



**Eagle Springs West
FY 25 – 26 Financial Reports
April 30, 2026**

Balance Sheet

Checking / Savings

Wells Fargo Checking \$50,343
Wells Fargo Savings \$10,082
Bank Total - \$60,425

Equity

Reserve Fund - \$19,403
Net Loss Operations - <\$26,074>
Reserve Current Year - \$66,500
Total Equity \$59,829

Profit & Loss and Reserves Projection

Through April the HOA P&L is reporting a net loss of <\$26,000>. This includes \$16,000 in projects that could be considered as Capital Reserve Projects. The budget for the 4th quarter of the FY projects a net gain from operations of \$10,000 which would reduce the FY net loss to <\$16,000>. The HOA budgeted \$90,000 for reserves this FY but will realistically contribute \$70,000 after offsetting the net loss. This would make the projected reserve fund balance at the end of this FY of \$90,000.

Capital Reserve 5 Year Report

I have included a spreadsheet which shows all income and expenses applied to the Reserve Fund since the beginning of FY 2020. It shows that ESW has invested significantly into improving and maintaining the building with Reserve Funds. I do not think most owners are aware or remember the extent of the improvements the HOA has undertaken. I think every HOA needs to expect to spend reserve funds annually while also projecting for bigger projects in the longer term.

2026- 2027 Budget

I am working on the operating budget for next FY. I will review this with Arjun before sending the draft to the Board for your review. The budget needs to be approved and sent to the owners along with the announcement of the August Annual Meeting. The Board should focus on your reserve funding goals for the next budget.

Management Contract

Twin Peaks Management contract with Eagle Springs West is expiring effective August 31, 2026. This ends a 3-year agreement with a fixed management Fee of \$2,350 per month. My priority is to continue as

the Management Agent for Eagle Springs West HOA. However, there are a couple items that need to be changed or clarified in the current agreement if Twin Peaks will continue. I hope that you are willing to consider a new contract with Twin Peaks. Please advise how the Board would like to proceed.

A new look in HOA management.

I have been working with a company called Compass Management to move Twin Peaks accounting operations off QuickBooks. The new HOA management and accounting system is called "Buildium". This software provides owners with access to a wide range of HOA information. I will work with the Board to make sure the information you want to share with owners is on your platform. The new system will be operational June 1, 2026. Owners will receive a notice in a few weeks which will be followed with an invite to sign up on the Buildium platform. I expect there will be some "growing pains" as owners get introduced to a new system. We will work with owners to get everyone on board and up to speed. The new system will be a major improvement to all areas of HOA operations.

Water Pressure Issue

Over the last 6 – 9 months there have been at least 3 significant water pressure spikes through the Solitude Water District system. The culinary water system that was upgraded last year included A Pressure Reducing Valve which has protected the domestic water components. The fire system does not have a PRV. Fortunately, in ESW the sprinklers have held up to the pressure without a disaster but there are costs incurred by every HOA when the system spikes. I am not informed by the water district so I can not tell you what is going on. I just want to make sure the HOA is aware of the events.

SVMA Board

Several years ago I was appointed to a Resort Position on the SVMA Board. I have recently resigned from that position. I volunteered for several years and decided it was time for me to step away from the SVMA and focus on the HOA's I manage.

Respectfully,

Adam Peters, CMCA, AMS
Twin Peaks Property Management LLC