

Notice for General Membership Meeting

July 12th, 2026

3:00 PM MT

Horse River Ranch will be having a **General Membership Meeting** on July 12th, 2026.

The meeting will be held via ZOOM and at The Gunnison County Public Library (Community Room A). If any members of have any questions, please contact Jacob Dewey at Jacob@millcreekmgmt.co or call 719-551-9222 prior to the meeting.

Notice, June 30th, 2026

Jacob Dewey- Property Manager

Mill Creek Management is inviting you to a Zoom Meeting

Topic: HRR GM Meeting

Time: Jul 12, 2026 03:00 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://zoom.us/j/91423230733?pwd=9uQY4XXBXDYXN08HO4o4kvrEzXhaPm.1>

Meeting chat link

<https://zoom.us/jc/91423230733>

Meeting ID: 914 2323 0733

Passcode: 418931Passcode: 299216

Meeting Agenda

July 12th, 2026

3:00 PM MT

- Call Meeting to Order
- Financial Report
- Managers' Report
- Old Business
- New Business
- Open Forum
- Adjournment

Balance Sheet

Properties: Horse River Ranch Homeowners Association - P.O. Box 283 Gunnison, CO 81230

As of: 05/31/2026

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Operating Account	38,665.54
Reserve Account	19,956.49
Total Cash	58,622.03
TOTAL ASSETS	58,622.03
LIABILITIES & CAPITAL	
Liabilities	
Pre Paid HOA Dues	1,300.00
Total Liabilities	1,300.00
Capital	
Calculated Prior Year Retained Earnings	5,963.95
Retained Earnings	9,908.97
Opening Balance Equity	61,748.40
Calculated Retained Earnings	-12,980.27
Calculated Prior Years Retained Earnings	-7,319.02
Total Capital	57,322.03
TOTAL LIABILITIES & CAPITAL	58,622.03

Horse River Ranch HOA Budget

Horse River Ranch Road Gunnison CO 81230

Actuals June25 - May26		2027 Proposed Budget (Jan - Dec)		Yearly Dues		
Account Name	Selected Period	Account Name	Selected Period	Association Dues	\$	1,085.00
Operating Income & Expense		Operating Income & Expense		Reserve Account	\$	112.00
Income		Income		Total	\$	1,197.00
DUES AND ASSESSMENTS		DUES AND ASSESSMENTS		\$ 1,200.00		
Dues Income	27,600.00	Dues Income	32,550.00			
Late Fee Income	108.00	Reserve Contribution	1,344.00			
Total DUES AND ASSESSMENTS	27,708.00	Total DUES AND ASSESSMENTS	33,894.00			
Other Income		Other Income				
Design Review Fees	0.00	Design Review Fees	0.00			
Late Fees	100.00	Late Fees	0.00			
Total Other Income	100.00	Total Other Income	0.00			
Total Operating Income	27,808.00	Total Operating Income	33,894.00			
Expense		Expense				
ADMIN/OFFICE		ADMIN/OFFICE				
General Admin: Filing Fees, Postage, Copies	1,636.31	General Admin: Filing Fees, Postage, Copies	350.00			
Accounting	0.00	Accounting	700.00			
Management Fees	7,424.00	Management Fees	7,200.00			
Legal Expense	4,176.52	Legal Expense	1,500.00			
Insurance Expense	2,157.15	Insurance Expense	2,300.00			
Total ADMIN/OFFICE	15,393.98	Total ADMIN/OFFICE	12,050.00			
BUILDING MAINTENANCE & REPAIRS		BUILDING MAINTENANCE & REPAIRS				
Building Maintenance and Repairs - Crested Yeti	0.00	Building Maintenance and Repairs - Crested Yeti	0.00			
Building Maintenance & Repairs - Contract	0.00	Building Maintenance & Repairs - Contract	0.00			
Materials & Supplies	0.00	Materials & Supplies	0.00			
Total BUILDING MAINTENANCE & REPAIRS	0.00	Total BUILDING MAINTENANCE & REPAIRS	0.00			
GROUNDS MAINTENANCE & REPAIRS		GROUNDS MAINTENANCE & REPAIRS				
Grounds Maintenance & Repairs - Crested Yeti	357.50	Grounds Maintenance & Repairs - Crested Yeti	500.00			
Grounds Maintenance & Repairs - Contract	37,708.14	Grounds Maintenance & Repairs - Contract	15,000.00			
Materials & Supplies	1,944.56	Materials & Supplies	200.00			
Total GROUNDS MAINTENANCE & REPAIRS	40,010.20	Total GROUNDS MAINTENANCE & REPAIRS	15,700.00			
SNOW REMOVAL		SNOW REMOVAL				
Snow Removal - Plow	1,529.50	Snow Removal - Plow	2,500.00			
Snow Removal - Roof	0.00	Snow Removal - Roof	0.00			
Snow Removal - Shovel	0.00	Snow Removal - Shovel	0.00			
Total SNOW REMOVAL	1,529.50	Total SNOW REMOVAL	2,500.00			
UTILITIES		UTILITIES				
Electricity	0.00	Electricity	0.00			
Trash/Recycle	0.00	Trash/Recycle	0.00			
Water/Sewer	0.00	Water/Sewer	0.00			
Total UTILITIES	0.00	Total UTILITIES	0.00			
Total Operating Expense	56,933.68	Total Operating Expense	30,250.00			
Transfer to Reserve Account		Transfer to Reserve Account	3,504.00			
Total EXPENSES	56,933.68	Total EXPENSES	33,754.00			
Total Income	27,808.00	Total Income	33,894.00			
Total Expense	56,933.68	Total Expense	33,754.00			
Net Income	(29,125.68)	Net Income	140.00			