



February 9, 2026

Dear Lava Springs Homeowner,

To jump start the new year, we have included a Newsletter which contains some updates and useful information. The Newsletter is on the back of this page.

Enclosed you will find the Balance Sheet and P & L for 2025. These, and all financial reports and governing documents are also posted on the lavaspringshoa.com website. You can access them by selecting the appropriate menu item on the home screen and then selecting a category like "Financial Reports" from the drop-down menu. All governing and financial documents are also available for review at Riverside Management upon completion of a "Request for Inspection and Copying of Records" form. You can contact Riverside Management at riversideboise@aol.com or call them at 208-376-1616.

The Board of Directors election will be held via mail-in ballot as it has been done in years past. The Annual Meeting of the Lava Springs Owners Association Corporation will be held on Thursday, May 7, 2026 at which time we will announce the newly elected Board of Directors. Attached is a Candidate Nomination Form. While the Bylaws state that "the affairs of the Corporation shall be governed and managed by a Board of Directors composed of at least three (3) persons", for this election we are again seeking to fill up to seven (7) positions on the Board.

If you are interested in being a part of the Lava Springs Owners Association Board and helping to guide the decisions for our community, your Nomination form must be received **no later than February 26, 2026**. Any Nomination received beyond that date will not be accepted. All Nominations must be sent to Lava Springs Owners Association, Riverside Management Co., 8919 Ardene St., Boise, ID 83709 or you can complete the form and email it to riversideboise@aol.com and in the "Subject" line of the email put Lava Springs - Nomination Form Mailing.

A ballot and proxy form along with information about voting and proxy voting will be mailed by April 9, 2026, one month prior to the May 7, 2026 meeting. Information regarding the time and location of the meeting will be sent in the April mailing.


Each owner (i.e. each of the 279 residences plus Legacy Charter School) will cast one (1) vote. If a homeowner wishes, they can assign the Lava Springs Owners Association Corporation Secretary as their proxy so he may vote on their behalf. NOTE: Non-owner residents of a home in the subdivision are not entitled to a vote.

Riverside Management Company will open and count all votes.

The members of the Lava Springs Board of Directors would like to thank the homeowners who paid their annual dues by the deadline.

Thank you,

Lava Springs Nomination Committee

SEE REVERSE SIDE 

FYI:

The Lava Springs community has a private group on Facebook called Lava Springs-Home Owners. This account is not owned or managed by the HOA. If you wish to join the Facebook page, please complete the security questions or your request will be denied.

While Facebook is a great place to share neighborhood events, it is NOT a forum for HOA matters. The Board was advised against the use of Facebook as it is neither secure nor does it reach all homeowners. Your Board will communicate via the bulletin board (located in front of the pool), via documents (including newsletters) posted on the

lavaspringshoa.com

website, or in meetings.

If you have a question for the HOA Board please email Riverside

Management at

riversideboise@aol.com.

Contact information for

Riverside Management:
(208) 376-1616, or email
riversideboise@aol.com, or
mail to Riverside
Management Co., 8919 W.
Ardene St., Boise, 83709

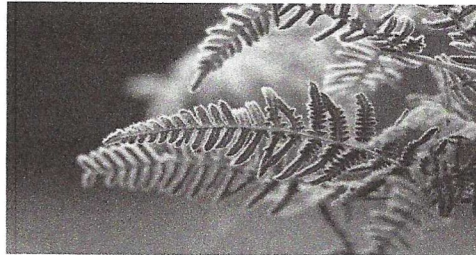
LAVA SPRINGS

NEWSLETTER

ISSUE

01

FEBRUARY 2026



this issue

FYI

HOA DUES

VENDOR CONTRACTS

FINANCIAL REPORTS

REMINDERS

HOA DUES:

As mentioned in the letter that accompanied your annual dues notice, due to inflation and the age of our property, our costs have skyrocketed (primarily landscaping and pool maintenance) and as a result our dues were raised to \$700 per year to cover those increased costs. Our property has approximately 546,000 SF of turf, 60,000 SF of planter beds, over 500 trees, approximately 68,000 LF of private roads, 8,864 LF of walking paths, sprinkler systems that are aging, pool maintenance, restroom maintenance, and a small playground.

The upkeep of this property is essential to maintain a pleasant environment for all homeowners and to maintain our property values.

VENDOR CONTRACTS:

We have contracted with two new vendors; Cutting Edge for landscape maintenance and Pool Doctor RX for pool maintenance. Both come highly recommended by communities similar to ours.

FINANCIAL REPORTS:

Unfortunately, John Cecil, a valued Board member and Chair of the Reserve Finance Committee resigned 2/5/2026 due to relocation. The Board appointed Debra Tortolini (via Resolution) to fill this position for the remainder of the term. John spent countless hours (volunteer) creating beautiful, extremely detailed, and meaningful financial reports for our community. Unfortunately, we have no one to take his place in this effort. As a result, all future financial reports will return to the basic reports provided by Riverside Management. The Board and Reserve Finance Committee will continue to monitor financials and ensure the reports are accurate.

