

Rollins Ranch HOA Annual Meeting 2026

Location: Mountain Green Middle School

Date: April 23, 2026

Time: 7:00 PM

Conducting: Phillip Cook, HOA President

Text any proxy votes to James at 801-920-2869 or email them to him.

1. Welcome and Introductions—Phillip Cook
 - a. Board Members: Blaine Duke, Jared Johnson, Phillip Cook and Ryan Parker
 - b. Property Manager: James Durrant, Utah Community Management LLC.

2. Review of Financials—James
 - a. Profit and Loss/Income Statement
 - b. Balance Sheet
 - c. Proposed 2026 Budget

3. HOA Items and Update—Phillip
 - a. Projects completed 2025:
 - i. Entry way updated and xeriscape area enlarged
 - ii. Parkstrip on Latigo xeriscaped
 - iii. Rock walls in entry way repaired
 - iv. Tree removal in entry way and fixing of cement
 - v. New Christmas light vendor with more lights—same price
 - vi. New entry way lights and GIFs
 - b. 2026 projects
 - c. Update on improvements made to common area sold to Mark Hancock. No motorized vehicles allowed.
 - d. Status of the common area sale at the county level.

4. Open comments by homeowners—Phillip (Please keep your comments to 2 minutes)

5. Election of HOA officers—HOA Manager-James
 - a. Thanks to Brandon Flitton, Jared Johnson and Blaine Duke for their service on the board.
 - b. Job Description: 2 years, could serve in any capacity: President, VP, Treasurer, Secretary. Attend quarterly meetings, more if needed. Take on assignments.
 - c. Process to follow: must be nominated and seconded; close nominations; 1-2 minutes to introduce self to homeowners; set amount of time for homeowners to vote online at rollinsranchhoa.com; tally votes.
 - d. Results posted on HOA website by 10 pm.

6. Adjourn meeting. (Board to meet within 2 weeks per the CCRs)

Rollins Ranch Home Owners Association 166 Lots

2026 Forecasted Operating Budget

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Income	166 lots												
Annual Dues \$360 each lot	59,760	0	0	0	0	0	0	0	0	0	0	0	59,760
Reinvestment Fees	0	0	480	0	480	0	480	0	480	0	0	0	1,920
Interest	4,100	4,100	4,100	4,100	4,100	4,100	4,100	4,100	4,100	4,100	4,100	4,100	49,200
Income Total	\$63,860	\$4,100	\$4,580	\$4,100	\$4,580	\$4,100	\$4,580	\$4,100	\$4,580	\$4,100	\$4,100	\$4,100	\$110,880
Expenses--Common Area													
Landscaping	0	0	0	2,750	2,750	2,750	2,750	2,750	2,750	2,750	0	0	19,250
Sprinkler Repair (as needed)	0	0	0	0	500	500	500	500	500	0	0	0	2,500
Electrical Lights and Repair (as needed)	500	0	500		500	0	500	0	500	0	500	0	3,000
Christmas Lights	0	0	0	0	0	0	0	0	0	0	5,000	0	5,000
Rocky Mountain Power	160	160	160	115	115	110	110	115	115	115	160	160	1,595
Secondary Water	0	0	0	0	0	0	20,274	0	0	0	0	0	20,274
Misc	100	100	100	100	100	100	100	100	100	100	100	100	1,200
Expenses Common Area Total	\$760	\$260	\$760	\$2,965	\$3,965	\$3,460	\$24,234	\$3,465	\$3,965	\$2,965	\$5,760	\$260	\$52,819
Expenses--Other													
Management	996	996	996	996	996	996	996	996	996	996	996	996	11,952
Insurance Liability, Directors and Officers, Crime	761	0	0	0	0	0	0	0	0	350	2,400	0	3,511
Postage and Copies	249	0	0	100	0	0	0	0	0	0	0	0	349
Legal	300	300	300	300	300	300	300	300	300	300	300	300	3,600
HOA Activities and Socials	5,000	0	0	0	0	0	0	0	0	0	0	0	5,000
Fees (state HOA fees)	0	50	0	25	0	25	0	0	0	0	0	0	100
Meeting Room Rental	0	0	0	50	25	0	0	25	0	25	0	0	125
Expenses--Other Total	\$7,306	\$1,346	\$1,296	\$1,471	\$1,321	\$1,321	\$1,296	\$1,321	\$1,296	\$1,671	\$3,696	\$1,296	\$24,637
Net Income													
Income	63,860	4,100	4,580	4,100	4,580	4,100	4,580	4,100	4,580	4,100	4,100	4,100	\$110,880
Expenses	8,066	1,606	2,056	4,436	5,286	4,781	25,530	4,786	5,261	4,636	9,456	1,556	\$77,456
Contribution towards Reserve Account	0	0	0	0	0	0	0	0	0	0	0	0	\$0
Total	\$55,794	\$2,494	\$2,524	-\$336	-\$706	-\$681	-\$20,950	-\$686	-\$681	-\$536	-\$5,356	\$2,544	\$33,424

