



February 4, 2023

Dear Lava Springs Homeowner,

Enclosed you will find the Balance Sheet and P & L for 2022. 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 Annual Meeting of the Lava Springs Owners Association Corporation will be held on Thursday, May 11, 2023. At that time, we will be announcing our new 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 28, 2023. 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 sample ballot with information about voting and proxy voting will be mailed by April 5, 2023, one month prior to the May 11, 2023 meeting. Information regarding the time and location of the meeting will be sent with the voting materials in the April mailing.

Each owner (i.e. each residence plus Legacy Charter School) will cast one (1) vote unless they have previously assigned another to act as proxy to vote on their behalf. Non-owner residents of a home in the subdivision are not entitled to a vote. The maximum votes will not exceed 280 which includes 279 residences plus Legacy Charter School.

Proxies can be assigned by the homeowner to another homeowner or member of the Board. If a candidate has not been selected by the homeowner in advance of the vote, the homeowner agrees that they accept whomever the proxy votes for on their behalf.

Riverside Management Company will open and count all votes.

Thank you,

Lava Springs Nomination Committee

10:03 AM

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

01/30/23

Balance Sheet

Cash Basis

Comparative Supplemental Schedule

	Dec 31, 22	Dec 31, 21	\$ Change	% Change	% of Column
ASSETS					
Current Assets					
Checking/Savings					
10010 · Checking					
10101 · Chkg-Banner-General 5117	30,716.41	53,453.09	(22,736.68)	(42.5)%	30.9%
10402 · Chkg-Banner-Debit Card 8911	2,500.00	164.80	2,335.20	1,417.0%	2.5%
Total 10010 · Checking	33,216.41	53,617.89	(20,401.48)	(38.1)%	33.4%
10199 · Reserve Funds					
10200 · BMA-Banner-Reserve Acct 6819	66,184.44	32,009.08	34,175.36	106.8%	66.6%
Total 10199 · Reserve Funds	66,184.44	32,009.08	34,175.36	106.8%	66.6%
Total Checking/Savings	99,400.85	85,626.97	13,773.88	16.1%	100.0%
Total Current Assets	99,400.85	85,626.97	13,773.88	16.1%	100.0%
TOTAL ASSETS	99,400.85	85,626.97	13,773.88	16.1%	100.0%
LIABILITIES & EQUITY					
Equity					
32000 · Retained Earnings	85,626.97	72,717.28	12,909.69	17.8%	86.1%
Net Income	13,773.88	12,909.69	864.19	6.7%	13.9%
Total Equity	99,400.85	85,626.97	13,773.88	16.1%	100.0%
TOTAL LIABILITIES & EQUITY	99,400.85	85,626.97	13,773.88	16.1%	100.0%

