

Projected Cash Flow

				Note: Includes 2 Deposits and Payments Prior to 2/4/26, Removed \$3000 for Builder Deposits Savings Account
Beginning Balance (2/4/26)	\$ 35,065			
Projected Revenue	\$ 87,400			
Budgeted Expenses	\$ 91,543			
Projected Net Income	\$ (4,143)			
Projected Ending Balance (12/31/26)	\$ 30,922			

Projected 2026 Revenue/Deposits				
# of Paid Members	150			165 Lots Including 6 Condos
Fee	575	\$ 86,250.00		
# of 2025 Over Due Member	10			17 Overdue from 2025
Overdue Fee		\$ -		Includes \$75 Penalty
Fines		\$ 200.00		\$175 Collected in 2025
Condo	6	\$ 3,450.00		Includes 6 Condo Units at \$575 each
Builder Deposit Refund to Erickson Home		\$ (2,500.00)		
Total		\$ 87,400.00		
Total 2026 Budget		\$ 91,543	100%	
2026 Budget	2025 Actual	2026 Budget	% of Budget	Comments
ARC Services	6700	\$ 12,000	13.1%	
Kevin Mallon-1 (2081) 6/17	1000	\$ 6,000		
Kevin Mallon-2 (2084) 8/1	500			
Kevin Mallon-3 (OnLine) 10/24	2500			
Chris Dixon (OnLine) 10/24	2700	\$ 6,000		
Legal Fees	2599	\$ 3,000	3.3%	
Legal Invoice #1	2599			
Legal Invoice #2				Paid all 2025 expenses
Property Management (BH Premier)	1981	\$ 5,000	5.5%	Carry over 2025 expenses as none were paid
Black Hills Premier Vacation Homes (Check2	1981	\$ 5,000		Carry over 2025 expenses of \$2175 as these were not paid

Landscaping & Decorations	15953	\$ 15,000	16.4%	\$15,419.02 per Mike
Hoffman/Winsell Invoice 1(Check 2145) 6/6	1959			
Hoffman/Winsell Invoice 7 (2148) 9/18	6844			
Hoffman/Winsell Invoice 8 (2153)	2396			
Credit Card(7/23)	1240			
Credit Card(8/18)	23			
Credit Card (9/18)	279			
Credit Card (10/17)	1536			
Dirk Blackmer	776			Reimbursed for Landscaping at Vaction Court and Reunion Ridge
Quicksign	104			
Troy Tree Stump	104			
Jake Kainze (Posthole)	100			
Sam Repair(Landscaping Rock)	593			Rock Delivered to Vacation Ct and Reunion Ridge
Decorations	860			
Maintenance	5952	\$ 12,000	13.1%	
Beatty Electric	2934			
Sprinkler (Sam Repair)	2052	\$ 4,000		Removed from Sam's Mowing Bill
Waterwheel		\$ 5,000		
Entry Lighting		\$ 3,000		
Small Tools and Supplies	966	\$ -		Vendors to Provide own tools in future. Supplies for Landscaping and office will be charge to that category in future
Noxious Weeds	1204	\$ 1,500	1.6%	Down Significantly from 2024
Member Lots	0	\$ -		HOA Not Responsible, Members responsible for own Treatment
Common	1204			
4 Bears Property	0			HOA Not Responsible
Billing/Office Expenses/Admin	593	\$ 2,410	2.6%	878.02 per Mike
Stamps	94	\$ 100		
Printer Ink	59			
SD Secretary of State	10	\$ 10		
Office Supplies		\$ 500		
Accounting Services		\$ 1,000		Audit, IRS Support
Computer Help	229	\$ 300		
Annual Meeting Hosting	200	\$ 500		Had Snack Shack Gathering in 2025
Bank Fees		\$ -		New Account with Interstate Bank

Software Subscriptions&Webpage	1130	\$ 2,928	3.2%	995.24 per Mike
Quickbooks "Essential"	860	\$ 1,380		Paid via Mike CC Previously, \$456 or \$1380
GoDaddy (Domain/Website Builder)		\$ 500		One Time Fee for Domain. Split Godaddy fee between HOA and District(s)
Webdeveloper (Free)		\$ -		
YAMM Team		\$ 300		Mail Merge for gmail and etc
Team Essentials (300 Participants)		\$ 48		Only needs TEAMS or ZOOM
DropBox Standard for Teams		\$ 180		3 people 5 TB of Storage
Zoom Business (300 Participants)		\$ 220		Only needs TEAMS or ZOOM
Constant Contact	270	\$ 300		Paid via Mike CC
Mowing and General Cleanup	13782	15000	16.4%	\$9788.12 Per Mike which included Sprikler Maintenance
C&A Landscaping	400			No Longer Using after 2025
Sam Repair	6643	\$ 8,000		Broke Out Sam's Sprinkler Repair to Maintenance (\$2052)
Black Hills Lodging-1 (406.38) 4/24	135	\$ 7,000		Road District/HOA to Pay for Cleaning (Invoice Owner, Builder, 4Bears as Necessary)
Black Hills Lodging (2080) 6/23	1050			
Black Hills Lodging (On Line)	2269			
Black Hills Lodging 8/12	3285			did not pay in 2025, Push to 2026
Utiilies	4237	\$ 13,305	14.5%	\$12,960.69 per Mike
Butte Electric	0			Included 4 Bears Properties. Split off in Dec 25
Butte Electric Street Lights	0	\$ 6,690		Was \$547.05 in Jan 2026. 15 Lilghts at \$35/light + Tax
Butte Electric Front Entry Lights	0	\$ 2,520		Was \$206.41 in Jan 2026
MDU Gas (2 Meters)	0	\$ -		Fire Pit is Out of Service
H2O Clear	4095	\$ 4,095		6 Months, 11 Acres, Need Meter & Moisture Sensor Long Term
Light Bulbs	142	\$ -		Do not planning on doing in future
Road Maintance	4809	\$ -	0.0%	
Salt	40			HOA is Not Responsible for Road Maintanace. Road District Is.
Road District (OnLine) 10/24	4769			Special Road Project HOA Not responsible for Road/Curb Improvements in future. Reponsibility of 4 Bears and Road District.
Capital Improvements / Special Projects	986	\$ 5,400	5.9%	
Wheeler - Timber Sign Posts	986			Bought 8X8 Timber for Future Signage
Curbside				
Sprinkler Rain Sensor		\$ 400		
TBD Improvements		\$ 5,000		
LED Lights in Front?				
Well House Improvements (Insulaton/Wood Repair				
Unplanned Expenses		\$ 4,000	4.4%	