

LAVA SPRINGS

March 6, 2022

Dear Lava Springs Homeowner,

We are taking this opportunity to bundle several important communications in this mailing in order to save costs. Please read this cover letter to the end to ensure you are well informed.

1. You will find a list of the Nominees for the upcoming Lava Springs HOA Board of Directors (herein after referred to as Board) election. The list is on the reverse side of this page.
2. Enclosed you will find the Balance Sheet and Revenue and Expense (Annual Operating Statement) for 2021 and the Pro Forma Operating Statement for 2022. These are also posted on the lavaspringshoa.com website under "Other Documents" on the main menu and "Financial Reports" from the drop down menu.
3. Enclosed is a copy of the Pool / Recreation Facility Area Rules form. In order to ensure that only current homeowners have access to the swimming pool and as a reminder of the pool rules, each homeowner wishing to use the pool for the 2022 season will be required to complete and submit the Pool Rules form. The form can be given to a Board Member or scanned and emailed to Riverside Management at riversideboise@aol.com. The form is also available on the lavaspringshoa.com website where it can be completed and submitted electronically. Once on the website and signed in, go to "Forms" then "Pool/Recreation" then select the blue box "Click Here", complete the form and click on the "Submit" box at the bottom. The pool access cards will be activated upon receipt of a completed form. The pool will officially open Memorial weekend for the 2022 season on Saturday, May 28th. Please make sure you get your signed forms turned in early so we have time to process them prior to May 28th. We will not have anyone at the pool on opening weekend to process them last minute.
4. As you are aware, Board positions are voluntary. The current Board has been maintaining an email distribution list in order to email information to the homeowners, as well as, posting it on the Lava Springs website and placing it in the bulletin board by the pool. Maintaining the email distribution list with homeowners moving in and out and people changing email addresses has become very time consuming and difficult to manage. As a result, effective with this notice, the Board will no longer be sending newsletters or other notifications via email. All community communications will be posted on the Lava Springs website at lavaspringshoa.com and newsletters and announcements will be placed in the bulletin board by the pool. In addition, documents can be reviewed at the offices of Riverside Management by completing 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.
5. If you have questions or concerns for the Board, you can send your question from the Lava Springs website by clicking on the "Ask A Question" box on the main screen, or send your concern by selecting Forms from the menu, then select Resident Concern, and click on the "Click Here" button to complete and submit the form. You can also email questions or concerns to Riverside Management at riversideboise@aol.com or call them at 208-376-1616.

Thank you.

Lava Springs Board of Directors



MAY 5, 2022 BOARD OF DIRECTORS ELECTION

GET TO KNOW YOUR NOMINEES

DOUG BROETJE:

Doug and his wife Sue are early residents in Lava Springs and has served on the Lava Springs HOA Board since August of 2020, and over the last year has served as a Board of Director and Vice President. He is also the Chairperson of the CC&R Review / Nomination Committee. Doug has retired from Pioneer Title and is a Veteran of the United States Marine Corps. Doug loves to golf and go RVing and likes to be involved in problem solving and has no problem making difficult decisions.

JOHN CECIL:

John has been an accountant for 45 plus years and is currently a tax and accounting business owner. Most of John's professional career was as a vice president and controller in the savings and loan, and small community bank industries. John currently serves as the Lava Springs Owners Association Finance Committee Chairman.

SAL DE LOSANGELES:

Sal and his wife have been residents of Lava Springs for 3 years and was one of the HOA Transition Team members who transitioned to a Board of Director and Treasurer of the HOA in May of 2020. He has continued to serve in that role since that time, and is a working member of the Reserve / Finance Committee. He is semi-retired and owns an income tax preparation and bookkeeping service, is Federally and State certified, and has 40 plus years experience as an owner / operations manager in the tire service industry.

CHARLES M. DULIN:

Charles (Mike) is a retired Postmaster and has lived in Lava Springs for 3 years. He is also retired from the Idaho Air National Guard with 27 years of military time, both Air Force and Army. He has previous experience serving as the President of Stillwater II HOA. Mike and Mary enjoy camping and traveling.