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

01/30/23

Revenue & Expense

Cash Basis

Comparative Supplemental Schedule

	Jan - Dec 22	Jan - Dec 21	\$ Change	% Change	% of Income
Ordinary Income/Expense					
Income					
40000 · Dues Income					
40001 · Dues Income-Per Bank					
40001.1 · Dues Income-Current Yr	168,344.84	139,935.16	28,409.68	20.3%	98.3%
41100.2 · Prepaid Dues for 2020	0.00	(39,214.39)	39,214.39	100.0%	0.0%
41101 · Prepaid Dues for 2021	(48,170.81)	0.00	(48,170.81)	(100.0)%	(28.1)%
41102 · Prepaid Dues for 2022	0.00	48,170.81	(48,170.81)	(100.0)%	0.0%
41103 · Prepaid Dues for 2023	42,359.33	0.00	42,359.33	100.0%	24.7%
Total 40001 · Dues Income-Per Bank	162,533.36	148,891.58	13,641.78	9.2%	94.9%
Total 40000 · Dues Income	162,533.36	148,891.58	13,641.78	9.2%	94.9%
40100 · Ancillary Income					
40200 · New Resident Transfer Fee Inc	5,250.00	10,000.00	(4,750.00)	(47.5)%	3.1%
40300 · New Resident Set Up Fees					
40301 · Set Up Fee Income	1,500.00	3,925.00	(2,425.00)	(61.8)%	0.9%
Total 40300 · New Resident Set Up Fees	1,500.00	3,925.00	(2,425.00)	(61.8)%	0.9%
41000 · Late Charge Income	1,431.30	1,499.60	(68.30)	(4.6)%	0.8%
41090 · Pool Key Charge Income	150.00	75.00	75.00	100.0%	0.1%
41200 · NSF Fee Income	25.00	34.00	(9.00)	(26.5)%	0.0%
44900 · Other Income	0.00	75.00	(75.00)	(100.0)%	0.0%
44990 · Refunds					
44991 · Late Fee Refunds	0.00	(50.00)	50.00	100.0%	0.0%
44992 · Lost Key Refunds	0.00	(25.00)	25.00	100.0%	0.0%
Total 44990 · Refunds	0.00	(75.00)	75.00	100.0%	0.0%
51901 · Admin Exp Member Reimb	328.23	0.00	328.23	100.0%	0.2%
52000.1 · Repairs & Maint Income	0.00	150.00	(150.00)	(100.0)%	0.0%
Total 40100 · Ancillary Income	8,684.53	15,683.60	(6,999.07)	(44.6)%	5.1%
41600 · Interest Income	28.96	9.08	19.88	218.9%	0.0%
49900 · Riverside Unspecified Income	0.00	1,037.24	(1,037.24)	(100.0)%	0.0%
Total Income	171,246.85	165,621.50	5,625.35	3.4%	100.0%
Expense					
50100 · Property Mgmt & Other Fees					
40302 · Set Up Fee Paid to Riverside	1,675.00	4,225.00	(2,550.00)	(60.4)%	1.0%
50101 · Riverside Contractual Fee	7,800.00	7,800.00	0.00	0.0%	4.6%
Total 50100 · Property Mgmt & Other Fees	9,475.00	12,025.00	(2,550.00)	(21.2)%	5.5%
51000 · Riverside Admin & Other Costs					
51100 · Office Expense	1,281.59	1,608.11	(326.52)	(20.3)%	0.7%
51110 · Office Supplies	21.37	0.00	21.37	100.0%	0.0%
51300 · Postage & Delivery	1,085.28	1,351.38	(266.10)	(19.7)%	0.6%
51350 · Annual Meeting	106.00	336.13	(230.13)	(68.5)%	0.1%
51900 · Other Administrative Exp	596.99	579.63	17.36	3.0%	0.3%
Total 51000 · Riverside Admin & Other Costs	3,091.23	3,875.25	(784.02)	(20.2)%	1.8%

