



SPOA ANNUAL MEETING

DECEMBER 28, 2023



INTRODUCTION OF BOARD MEMBERS

2023 ACCOMPLISHMENTS

2023 FINANCIAL REVIEW

2024 BUDGET

ARC REPORT

NEW BUSINESS

QUESTIONS/DISCUSSION



DEDICATED SPOA MANAGER

- MacKenzie Krause

CHIP SEALING

- 2025 Completion

TRAIL ENHANCEMENT

- Signage

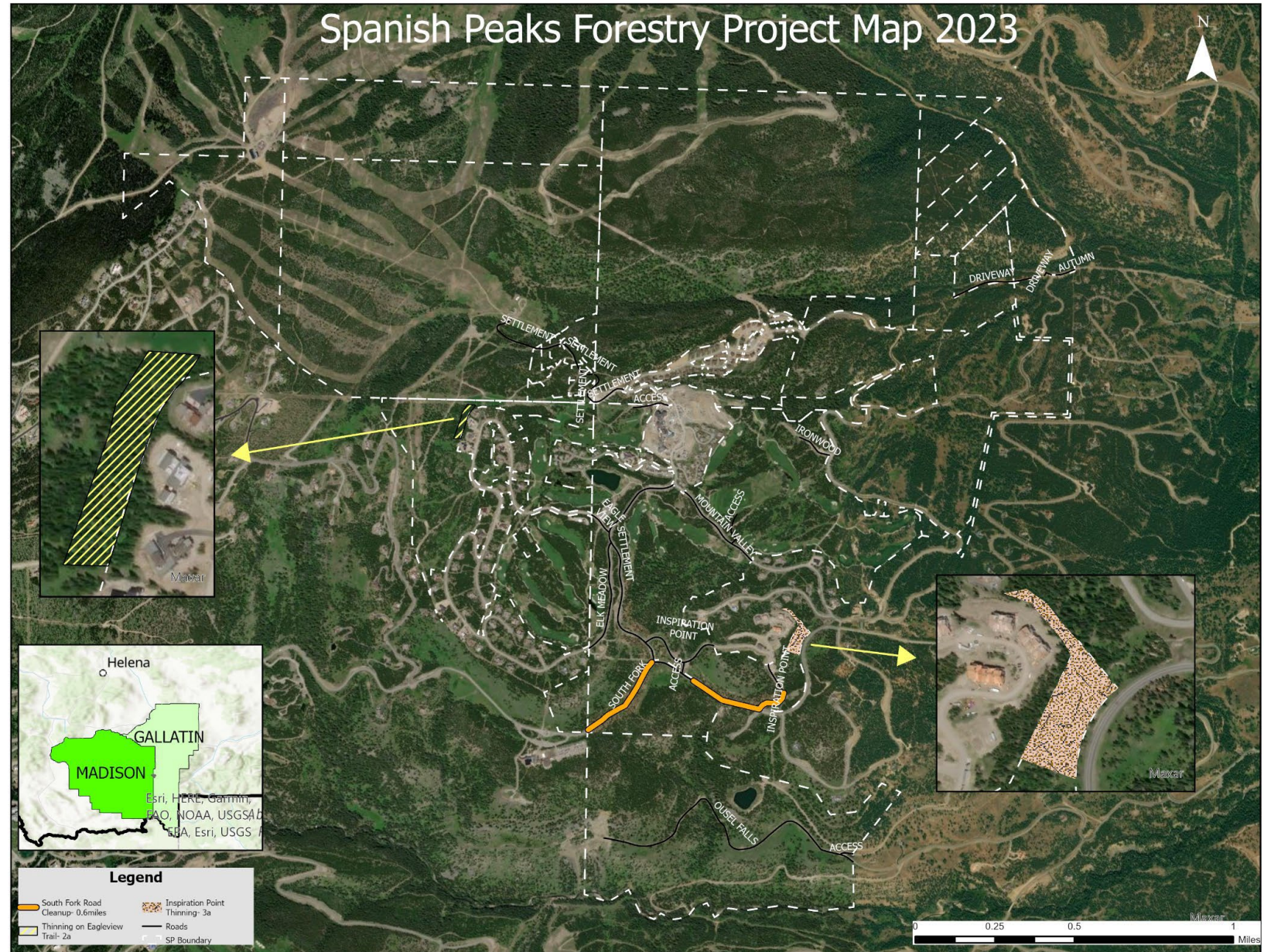
STABILIZED SECURITY SERVICE

- 406-539-7868

FORESTRY MANAGEMENT



EAGLE VIEW TRAIL (2 ACRES)
INSPIRATION POINT (3 ACRES)
CONTINUED MANAGEMENT 2024





REVENUE	ACTUAL 12/12/23	2023 BUDGET	VARIANCE
Total	\$1,529,399.76	\$1,415,300	\$114,099.76

EXPENSE	ACTUAL 12/12/23	BUDGET	VARIANCE
Security	\$534,317.45	\$725,900	(\$191,582.55)
Reserves	\$435,000	\$435,000	\$0
Snow Removal	\$355,350	\$355,350	\$0
Mgmt & Accounting	\$85,500	\$85,500	\$0
Landscape	\$53,727.63	\$40,000	\$13,727.63
Forestry Mgmt	\$40,000	\$40,000	\$0
Road Maintenance	\$59,559.87	\$20,000	\$39,559.87
Total Expenses	\$1,058,648.15	\$1,415,300	(\$356,651.85)

TRANSFER ASSESS.	ACTUAL 12/12/23	2023 BUDGET	VARIANCE
Transfer Revenue	\$461,525	\$500,000	(\$213,030)
Transfer Expenses	\$77,548.02	\$80,000	(\$2,451.98)
Transfer Net Income	\$383,976.98	\$420,000	(\$36,023.02)

