Financial Report Package

February 2026

Prepared for

Two Bridges At River Run Homeowner'S Association, Inc.

Pioneer West Property Management

Balance Sheet - Operating

Two Bridges At River Run Homeowner'S Association, Inc.

End Date: 02/28/2026

Assets			
Bank Accounts			
10-1000-00	Axos-Oper-8911	$60,821.95	
10-1015-00	Axos-Res-8929	29,636.19	
Total Bank Accounts:			$90,458.14
Total Assets:			**$90,458.14**
Liabilities & Equity			
Current Liabilities			
20-2000-00	Accounts Payable	23.69	
20-2030-00	Income Tax Payable	10.00	
Total Current Liabilities:			$33.69
Equity			
35-3500-00	Opening Balance Equity	365.16	
35-3510-00	Member Equity - OP	1,494.47	
35-3550-00	Retained Earnings	7,571.64	
Total Equity:			$9,431.27
	Net Income Gain / Loss	41,737.46	
			$41,737.46
Total Liabilities & Equity:			**$51,202.42**

Income Statement

Two Bridges At River Run Homeowner'S Association, Inc.
Operating
End Date: 02/28/2026

Description	Year-to-date Actual	Year-to-date Budget	Variance	Annual Budget
Operating				
INCOME				
Income				
40-4000 Operating Dues	$ 47,000.00	$ 7,833.34	$ 39,166.66	$ 47,000.00
TOTAL Income	$ 47,000.00	$ 7,833.34	$ 39,166.66	$ 47,000.00
TOTAL INCOME	**$ 47,000.00**	**$ 7,833.34**	**$ 39,166.66**	**$ 47,000.00**
EXPENSES				
Administrative Expense				
50-5000 Management Fee	573.34	600.00	26.66	3,600.00
50-5005 Accounting	200.00	125.00	(75.00)	750.00
50-5015 Office Supplies	5.30	16.66	11.36	100.00
TOTAL Administrative Expense	$ 778.64	$ 741.66	($ 36.98)	$ 4,450.00
Insurance & Taxes				
55-5500 Insurance Premiums	1,505.00	2,783.34	1,278.34	16,700.00
55-5515 Taxes	-	1.66	1.66	10.00
TOTAL Insurance & Taxes	$ 1,505.00	$ 2,785.00	$ 1,280.00	$ 16,710.00
Common Area Expenses				
60-6000 Building Maintenance	-	583.34	583.34	3,500.00
60-6005 Chimney Inspections	-	25.00	25.00	150.00
60-6015 Landscaping Contract	110.00	333.34	223.34	2,000.00
60-6045 Gutters	-	116.66	116.66	700.00
60-6050 Snow Removal	270.00	1,333.34	1,063.34	8,000.00
60-6055 Window Cleaning	-	183.34	183.34	1,100.00
60-6090 Alarm Monitoring	469.41	291.66	(177.75)	1,750.00
60-6095 Fire Sprinkler Inspection	-	116.66	116.66	700.00
60-6190 General Repairs & Maintenance	1,224.18	-	(1,224.18)	-
TOTAL Common Area Expenses	$ 2,073.59	$ 2,983.34	$ 909.75	$ 17,900.00
Utilities				
65-6400 Heat Tape Repairs & Maintenance	-	166.66	166.66	1,000.00
65-6510 Electricity	886.08	508.66	(377.42)	3,052.00
65-6520 Gas	44.60	33.34	(11.26)	200.00
65-6530 Water & Sewer	32.08	109.00	76.92	654.00
TOTAL Utilities	$ 962.76	$ 817.66	($ 145.10)	$ 4,906.00
TOTAL EXPENSES	**$ 5,319.99**	**$ 7,327.66**	**$ 2,007.67**	**$ 43,966.00**
Operating NET INCREASE (DECREASE)	$ 41,680.01	$ 505.68	$ 41,174.33	$ 3,034.00

Income Statement

Two Bridges At River Run Homeowner'S Association, Inc.
Reserve
End Date: 02/28/2026

Description	Year-to-date Actual	Year-to-date Budget	Variance	Annual Budget
Reserve				
INCOME				
Income				
40-4075 Interest Income - Res	$57.45	$-	$57.45	$-
TOTAL Income	$57.45	$-	$57.45	$-
TOTAL INCOME	**$57.45**	**$-**	**$57.45**	**$0.00**
Reserve NET INCREASE (DECREASE)	$57.45	$-	$57.45	$-
NET INCREASE (DECREASE)	$41,737.46	$505.68	$41,231.78	$3,034.00

Homeowner Aging Report Excluding Prepaid

End Date: 02/28/2026

Description	Current	Over 30	Over 60	Over 90	Balance
Total:	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**

Association	Current Total	Over 30 Total	Over 60 Total	Over 90 Total	Balance Total
	$0.00	**$0.00**	**$0.00**	**$0.00**	**$0.00**

Account No:	Homeowner Name	Address	Balance
	Two Bridges At River Run Homeowner'S Association, Inc. Total	**0**	

Bank Account Reconciliation

Two Bridges At River Run Homeowner'S Association, Inc.