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

01/30/23

Revenue & Expense

Cash Basis

Comparative Supplemental Schedule

	Jan - Dec 22	Jan - Dec 21	\$ Change	% Change	% of Income
52000 · Repairs & Maintenance					
52001 · Fence Repair & Upgrades	2,586.13	0.00	2,586.13	100.0%	1.5%
52003 · Walking Paths	0.00	1,559.00	(1,559.00)	(100.0)%	0.0%
52004 · Bark Replacement	13,125.00	6,250.00	6,875.00	110.0%	7.7%
52005 · New Trees & Trimming	198.00	1,210.00	(1,012.00)	(83.6)%	0.1%
52009 · Pest Control	0.00	150.00	(150.00)	(100.0)%	0.0%
52010 · Holiday Lights	691.15	1,333.00	(641.85)	(48.2)%	0.4%
52012 · Repairs & Maint-Other	0.00	67.23	(67.23)	(100.0)%	0.0%
52013 · Private Roads Maint	2,282.48	0.00	2,282.48	100.0%	1.3%
52015 · Swing Repair	900.00	0.00	900.00	100.0%	0.5%
52450 · Subdividsion Signs	1,912.24	386.32	1,525.92	395.0%	1.1%
Total 52000 · Repairs & Maintenance	21,695.00	10,955.55	10,739.45	98.0%	12.7%
52200 · Landscaping & Grounds					
52201 · L&G Base Fee-Blue Ribbon	77,749.44	76,461.69	1,287.75	1.7%	45.4%
52210 · L&G Fuel Surcharges-Blue Ribbon	1,659.25	0.00	1,659.25	100.0%	1.0%
52220 · L&G Add-on Services-Blue Ribbon	9,613.54	11,497.59	(1,884.05)	(16.4)%	5.6%
52230 · L&G Other Vendor Services	1,540.00	5,704.24	(4,164.24)	(73.0)%	0.9%
52240 · L&G Tree Removal	1,015.00	2,235.00	(1,220.00)	(54.6)%	0.6%
Total 52200 · Landscaping & Grounds	91,577.23	95,898.52	(4,321.29)	(4.5)%	53.5%
52290 · Pool & Amenities Expense					
52300 · Pool Bathrm Cleaning	2,254.17	2,473.51	(219.34)	(8.9)%	1.3%
52350 · Pool Service Contract	10,160.44	9,277.55	882.89	9.5%	5.9%
52355 · Pool Furnishings	1,059.95	0.00	1,059.95	100.0%	0.6%
52370 · Pool Repairs & Maint	5,926.33	1,796.80	4,129.53	229.8%	3.5%
52375 · Pool Concrete Work	0.00	2,150.00	(2,150.00)	(100.0)%	0.0%
52380 · Pool Equip & Supplies	0.00	3,221.70	(3,221.70)	(100.0)%	0.0%
52385 · Pool Parking Lot Rep & Maint	0.00	995.00	(995.00)	(100.0)%	0.0%
52390 · Pool Backflow Test	90.00	382.00	(292.00)	(76.4)%	0.1%
52600 · Pool Security	468.00	624.00	(156.00)	(25.0)%	0.3%
52650 · Pool Keys Exp	498.20	65.00	433.20	666.5%	0.3%
52700 · Pool Building Supplies	129.19	1,218.55	(1,089.36)	(89.4)%	0.1%
Total 52290 · Pool & Amenities Expense	20,586.28	22,204.11	(1,617.83)	(7.3)%	12.0%
52449 · Other Grounds Expense					
52900 · Other Grounds/Op Exp	0.00	116.10	(116.10)	(100.0)%	0.0%
Total 52449 · Other Grounds Expense	0.00	116.10	(116.10)	(100.0)%	0.0%
53000 · Utilities & Related					
53001 · Electricity	1,460.48	1,199.10	261.38	21.8%	0.9%
53101 · Water	338.92	143.34	195.58	136.4%	0.2%
53201 · Trash Collection	0.00	149.59	(149.59)	(100.0)%	0.0%
53301 · Natural Gas	1,006.75	633.79	372.96	58.9%	0.6%
53401 · Sewer	934.97	176.26	758.71	430.5%	0.5%
Total 53000 · Utilities & Related	3,741.12	2,302.08	1,439.04	62.5%	2.2%
54100 · Bank Charges	135.00	59.10	75.90	128.4%	0.1%
54400 · Professional Fees					
54402 · Legal Fees	745.00	775.83	(30.83)	(4.0)%	0.4%
54403 · Tax Prep	149.00	195.00	(46.00)	(23.6)%	0.1%
54404 · County Recorder	50.00	10.00	40.00	400.0%	0.0%
Total 54400 · Professional Fees	944.00	980.83	(36.83)	(3.8)%	0.6%
55050 · Taxes-Licenses & Reg Fees	10.00	10.00	0.00	0.0%	0.0%
55100 · Irrigation Assessments	3,633.11	3,465.27	167.84	4.8%	2.1%
55200 · Insurance Expense	2,585.00	820.00	1,765.00	215.2%	1.5%
Total Expense	157,472.97	152,711.81	4,761.16	3.1%	92.0%
Net Ordinary Income	13,773.88	12,909.69	864.19	6.7%	8.0%
Net Income	13,773.88	12,909.69	864.19	6.7%	8.0%



Candidate Nomination

Lava Springs Owners Association Corporation Board Member

The Board of Directors is requesting candidates for the upcoming 2023 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 28, 2023

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).