REMINDERS:

The Lava Springs Community is a source of security, beauty, and pride for our homeowners. As such, we all want to ensure we maintain our community and comply with our CC&Rs. Here are a few tips:

1. All trash cans need to be stored out of sight (behind your gate or in your garage).
2. Non-operating vehicles need to be stored off the street and job trailers cannot be stored on the street or driveways.
3. No trash, unsightly items, or unkept landscaping should be visible on your property.
4. Pick-up after your pets.
5. Do not leave vehicles parked in front of the mailboxes.
6. RV's should not be parked on the street or on your property for more than 24 hours.
7. The New York Canal is private property – no walking, ATV's of any kind, or bicycles of any kind are allowed. The property owner across the canal will call the police.
8. All pool area rules must be followed. Children under the age of 13 must be accompanied by a resident adult (18 years or older).
9. Please watch your speed especially on the round-abouts, there are many children in the neighborhood.
10. The walking paths on our property are intended for walking, not riding e-bikes, bicycles, or motorized vehicles.
11. Help us keep bicycles, e-bikes, and motorized vehicles off our green spaces. They are tearing up grass and breaking sprinklers. Be our eyes and ears, if you see someone abusing our community assets, say something as we all will pay for repairs.

10:55 AM

Lava Springs Owners Association (Form 1120-H) (QB)

01/28/26

Balance Sheet

Cash Basis

As of December 31, 2025

	Dec 31, 25	% of Column
ASSETS		
Current Assets		
Checking/Savings		
10010 · Checking		
1010 · Chkg-Banner-General 5117	93,204.65	50.4%
1040 · Chkg-Banner-Debit Card 8911	2,440.00	1.3%
Total 10010 · Checking	95,644.65	51.8%
10199 · Reserve Funds		
1020 · BMA-Banner-Reserve Acct 6819	89,147.51	48.2%
Total 10199 · Reserve Funds	89,147.51	48.2%
Total Checking/Savings	184,792.16	100.0%
Total Current Assets	184,792.16	100.0%
TOTAL ASSETS	184,792.16	100.0%
LIABILITIES & EQUITY		
Equity		
3000 · Retained Earnings	171,352.23	92.7%
Net Income	13,439.93	7.3%
Total Equity	184,792.16	100.0%
TOTAL LIABILITIES & EQUITY	184,792.16	100.0%

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01/28/26
Cash Basis

Lava Springs Owners Association (Form 1120-H) (QB)
Revenue & Expense
January through December 2025

	Jan - Dec 25	% of Income
Ordinary Income/Expense		
Income		
4000 • Dues Income (279+1)		
40001 • Dues Income-Per Bank		
40003 • Dues Income @ \$600	169,217.91	82.9%
41108 • Prepaid Dues for 2025	(80,821.49)	(39.6)%
41109 • Prepaid Dues for 2026	106,470.60	52.1%
41110 • Prepaid Dues for 2027	1,160.00	0.6%
Total 40001 • Dues Income-Per Bank	196,027.02	96.0%
Total 4000 • Dues Income (279+1)	196,027.02	96.0%
4010 • Ancillary Income		
4020 • New Resident Transfer Fee Inc	2,000.00	1.0%
4030 • New Resident Set Up Fees		
40301 • Set Up Fee Income	100.00	0.0%
Total 4030 • New Resident Set Up Fees	100.00	0.0%
4100 • Late Charges & Fees	5,119.07	2.5%
41000 • Late Fees NSF Returns-Contra	63.51	0.0%
4109 • Pool Key Income	200.00	0.1%
4120 • NSF Fee Income	50.00	0.0%
4160 • Interest Income	620.46	0.3%
4490 • Other Income	8.00	0.0%
Total 4010 • Ancillary Income	8,161.04	4.0%
Total Income	204,188.06	100.0%
Expense		
5000 • Payments to Property Mgmt		
5010 • Property Mgmt & Other Fees		
50101 • Riverside Contractual Fee	8,340.00	4.1%
50110 • Set Up Fee Paid to Riverside	100.00	0.0%
Total 5010 • Property Mgmt & Other Fees	8,440.00	4.1%
5110 • Riverside Admin & Other Costs		
51100 • Office Expense	11.10	0.0%
51112 • Box Storage Fees	72.00	0.0%
51260 • Large Mailer	735.00	0.4%
51275 • Copies	1,198.35	0.6%
51300 • Postage & Delivery	1,433.82	0.7%
51325 • Non Comp Fees	133.76	0.1%
51350 • Annual Meeting	127.44	0.1%
51355 • E-Mail Subscription	199.95	0.1%
51360 • GoDaddy	341.92	0.2%
51902 • Stale Dated Deposits	75.00	0.0%
Total 5110 • Riverside Admin & Other Costs	4,328.34	2.1%
Total 5000 • Payments to Property Mgmt	12,768.34	6.3%
5200 • Repairs & Maintenance		
52001 • Fence Repair & Upgrades	326.20	0.2%
52012 • Repairs & Maint-Other	247.00	0.1%
52016 • Subdivision Signs	31.77	0.0%
Total 5200 • Repairs & Maintenance	604.97	0.3%
5220 • Landscaping & Grounds		
52201 • Contracted Services		
52202 • Blue Ribbon		
522021 • Base Fee-Blue Ribbon	20,015.19	9.8%
522022 • Irrigation Related-BR	2,265.24	1.1%
Total 52202 • Blue Ribbon	22,280.43	10.9%