Axos-Oper-8911 (End: 02/28/2026)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Uncleared Items					
02/19/2026		Mountain Fire Sprinkler		100097	($335.00)
			Total Uncleared		**($335.00)**

Axos-Oper-8911 Summary

Ending Account Balance:	$	60,821.95
Uncleared Items:	($	335.00)
Adjusted Balance:	$	61,156.95
Bank Ending Balance:	$	61,156.95
Difference:	$	-

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt

Axos-Res-8929 Summary

Ending Account Balance:	$ 29,636.17
Uncleared Items:	$-
Adjusted Balance:	$ 29,636.17
Bank Ending Balance:	$ 29,636.17
Difference:	$-

axos BANK

PO BOX 911039
San Diego, CA 92191-1039

(866) 747-4472
axosbank.com/Business

36714177

PioneerWest Property Management LLC
FBO TWO BRIDGES AT RIVER RUN HOMEOWNER'S
ASSOCIATION, INC.; OPERATING
PO Box 1294,
Ketchum, ID 83340

Account Title: PioneerWest Property Management LLC
FBO TWO BRIDGES AT RIVER RUN HOMEOWNER'S
ASSOCIATION, INC.; OPERATING

Association Checking		Number of Enclosures	1
Account Number	550000138911	Statement Dates	2/02/26 thru 3/01/26
Previous Balance	31,057.81	Days in the statement period	28
3 Deposits/Credits	32,524.00	Avg Daily Ledger	56,069.25
9 Checks/Debits	2,424.86	Avg Daily Collected	55,738.57
Maintenance Fee	.00		
Interest Paid	.00		
Ending Balance	61,156.95		

Deposits and Other Credits

Date	Description	Amount
2/04	Transfer Credit	9,259.00
2/04	OnlinePay TWOBRIDGESOP WEB 122287250001538 TWOBRIDGESOP 1841423434	10,575.00
2/13	OnlinePay TWOBRIDGESOP WEB 122287250001425 TWOBRIDGESOP 1841423434	12,690.00

IMPORTANT DISCLOSURE TO OUR CONSUMER CUSTOMERS

In Case of Errors or Questions About Your Electronic Transfers

In Case of Errors or Questions About Your Electronic Transfers, Telephone us at 1-888-502-2967 or Write us at the address on the front of this statement as soon as you can, if you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt. We must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared.

- Tell us your name and account number (if any).
- Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe it is an error or why you need more information.
- Tell us the dollar amount of the suspected error.

We will tell you all the results of our investigation within 10 business days and will correct any error promptly. If we need more time, we may take up to 45 days to investigate your complaint. In that case, we will provisionally credit your account for the amount you think is in error, so that you may have use of the money during the time it takes us to complete our investigation. For transfers initiated outside the United States or transfers resulting from a point of sale (POS) debit card transactions, the time period for provisional credit is 10 business days and the time to resolve the investigation is 90 days.

IMPORTANT DISCLOSURES TO OUR BUSINESS CUSTOMERS

Errors related to any transaction on a business account will be governed by any agreement between us and/or all applicable rules and regulations governing such transactions, including the rules of the Automated Clearing House Association (NACHA Rules) as may be amended from time to time. If you think this statement is wrong, please telephone us at the number listed on the front of this statement immediately.

For our 24-hour Automated Banking System, please call the number located on the front of the Statement.

CONSUMER BILLING RIGHTS SUMMARY REGARDING YOUR RESERVE LINE

What to do if you think you find a mistake on your statement:

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While we investigate whether or not there has been an error, the following are true:

- We cannot try to collect the amount in question, or report you as delinquent on that amount.
- The amount in question may remain on your statement, and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or other fees related to that amount.
- While you do not have to pay the amount in question, you are responsible for the remainder of your balance.
- We can apply any unpaid amount against your credit limit.

REPORTS TO AND FROM CREDIT BUREAUS FOR RESERVE LINES

We may report information about your account to credit bureaus. Late payments, missed payments or other defaults on your account may be reflected in your credit report.

CONSUMER REPORT DISPUTES

We may report information about negative account activity on consumer and small business deposit accounts and consumer reserve lines to Consumer Reporting Agencies (CRA). As a result, this may prevent you from obtaining services at other financial institutions. If you believe we have inaccurately reported information to a CRA, you may submit a dispute by calling 1-800-428-9623 or by writing to Chex Systems, Attention Consumer Relations, 7805 Hudson Road, Suite 100, Woodbury, MN 55125. In order to assist you with your dispute, you must provide your name, address and phone number; the account number; the specific information you are disputing; the explanation of why it is incorrect; and any supporting documentation (i.e. affidavit of identity theft). If applicable.

