

RIVERVIEW ORCHARD LANDOWNERS' ASSOCIATION, INC  
P.O. BOX 313, FLORENCE, MONTANA 59833  
Monthly Meeting – Thursday January 29, 2026 @ 6:30 pm  
The Bears Lair II, Florence, MT

Meeting called to order: 6:35pm

**Attendance:** ("x" indicates in attendance)

**Board Members**

|                                         |   |                |   |
|-----------------------------------------|---|----------------|---|
| Todd McCollum – President (outgoing)    | X | Maddie Hayward | X |
| Casey Polly – Vice-President (outgoing) | X | Steve Hall     | X |
| Kim Bauer – Treasurer (outgoing)        | X | Grace Gauthier | X |
| Donene Dillow – Secretary (outgoing)    | X | Ryan Hardy     | X |
|                                         |   | Don Verrue     | X |

**Members – serving on Board Committees**

|                                       |   |
|---------------------------------------|---|
| Rob Hayward – Architectural Committee | X |
| Paul Moore – Roads Committee          | X |
|                                       |   |
|                                       |   |
|                                       |   |

**Members**

|                      |  |
|----------------------|--|
| Shawn Garrison       |  |
| Brenda Polly         |  |
| DeLon & Carol Potter |  |
| Joe Bauer            |  |
| Terri Ruthruff       |  |
| Rodney Pollette      |  |

**Non-member Guests**

| Name | Affiliation |
|------|-------------|
|      |             |

**Board Housekeeping:**

**Any comments or issues from General Members**

- In an effort to streamline the agenda and complete meetings in a timely manner Association Members are asked to submit topics they would like to comment prior to meeting they would like to address. These requests will be handled in one of two manners:
    - The topic is part of a current agenda item. The Member will be asked to make their comments when the agenda item is covered.
    - The topic is NOT slated for the agenda. The Member will be allowed up to 10 minutes to make their comments. Each member will have the floor to speak, but there will not be any comments made by any Board member nor any Association Member at this time. If time allows this topic will open for discussion under New Business. If time does not allow discussion the topic will be added to a future agenda.
1. Steve Hall mentioned that not all members or even Board members are on Facebook.

- a. Todd McCollum responded that the past Board decided to build a database of email addresses to address this and other issues.
- b. Donene Dillow countered that this decision had not been made due to the workload involved in establishing and maintaining such a database.
  - i. Donene took this opportunity to inform the Board that starting in 2026 finalized minutes and other documents either needed for meeting discussion or posted to the Facebook site would also be emailed to all Board members.
- c. Kim Bauer did mention that this issue is recognized and other options for community communication will be investigated/evaluated including the email database option.

## **Meeting Minutes**

- December 2025 Meeting Minutes approved via email: 12/22/25
  - Approval vote: 5-Yea, 2-votes not cast
  - Minutes posted to Facebook page

## **Treasurer's Report – Kim Bauer**

- December 2025 financials – attached
  - Donene Dillow asked why the \$319.00 of past due fees show as accounts received instead of a negative value? Kim responded this is the way Quick Books handles this and she does not know why.
  - Therefore on both the December 2025 and the January 2026 Balance sheets the true total for assets is the “Total for Bank Accounts”

*Investigation following meeting – notes added for clarity. Donene Dillow did a quick google query on this issue:*

*>Google AI - Yes, QuickBooks shows total unpaid invoices on the Balance Sheet under **Accounts Receivable** (A/R) when using the accrual accounting method. This figure represents the total outstanding amount owed to the business as of the report date. **Accrual vs. Cash:** Accrual reports include all unpaid invoices, while Cash basis reports only show income that has already been received.*

*><https://www.billtrust.com/resources/blog/is-accounts-receivable-an-asset> When your company extends credit terms to customers, the resulting unpaid invoices become accounts receivable. **AR is considered a current asset on your balance sheet** that's expected to convert to cash within your normal business cycle, usually within a year.*

- Motion to pass December 2025 Treasurer's Report
  - Motioned by: Casey Polly
  - Seconded by: Steve Hall
  - Vote result: Yea - unanimous
- January 2026 financials – attached
- Motion to pass January 2026 Treasurer's Report
  - Motioned by: Steve Hall
  - Seconded by: Kim Bauer
  - Vote result: Yea - unanimous
- 2025 Yearend financial report – attached
  - 2025 is the first year in which comprehensive receipt tracking was performed.
  - Kim Bauer performed a high level expense comparison to 2024 and expenses are tracking closely year to year except for the additional lawyer expenses accrued in 2025.
  - A detailed comparison can be performed if desired. At the meeting there was no indication from any person present that this additional comparison was needed.