Presented on April 23, 2026 at the annual meeting by the homeowners. Approved []

The board will use its best judgement in using funds for common area maintainance and capital improvement projects as they come up.

Rollins Ranch HOA
Profit & Loss
 January through December 2025

	Jan - Dec 25
Income	
PRIMARY	
Interest Income	53,409.61
Yearly Assessment	59,850.00
Total PRIMARY	113,259.61
SECONDARY	
Donations	500.00
Fines	200.00
Late Fees	348.00
Non-Sufficient Funds Fee	0.00
Reinvestment Fee	2,880.00
Total SECONDARY	3,928.00
Total Income	117,187.61
Gross Profit	117,187.61
Expense	
ADMINISTRATIVE	
Admin. Transfer Fee	600.00
Insurance	3,298.00
Legal	10,092.85
Management	11,952.00
Meeting Room Rental	295.00
Postage and Copies	1,138.08
State HOA Fees	117.00
Tax Professional	9,000.00
Total ADMINISTRATIVE	36,492.93
COMMON AREA MAINTENANCE	
Aeration	332.00
Entry Way Project	85,500.00
Fall Cleanup	242.00
Fertilizer	1,860.00
Grub Control	556.00
Landscape Design	3,000.00
Leaf Cleanup	500.00
Mow Native Grass	275.00
Mow unfinished common areas	700.00
Mowing/Trimming Common Area	7,350.00
Park Strip on Latigo	7,202.00
Rock Walls Maintenance	2,400.00
Secondary Water	20,270.25
Spray Weeds	242.00
Sprinklers	1,974.00
Tree Removal/Cement Work	4,900.00
Tree Trimming	1,000.00
Weeding	1,452.00
Total COMMON AREA MAINTENAN...	139,755.25
HOA SOCIAL FUND	4,471.13

Rollins Ranch HOA
Profit & Loss
January through December 2025

	<u>Jan - Dec 25</u>
LIGHTING	
Christmas Lights	5,000.00
New Enrty Way Lights and GFIs	7,180.00
Rocky Mountain Power	1,536.17
Street Pole Light Repair	<u>2,100.00</u>
Total LIGHTING	15,816.17
SIGNAGE	<u>283.47</u>
Total Expense	<u>196,818.95</u>
Net Income	<u><u>-79,631.34</u></u>

Rollins Ranch HOA
Balance Sheet
As of December 31, 2025

	<u>Dec 31, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
CD Central Bank	242,988.78
CD First Bank of the Lake	242,988.78
CD Five Star Bank	242,988.78
CD Mabrey Bank	242,988.78
CD Provident Bank	140,685.70
CD Western Alliance Bank	242,988.78
Operating Account (Checking)	78,552.01
Reserve Account (CD)	15,414.83
Reserve Account (Savings)	65,751.48
Total Checking/Savings	<u>1,515,347.92</u>
Accounts Receivable	
Accounts Receivable	-6,193.03
Total Accounts Receivable	<u>-6,193.03</u>
Other Current Assets	
Undeposited Funds	1,710.00
Total Other Current Assets	<u>1,710.00</u>
Total Current Assets	<u>1,510,864.89</u>
TOTAL ASSETS	<u><u>1,510,864.89</u></u>
LIABILITIES & EQUITY	
Equity	
Opening Balance Equity	1,117.06
Reserve Funds Contributions	27,000.00
Unrestricted Net Assets	1,562,379.17
Net Income	-79,631.34
Total Equity	<u>1,510,864.89</u>
TOTAL LIABILITIES & EQUITY	<u><u>1,510,864.89</u></u>