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Association Checking 550000138911 (Continued)

Checks and Withdrawals

Date	Description	Amount
2/04	From DDA *8911,To DDA *6444	200.00-
2/12	Small Comm Liberty Mutual CCD 021000026184926 TWO BRIDGES AT RIVER R	752.50-
2/13	Vendor Pay TWOBRIDGESOP CCD 122287250001437 TWOBRIDGESOP	473.00-
2/24	DEBITS CITY OF KETCHUM WEB 124000053537029 Stephanie Martin 263737485	16.04-
2/24	Vendor Pay TWOBRIDGESOP CCD 122287250001843 TWOBRIDGESOP	286.67-
2/26	Electronic transfer	213.26-
2/27	POWER BILL IDAHO POWER CO. WEB 021000023490038 - *- 9663001	201.29-
2/27	POWER BILL IDAHO POWER CO. WEB 021000023484214 - *- 9661698	261.19-

Checks in Serial Number Order

Date	Check No	Amount
2/18	100096	20.91

*Indicates Skip in Check Number Sequence

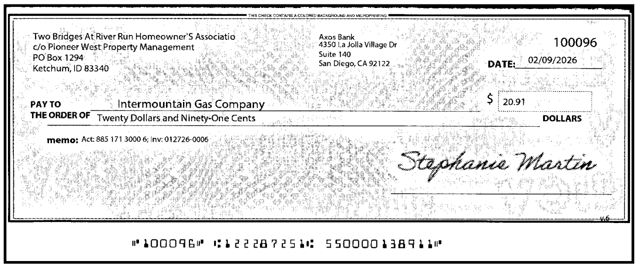
DAILY BALANCE INFORMATION

Date	Balance	Date	Balance	Date	Balance
2/02	31,057.81	2/13	62,156.31	2/26	61,619.43
2/04	50,691.81	2/18	62,135.40	2/27	61,156.95
2/12	49,939.31	2/24	61,832.69		

Association Checking 550000138911 (Continued)

*** END OF STATEMENT ***

Account: 550000138911


THIS CHECK CONTAINS A COLORED BACKGROUND AND MICROPRINTING

Two Bridges At River Run Homeowner'S Associatio
c/o Pioneer West Property Management
PO Box 1294
Ketchum, ID 83340

Axos Bank
4350 La Jolla Village Dr
Suite 140
San Diego, CA 92122

100096

DATE: 02/09/2026

PAY TO THE ORDER OF Intermountain Gas Company $ 20.91

Twenty Dollars and Ninety-One Cents DOLLARS

memo: Act: 885 171 3000 6; Inv: 012726-0006

Stephanie Martin

⑈100096⑈ ⑆122287251⑆ 550000138911⑈

Check 100096 Amount $20.91 Date 2/18/2026

axos BANK

PO BOX 911039
San Diego, CA 92191-1039

(866) 747-4472
axosbank.com/Business

Primary Account 550000138929

36714178

PioneerWest Property Management LLC
FBO TWO BRIDGES AT RIVER RUN HOMEOWNER'S
ASSOCIATION, INC.; RESERVE
PO Box 1294,
Ketchum, ID 83340

Account Title: PioneerWest Property Management LLC
FBO TWO BRIDGES AT RIVER RUN HOMEOWNER'S
ASSOCIATION, INC.; RESERVE

Association Money Market		Number of Enclosures	0
Account Number	550000138929	Statement Dates	2/02/26 thru 3/01/26
Previous Balance	29,597.83	Days in the statement period	28
Deposits/Credits	.00	Avg Daily Ledger	29,597.83
Checks/Debits	.00	Avg Daily Collected	29,597.83
Maintenance Fee	.00	Interest Earned	38.34
Interest Paid	38.34	Annual Percentage Yield Earned	1.70%
Ending Balance	29,636.17	2026 Interest Paid	57.45

Deposits and Other Credits

Date	Description	Amount
3/01	Interest Paid	38.34

DAILY BALANCE INFORMATION

Date	Balance	Date	Balance
2/02	29,597.83	3/01	29,636.17

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Payables Aging Report

Two Bridges At River Run Homeowner'S Association, Inc.

As Of 2/28/2026

Vendor			Current	Over 30	Over 60	Over 90	Balance
Intermountain Gas Company							
Invoice #	**Date**	**Check Memo**					
022426-0006	02/24/2026		$23.69	$0.00	$0.00	$0.00	
			$23.69	**$0.00**	**$0.00**	**$0.00**	**$23.69**
Totals:			**$23.69**	**$0.00**	**$0.00**	**$0.00**	**$23.69**