- Montana State Report – attached
  - Filed and Certification letter received
- 2025 Taxes
  - Submitted. Due to ROLA's non-profit status tax filing is reduced to a single page form.
- 2026 Dues statements
  - To date, have not been sent to members for two reasons, (a) potential need to “train” an incoming Treasurer and (b) discussion needed on how to proceed with dues in arrears. (See discussion on dues in arrears under New Business #4).
- Kim thanked the current Board for their efforts and support as she established financial record keeping and tracking procedures and tools.

## **Correspondence**

- Violation of restrictive covenant concerning pets – Todd McCollum
  - This complaint was made early December and was concerning a couple of dogs roaming the neighborhood on Cottonwood Dr. N. There is a restrictive covenant that states pets must be contained on the owners property.
  - Kim Bauer asked Todd what he did for this, he mentioned he drafted a Facebook post but never actually posted it.
  - A follow up question concerning whether the member was contacted and if a follow up was performed by the member lodging the complaint.
    - Todd did speak with the member lodging the complaint.
    - Todd did not speak with the individuals who own the dog since they are renters and he did not know how to reach them and he believes the owners utilize a property management company.
      - Donene Dillow stated that in all cases the member (owner) of the property is the party responsible for upholding the restrictive covenants and they are the party listed on our official membership list, therefore they are the contact. Others in attendance agreed.
- Solicitors entering property – Todd McCollum
  - The property in question had a closed driveway gate with a “No Trespassing” sign on the gate. The solicitors climbed over the gate.
    - Todd referred the party to the Sheriff's office non-emergency number since this is a trespassing issue. Others in attendance agreed this was appropriate.

## **Old Business**

1. New Board election of officers
  - a. Interested parties to hold President, Vice-President, Treasurer, & Secretary
    - i. Interest for the officer position and voting was performed for each position in the order listed above. Shawn Garrison agreed to count the written ballots. Voting results listed in parathesis.
  - b. Vote of new Board for each position.

*As per the Bylaws and Restrictive Covenants (2020 adopted, Article VII. 7.1) “The officers of the corporation shall be elected annually by the Board of Directors at the first meeting of the Board of Directors held after each annual meeting of the Members....”*

President

Todd McCollum (3)

Kim Bauer (6)

Vice-president

Todd McCollum (0)

Casey Polly (9)

Treasurer

Grace Gauthier (9)

Secretary

Donene Dillow (9)

2. Committee member review/new volunteers

*As per 2020 Bylaws, Article VIII, 8.1: "The Board of Directors may create, designate and appoint one of more committees. Each committee shall consist of at least two or more Directors and if desired, any additional Members of the Corporation as may be determined by the Board upon creation of such committee."*

- a. General discussion around committees occurred, with the general consensus that all the listed committees are needed.
- b. A more targeted discussion occurred around "Clean up Days"
  - i. There is a significant amount of time required for this event organization not to mention the staffing of the event.
  - ii. Everyone was in agreement that this is a good event and should be continued.
  - iii. Some decisions were made
    1. Tentative dates Th-F-Sa June 25-27, 2026
    2. Th/F will be afternoon/evening hours
    3. Sa will be all day
    4. BBQ again this year, Thursday and will replace the monthly Board meeting.
    5. Interest to again have guest speakers, maybe even the same ones (Ravalli Weed Board, FWP). Donene Dillow mentioned it might be nice to have a County Commission attend.
- c. Architectural Committee – current Casey Polly, Rob Hayward, Donene Dillow
  - i. Donene Dillow stated she does not want to continue on the committee.
  - ii. Casey Polly remains the Board lead, Rob Hayward remains, Don Verrue and Ryan Hardy volunteered.
- d. Business Committee – current Kim Bauer, Maddie Hayward, Donene Dillow
  - i. Donene Dillow stated she does not want to continue on the committee.
  - ii. Kim Bauer remains the Board lead, Maddie Hayward remains and Grace Gauthier volunteered.
- e. Road Committee<sup>\*1</sup> – Steve Hall, Paul Moore, Casey Polly
  - i. Steve Hall Board lead, Paul Moore and Casey Polly remain.
- f. Newsletter Committee<sup>\*2</sup> – Donene Dillow, Maddie Hayward
  - i. Donene Dillow Board lead, Maddie Hayward remains and Kim Bauer volunteered.
- g. "Clean up Days" organizing committee<sup>\*2</sup> – Casey Polly, Donene Dillow (past 2 years)
  - i. Donene Dillow stated she does not want to continue on the committee
  - ii. Casey Polly Board lead, Kim Bauer, Steve Hall, Rob Hayward and Maddie Hayward all volunteered.