ACCOUNTS	11/30/23	11/30/22
Operating	\$274,150.12	\$95,923.62
AR (>30 days)	\$236,626.32	\$216,202.68
Reserve	\$3,990,367.58	\$3,510,905.36
SP Water Reserve	\$500,000.00	\$500,000.00
Transfer	\$4,391,159.36	\$4,010,905.36
ARC Compliance	\$336,155.17	\$276,155.17



ASSESSED PROPERTIES FROM 360 TO 391

NEW DEVELOPMENT TO BE ADDED

- Inspiration Point Units

ENHANCED NORDIC & SUMMER TRAILS

- Boardwalks
- Bridges
- Erosion Control
- Development Expansion

LANDSCAPING IMPROVEMENTS





REVENUE	2023 BUDGET	2024 BUDGET	VARIANCE
Total	\$1,500,250	\$1,807,837	\$307,587

EXPENSE	2023 BUDGET	2024 BUDGET	VARIANCE
Security	\$725,900	\$550,000	\$175,900
Reserves	\$435,000	\$485,000	(\$50,000)
Snow Removal	\$345,000	\$400,000	(\$55,000)
Mgmt & Accounting	\$85,500	\$90,600	(\$5,100)
Landscape	\$40,000	\$60,000	(\$20,000)
Forestry Mgmt	\$40,000	\$40,000	\$0
Road Maintenance	\$20,000	\$20,000	\$0
Gross Expenses	\$1,850,300	\$1,802,900	\$47,400

TRANSFER ASSESS.	2023 BUDGET	2024 BUDGET	VARIANCE
Transfer Revenue	\$500,000	\$400,000	(\$100,000)
Transfer Expenses	\$80,000	\$0	\$80,000
Transfer Net Income	\$420,000	\$400,000	(\$20,000)

2023

- Chip sealing (\$1.4 million)

