property Per Month	\$ 75.00	\$ 72.00		\$ 72.00				75.00
14					0%				4%
15	Revenues								
16	Total Assessments	234,900	225,504	-	225,504	225,504	225,504	0	234,900
20	Compliance Fines	0	1,000	-	1,000	0	1,000	(1,000)	1,000
21	Late Fees and Other Income	8,870	12,000	(2,000)	10,000	10,253	12,000	(1,747)	10,000
24	Interest Income	519	400	1,350	1,750	1,775	400	1,375	3,060
25	Title Prep Fees	900	1,500	(500)	1,000	1,500	1,500	0	1,000
26	DRB Reimbursable		0	-	0		0	0	0
27	Total Revenues	245,189	240,404	(3,150)	239,254	239,032	240,404	(1,372)	249,960
28									
29	General and Admin Expenditures								
30	Community Assn Mgmt/Accounting/Admin	37,655	37,800	2,000	35,800	36,049	37,800	1,751	37,590
32	Legal	599	1,050	-	1,050	472	1,050	578	1,082
33	Monthly Assessment Billings	15,022	15,188	-	15,188	13,836	15,188	1,352	15,644
34	Insurance	2,264	2,377	(156)	2,533	2,533	2,377	(156)	2,609
36	Bank Fees	0	0	-	0	0	0	0	0
37	Website Maintenance	22	1,000	500	500	811	1,000	189	1,000
38	Office Expenses and Misc.	1,684	1,000	(400)	1,400	1,747	1,000	(747)	1,442
39	Bad Debt Allowance Adjustment	(5,366)							
41	Metro District Cost Reimbursement	76,433	24,699	2,457	22,242	20,969	24,699	3,730	37,180
42	Contingency		5,000	5,000	0		5,000	5,000	5,000
44	Total General & Admin Expenditures	128,314	88,115	9,401	78,713	76,418	88,115	11,697	101,546
45									
46	Operating Expenditures								
47	Landscaping & Irrigation	102,874	117,120	9,120	108,000	107,110	117,120	10,010	113,400
48	Weeding & Fertilization Program	15,711	16,497	785	15,711	15,711	16,497	785	16,183
49	Repairs and Maintenance	0	5,000	-	5,000	0	5,000	5,000	5,000
50	Community Picnic/Events	0	4,000	2,000	2,000	1,129	4,000	2,871	2,000
51	Other Projects (Park '24)	51,533	10,000	10,000	0	0	10,000	10,000	10,000
53	Total Operating Expenses	170,118	152,617	21,905	130,711	123,950	152,617	28,666	146,583
54									
55	Total Expenditures	298,432	240,731	31,307	209,425	200,368	240,731	40,363	248,129
56									
57	Revenue Over (Under) Expenditures	(53,243)	(327)	28,157	29,830	38,664	(327)	38,991	1,831
58									
59	Beginning Fund Balance	171,857	115,143	(13,854)	101,289	101,289	115,143	(13,854)	131,118
63									
64	Ending Fund Balance	101,289	114,816	14,303	131,118	139,953	114,816	25,137	132,950
65	No assurance is provided on these financial statements; substantially all disclosures required by GAAP omitted.	=	=	=	=	=	=	=	=