BOB PATRICK:

Bob has lived in Lava Springs for over 6 years and was one of the HOA Transition Team members who transitioned to a Board of Director and President of the HOA in May of 2020. He has continued to serve in that role since that time, and is the Chairperson of the ACC / Landscape Beautification Committee. Bob is retired with management, business ownership, and coaching experience. Bob has vast knowledge of our community, enjoys working with people, enjoys his neighbors, and cares about what happens in our community.

JIM PETERSON:

Jim has lived in Idaho for 46 years and joined our community in 2020. Jim's wife is a local girl born and raised in Caldwell. Jim owned Peterson Trucking Company and is a member of the Elks Club. To be eligible for membership in the Benevolent and Protective Order of Elks, you must be a citizen of the United States over the age of 21 who believes in God. Elks invest in their communities through programs that help children grow up healthy and drug-free, meet the needs of today's veterans, and improve the quality of life.

DARWIN MECHAM:

Darwin is a native Idahoan and he and his wife have lived in Lava Springs for 2 ½ years. They love the peace, safety, and sense of family here. Darwin has served on the HOA Nomination / CC&R Committee for the last 1 ½ years and proudly served our Country in the US Air Force. Darwin's commitment to serve as a Board of Director comes from a conviction that if he is not willing to be actively involved in setting the course of our community, then he has no right to complain about the direction it is going. He is committed to continuing the policies of the Board of Directors as a workable but not overbearing governing group and wants the Board and the community to reflect the Idaho values that make this an attractive, safe, and desirable place to live.

**LAVA SPRINGS OWNERS ASSOCIATION
2022 PRO FORMA OPERATING STATEMENT**

Ln

No	2022 PRO FORMA INCOME		
1	DUES INCOME FOR 2022*	** \$ 169,060.00	*ASSUMING ALL DUES ARE PAID BY RESIDENTS WITHIN A YEAR
2	LESS PREPAID DUES FOR 2022 RECEIVED IN 2021	(48,171.00)	
3	REMAINDER OF 2022 DUES TO BE RECEIVED IN 2022	120,889.00	
4	ESTIMATED PREPAID DUES FOR 2023 RECEIVED 2022	48,000.00	
5	DUES SUBTOTAL @ 12/31/22	168,889.00	
6	ANCILLARY INCOME DURING 2022	5,000.00	HARD TO ESTIMATE
7			
8	PRO FORMA INCOME 2022	\$ 173,889.00	

9		279 <-- NUMBER OF HOMES PLUS \$1660 FROM LEGACY CHARTER
10	** 2022 DUES INCOME CALCULATION	\$ 600.00 \$ 169,060.00

	2022 - PRO FORMA EXPENSES	AMOUNTS	NOTES:
11	Property Management Fees	\$ 7,800.00	
12	Property Management Fees-New Resident Fees	3,500.00	
13	Admin Costs	4,000.00	
14	Repairs & Maint-Walking Paths	2,000.00	
15	Repairs & Maint-Bark Replacement	8,000.00	
16	Repairs & Maint-Private Road Maint	4,000.00	
17	Repairs & Maint-Tree Replacement & Trimming	1,000.00	
18	Repairs & Maint-Holiday Lights	700.00	
19	Repairs & Maint-Other	700.00	
20	Landscaping-Blue Ribbon-Contract	77,749.00	
21	Landscaping-Blue Ribbon-Add-On Services	12,000.00	
22	Landscaping-Other Vendors	6,000.00	
23	Landscaping-Tree Removal	2,500.00	
24	Pool-Cleaning	3,000.00	
25	Pool-Service Contract	9,500.00	
26	Pool-Repairs & Paint	5,900.00	
27	Pool-Concrete Work	500.00	
28	Pool-Equip & Supplies	1,500.00	
29	Pool-All Other	1,500.00	
30	Other Grounds Exp (such as fence damage)	5,000.00	
31	Utilities	3,200.00	
32	Bank Charges	72.00	
33	Professional Fees	1,000.00	
34	Taxes	10.00	
35	Irrigation Assessments	3,700.00	
36	Insurance	2,500.00	
37	Contingency	5,000.00	
38	Rounding	1.00	
39			
40			
41	TOTAL PRO FORMA EXPENSES 2022	\$ 172,332.00	