2024

- Walking paths, bridge repairs, erosion control

2025

- Continued chip sealing & repairs

2026

- Bitterbrush inspection and repairs

Reserve Study: spanishpeaksowners.org



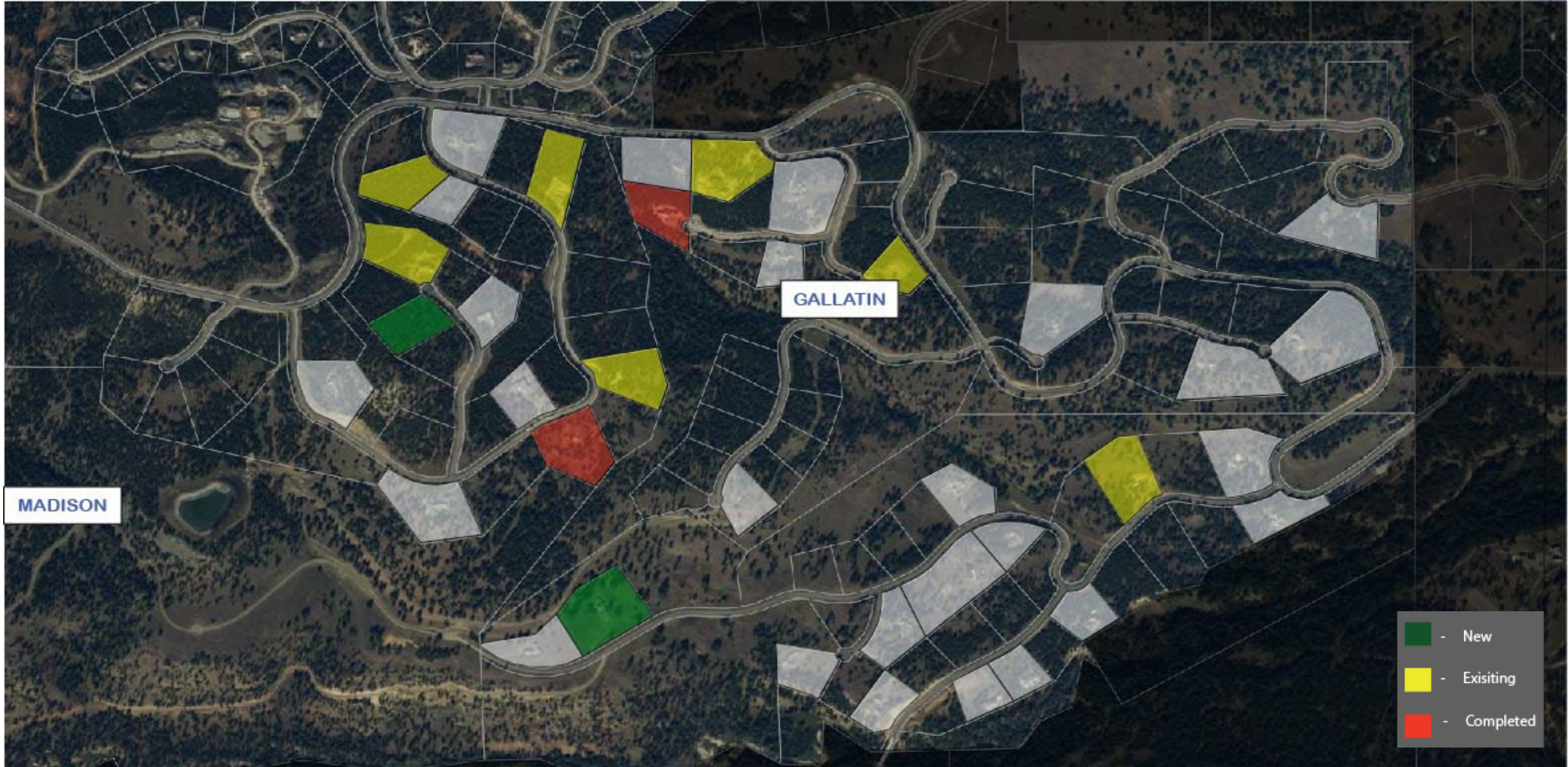
PROJECTS

- 6 Completed
- 5 New construction
- 15 Existing construction

ARC Meeting Schedule







SPANISH PEAKS FIRE STATION

ASPIRE

SOUTHERN COMFORT YURT

TRAILS



THANK YOU – QUESTIONS?

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Spanish Peaks Owners' Association | (208) 921-3978