<sup>\*1</sup>Unclear if this is a designated Committee, historically has not met the member requirements as outlined above.

<sup>\*2</sup>Currently not a designated Committee, task performed by volunteers.

## **Committee Updates**

1. Architectural Committee update – Casey Polly
  - a. No new requests. No requests pending.
2. Road Committee update – Steve Hall, Paul Moore
  - a. “No Outlet” sign replacement on Meadowview completed
  - b. Sign replacement & other issues – Paul Moore
    - i. Skyview stop sign was blown down and before it was reinstalled someone stole the sign.
      1. A new sign was bought from Ravalli County.
      2. Since these roads are not county maintained there is no requirement for them to have signage. The signage was installed and is now maintained strictly for public safety considerations.
    - ii. Meadowview Dr. N and Cottonwood Dr. N signs were bent by the wind. They have been straightened.
    - iii. It was mentioned that the Riverview Dr. N sign is also bent and the Meadowview Dr. S sign is missing bolts. Paul Moore stated they will take care of these issues.
    - iv. The yellow slow down speed limit sign on Mountain View Dr. N has been knocked down and is laying in the ditch. Paul Moore stated they will take care of this.
3. Business Application Committee update – Kim Bauer
  - a. No new requests. No requests pending.
4. Newsletter update – Donene Dillow
  - a. Drafted and will be sent to the Board for review and submission of short personal bios for inclusion.
  - b. Donene would like to have this issue in the mail early in the week of 2/9.
5. Well Depth Study – Donene Dillow
  - a. First official sampling to occur in February 2026
  - b. Currently have 8 sites
  - c. Rob Hayward mentioned that three wells at the end of Mountain View Dr. S (not within the HOA boundary) went dry and were redrilled into the deeper aquifer. Donene Dillow mentioned that this makes a total of five that we know of on the south side of the community since late November 2025.

## **New Business**

1. Timeline for transfer of Officer duties/items
  - a. E.g. gmail accts, set new passwords (Officers confer), laptop/printer transfer, paper/electronic records, etc.
  - b. Transfer of President items scheduled Saturday 1/31, Treasurer transfer/training scheduled Sunday 2/1.
  - c. Casey Polly took the task of working with the bank to change signatory authorities on the account. It was decided that all Officers should be on the accounts.
2. New Board member email addresses/phone numbers for secretary files
  - a. Task completed.
3. Cloud usage
  - >Brief general discussion occurred but it was decided to table this for a future meeting.
  - a. Board collaboration – agendas, minutes, newsletter
  - b. Record storage
  - c. Could this be used for communication with members? (Facebook issues)
    - i. Suggestion to make a webpage/site.
  - d. Volunteer to set up?

#### 4. Dues in arrears

- a. Kim Bauer discussed the dues in arrears and how they are now a year overdue. One member in arrears is suspected of habitually not paying dues. Kim did place liens on both party's property.
  - i. Discussion ensued with ideas being floated on how to handle this issue now and in the future
    1. Request for those struggling to pay dues. It was countered that this puts the Board in a position of managing a fund and deciding who receives donation monies.
    2. Putting a note on the bottom of the dues statement that the Treasurer can be contacted if an alternate payment plan is needed. This was done in 2025, but the statement may need to be reworded.
  - ii. A member in attendance supported this action stating that if the Board is not willing to take all actions necessary to receive monies due it sends the message that HOA dues don't need to be paid.
  - iii. Board general consensus is to now engage the lawyer to address this issue.
  - iv. Motion made by Donene Dillow to retain Dan Elsen Law to issue payment letters and any other items to collect dues in arrears from ROLA members Robert Miller and Timothy Sutton.  
Seconded by: Todd McCullom  
Vote result: Yea - unanimous
  - v. Kim Bauer will reach out to the lawyer

#### **Request for any other new business?**

Donene Dillow asked Board members and others in attendance to review the Meeting Ground Rules (attached) that were adopted by the past Board. Discussion on need, addition to, subtraction from etc will be on the February agenda.