42	RECAP	
43	PRO FORMA INCOME FOR 2022	\$ 173,889.00
44	PRO FORMA EXPENSES FOR 2022	(172,332.00)
45	PRO FORMA NET INCOME	<u>\$ 1,557.00</u>

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

02/28/22

Balance Sheet

Cash Basis

As of December 31, 2021

	<u>Dec 31, 21</u>	<u>% of Column</u>
ASSETS		
Current Assets		
Checking/Savings		
10010 · Checking-Banner Bank		
10101 · Chkg-Banner-General 5117	53,453.09	62.4%
10402 · Chkg-Banner-Debit Card 8911	164.80	0.2%
Total 10010 · Checking-Banner Bank	<u>53,617.89</u>	<u>62.6%</u>
10199 · Reserve Funds		
10200 · BMA-Banner-Reserve Funds 6819	32,009.08	37.4%
Total 10199 · Reserve Funds	<u>32,009.08</u>	<u>37.4%</u>
Total Checking/Savings	<u>85,626.97</u>	<u>100.0%</u>
Total Current Assets	<u>85,626.97</u>	<u>100.0%</u>
TOTAL ASSETS	<u>85,626.97</u>	<u>100.0%</u>
LIABILITIES & EQUITY		
Equity		
32000 · Retained Earnings	72,717.28	84.9%
Net Income	12,909.69	15.1%
Total Equity	<u>85,626.97</u>	<u>100.0%</u>
TOTAL LIABILITIES & EQUITY	<u>85,626.97</u>	<u>100.0%</u>

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02/28/22

Cash Basis

Lava Springs Owners Association (Form 1120-H) (QB)
Revenue & Expense
 January through December 2021

	Jan - Dec 21	% of Income
Ordinary Income/Expense		
Income		
40000 · Dues Income		
40001 · Dues Income-Current & Prior Yr		
40001.1 · Dues Income-Current Yr	100,720.77	60.8%
Total 40001 · Dues Income-Current & Prior Yr	100,720.77	60.8%
41100.3 · Prepaid Dues for 2022	48,170.81	29.1%
Total 40000 · Dues Income	148,891.58	89.9%
40100 · Ancillary Income		
40200 · New Resident Transfer Fee Inc	10,000.00	6.0%
40300 · New Resident Set Up Fee Inc	3,925.00	2.4%
41000 · Late Charge Income	1,499.60	0.9%
41090 · Pool Key Charge Income	75.00	0.0%
41200 · NSF Fee Income	34.00	0.0%
44900 · Other Income	75.00	0.0%
44990 · Refunds		
44991 · Late Fee Refunds	(50.00)	(0.0)%
44992 · Lost Key Refunds	(25.00)	(0.0)%
Total 44990 · Refunds	(75.00)	(0.0)%
52000.1 · Repairs & Maint Income	150.00	0.1%
Total 40100 · Ancillary Income	15,683.60	9.5%
41600 · Interest Income	9.08	0.0%
49900 · Riverside Unspecified Inc	1,037.24	0.6%
Total Income	165,621.50	100.0%
Expense		
50100 · Property Mgmt & Other Fees		
40301 · New Resident Set Up Exp	3,925.00	2.4%
50101 · Monthly Contractual Fee	7,800.00	4.7%
50110 · New Resident Set Up Exp (2)	300.00	0.2%
Total 50100 · Property Mgmt & Other Fees	12,025.00	7.3%
51000 · Administrative Costs		
51100 · Office Expense	1,608.11	1.0%
51300 · Postage & Delivery	1,351.38	0.8%
51350 · Annual Meeting	336.13	0.2%
51900 · Other Administrative Exp	579.63	0.3%
Total 51000 · Administrative Costs	3,875.25	2.3%
52000 · Repairs & Maintenance		
52003 · Walking Paths	1,559.00	0.9%
52004 · Bark Replacement	6,250.00	3.8%
52005 · Tree Replacement & Trimming	1,210.00	0.7%
52009 · Pest Control	150.00	0.1%
52010 · Holiday Lights	1,333.00	0.8%
52012 · Repairs & Maint-Other	67.23	0.0%
Total 52000 · Repairs & Maintenance	10,569.23	6.4%
52200 · Landscaping & Groundskeeping		
52201 · L&G Base Fee-Blue Ribbon	76,461.69	46.2%
52202 · L&G Add-on Services-Blue Ribbon	11,497.59	6.9%
52203 · L&G Other Vendor Services	5,704.24	3.4%
52204 · L&G Tree Removal	2,235.00	1.3%
Total 52200 · Landscaping & Groundskeeping	95,898.52	57.9%