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Cash Basis

Lava Springs Owners Association (Form 1120-H) (QB)
Revenue & Expense
January through December 2025

	Jan - Dec 25	% of Income
52203 · US Lawns		
522031 · Base Fee-US(12mos/10)	87,960.00	43.1%
522032 · Irrigation Related-US	8,200.00	4.0%
522033 · Additional Irrigation-US	17,407.99	8.5%
522035 · Canal Weeds-US	2,504.36	1.2%
522039 · Other Services-US	2,131.50	1.0%
Total 52203 · US Lawns	118,203.85	57.9%
Total 52201 · Contracted Services	140,484.28	68.8%
52225 · Other Grounds Services		
52235 · Bark Replacement	6,045.00	3.0%
52240 · Tree Removal	460.00	0.2%
52400 · Gardening	280.00	0.1%
52900 · Other	700.00	0.3%
Total 52225 · Other Grounds Services	7,485.00	3.7%
Total 5220 · Landscaping & Grounds	147,969.28	72.5%
5229 · Pool & Amenities Expense		
52300 · Pool Bathrm Cleaning	2,400.00	1.2%
52350 · Pool Service Contract	8,432.93	4.1%
52355 · Pool Furnishings	565.63	0.3%
52600 · Pool Security	648.00	0.3%
52650 · Pool Keys Exp	463.22	0.2%
52700 · Pool Building Supplies	45.00	0.0%
Total 5229 · Pool & Amenities Expense	12,554.78	6.1%
5300 · Utilities & Related		
53001 · Electricity	1,661.92	0.8%
53302 · Water	215.76	0.1%
53303 · Natural Gas	815.90	0.4%
53304 · Trash Collection	375.54	0.2%
53305 · Sewer	577.91	0.3%
Total 5300 · Utilities & Related	3,647.03	1.8%
5410 · Bank Charges	72.00	0.0%
5504 · Income Taxes		
55041 · Federal Income Tax	52.00	0.0%
55042 · State Income Tax	30.00	0.0%
Total 5504 · Income Taxes	82.00	0.0%
5505 · Professional Fees		
55052 · Legal Fees	1,980.40	1.0%
55054 · Tax Prep	200.00	0.1%
Total 5505 · Professional Fees	2,180.40	1.1%
5510 · Irrigation Assessments	7,539.33	3.7%
5520 · Insurance Expense		
55201 · Insur-General Liab	1,702.00	0.8%
55202 · Insur-D&O Liab	1,628.00	0.8%
Total 5520 · Insurance Expense	3,330.00	1.6%
Total Expense	190,748.13	93.4%
Net Ordinary Income	13,439.93	6.6%
Net Income	13,439.93	6.6%



Candidate Nomination

Lava Springs Owners Association Corporation Board Member

The Board of Directors is requesting candidates for the upcoming 2026 Election for the Community Association. As a member of the community, you are encouraged to take this opportunity to participate in the upcoming election process.

For this year's election, there are a minimum of three (3) to a maximum of seven (7) seats available on the Board of Directors for a term of one (1) year. If you are interested in running for a position on the Board of Directors, please complete the Candidate Nomination form provided below including a brief personal biography. Per the governing documents, only association members can serve on the Board of Directors and must be in good standing with the HOA.

All candidate nominations are due by February 26, 2026

Expectations as a member of the Board:

- Become familiar with and be in compliance with the Association's Articles, Bylaws, CC&R's, and Rules and Regulations.
- Prepare for and attend Board Meetings (approximately 2 hours per meeting once per month or more as needed) held at a location as determined by the Board.
- Contribute equally to the roles and responsibilities of the Board including taking actions on behalf of the HOA and periodically assisting with short-term projects to meet the needs of the Community, and/or for your own personal interests and available time.
- Participate in or act as Chairperson on one or more of the Committees established by the Board.

NOTE: Directors agree to use good business and personal judgment in their role as a Board Member. Board Members cannot be compensated for their time and effort, and all Board Members agree not to realize any personal gain from their involvement on the Board of Directors.

Name: _____ Lot # _____

Property Address: _____

Phone #: Home _____ Cell _____ Email Address: _____

Please provide a brief biography of no more than 500 words (you can attach a 2nd page).