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

02/28/22

Revenue & Expense

Cash Basis

January through December 2021

	Jan - Dec 21	% of Income
52290 · Pool Expenses		
52345 · Pool Bathrm Cleaning	2,473.51	1.5%
52350 · Pool Service Contract	9,277.55	5.6%
52370 · Pool Repairs & Maint	1,796.80	1.1%
52375 · Pool Concrete Work	2,150.00	1.3%
52380 · Pool Equip & Supplies	3,221.70	1.9%
52385 · Pool Parking Lot Rep & Maint	995.00	0.6%
52390 · Pool Backflow Test	382.00	0.2%
52650 · Pool Keys Exp	65.00	0.0%
52700 · Pool Building Supplies	1,218.55	0.7%
Total 52290 · Pool Expenses	21,580.11	13.0%
52449 · Other Grounds Expense		
52450 · Signs	386.32	0.2%
52600 · Security	624.00	0.4%
52900 · Other Grounds/Op Exp	116.10	0.1%
Total 52449 · Other Grounds Expense	1,126.42	0.7%
53000 · Utilities & Related		
53001 · Electricity	1,199.10	0.7%
53101 · Water	143.34	0.1%
53201 · Trash Collection	149.59	0.1%
53301 · Natural Gas	633.79	0.4%
53401 · Sewer	176.26	0.1%
Total 53000 · Utilities & Related	2,302.08	1.4%
54100 · Bank Charges	59.10	0.0%
54400 · Professional Fees		
54402 · Legal Fees	775.83	0.5%
54403 · Tax Prep	195.00	0.1%
54404 · County Recorder	10.00	0.0%
Total 54400 · Professional Fees	980.83	0.6%
55050 · Taxes-Licenses & Reg Fees	10.00	0.0%
55100 · Irrigation Assessments	3,465.27	2.1%
55200 · Insurance Expense	820.00	0.5%
Total Expense	152,711.81	92.2%
Net Ordinary Income	12,909.69	7.8%
Net Income	12,909.69	7.8%

LAVA SPRINGS

POOL/RECREATION FACILITY AREA RULES

1. No diving, running, rough housing, pushing or shoving in or around pool area.
2. All children under 13 years old must have adult supervision.
3. Guests are permitted only when accompanied by a member of Lava Springs HOA.
4. No diapers in pool except swim diapers, no cut-offs or street clothes.
5. No pets on premises or in pool area.
6. No food, alcohol, smoking or glass containers.
7. No abusive or foul language.
8. No skate boards, roller blades, scooters or bikes on premises.
9. All refuse must be placed in appropriate containers.
10. Use of pool toys, balls and floatation devices must be used with consideration of others.
11. Inner tubes and oversized floatation devices are not permitted.
12. Doors and gates must be kept locked.
13. Pool keys will not be provided to non-members or duplicated.
14. Any damage to the pool, equipment or fixtures will be paid by the responsible party.
15. Only radios with headphones are allowed.
16. Only members in good standing may use the pool/recreation facilities.
17. Swimmers must shower before entering pool.
18. Should you lose your pool key, there is a \$25.00 replacement fee.

I have read the above rules and regulations pertaining to the Lava Springs pool and agree to abide by them. I understand that the pool area is under video surveillance and should I, or a member of my family, or guests of mine fail to abide by the above rules, my privileges will be revoked for the season and I will be charged a \$50 fine and / or the cost of repairs.

Signature

Date

Lava Springs Resident Address

Existing Key Card # (Example: I0000 000 00000)

Enter your email address to be added to the HOA communication distribution list