#### **Next Meeting:**

Thursday February 26, 2026, at 6:30pm, The Bear's Lair II, Florence MT

REGULAR MONTHLY MEETINGS: February 26, March 26, April 30, May 28, June 25, July 30, August 27, September 24, October 29, November NO MEETING, December 10

#### **Motion to Adjourn**

Motion made by: Casey Polly

Seconded by: Donene Dillow

Vote result: Yea- unanimous

Adjournment at: 8:45pm

#### **Parking Lot Items**

| Item Description                                                          | Responsible Party                | Added to Parking lot (date) |
|---------------------------------------------------------------------------|----------------------------------|-----------------------------|
| Sapphire Valley Estates & Upper Woodchuck Estates- updates (ongoing task) | Todd McCollum                    | Task reminder               |
| Newsletter 2026 – Jan(winter), Apr(spring), Jul(summer), Oct(fall)        | Donene Dillow/<br>Maddie Hayward | Task reminder               |

**Balance Sheet**  
Riverview Orchard Landowner's Inc.  
As of December 31, 2025

| DISTRIBUTION ACCOUNT                  | TOTAL              |
|---------------------------------------|--------------------|
| <b>Assets</b>                         |                    |
| Current Assets                        |                    |
| Bank Accounts                         |                    |
| General Checking Account              | 0.00               |
| ROLA HOA GEN CHECKING (0828) - 2      | 2,515.80           |
| ROLA HOA ROAD FUND (2700) - 2         | 1,656.97           |
| ROLA HOA SAV CHECKING (5490) - 2      | 7,606.94           |
| <b>Total for Bank Accounts</b>        | <b>\$11,779.71</b> |
| Accounts Receivable                   |                    |
| Accounts Receivable                   | 319.00             |
| <b>Total for Accounts Receivable</b>  | <b>\$319.00</b>    |
| Other Current Assets                  |                    |
| Undeposited Funds                     | 0.00               |
| <b>Total for Other Current Assets</b> | <b>\$0.00</b>      |
| <b>Total for Current Assets</b>       | <b>\$12,098.71</b> |
| <b>Total for Assets</b>               | <b>\$12,098.71</b> |
| <b>Liabilities and Equity</b>         | <b>\$12,098.71</b> |

**Balance Sheet**  
Riverview Orchard Landowner's Inc.  
As of January 25, 2026

| DISTRIBUTION ACCOUNT                  | TOTAL              |
|---------------------------------------|--------------------|
| <b>Assets</b>                         |                    |
| Current Assets                        |                    |
| Bank Accounts                         |                    |
| General Checking Account (deleted)    | 0.00               |
| ROLA HOA GEN CHECKING (0828) - 2      | 2,515.80           |
| ROLA HOA ROAD FUND (2700) - 2         | 1,656.97           |
| ROLA HOA SAV CHECKING (5490) - 2      | 7,606.94           |
| <b>Total for Bank Accounts</b>        | <b>\$11,779.71</b> |
| Accounts Receivable                   |                    |
| Accounts Receivable                   | 319.00             |
| <b>Total for Accounts Receivable</b>  | <b>\$319.00</b>    |
| Other Current Assets                  |                    |
| Undeposited Funds                     | 0.00               |
| <b>Total for Other Current Assets</b> | <b>\$0.00</b>      |
| <b>Total for Current Assets</b>       | <b>\$12,098.71</b> |
| <b>Total for Assets</b>               | <b>\$12,098.71</b> |
| <b>Liabilities and Equity</b>         | <b>\$12,098.71</b> |

## Transaction List by Date

Riverview Orchard Landowner's Inc.

December 1, 2025-January 25, 2026

| DATE         | TRANSACTION<br>TYPE | NUM  | POSTING<br>(Y/N) | NAME             | MEMO/DESCRIPTION                        | ACCOUNT NAME                        | ACCOUNT FULL NAME                                          | AMOUNT           |
|--------------|---------------------|------|------------------|------------------|-----------------------------------------|-------------------------------------|------------------------------------------------------------|------------------|
| 12/11/2025   | Check               | 1755 | Yes              | Donene<br>Dillow | Reimbursement for Mailings<br>& Postage | ROLA HOA GEN CHECKING<br>(0828) - 2 | 65000 Operations:65020 Postage, Mailing<br>Service         | -183.25          |
| 12/11/2025   | Check               | 1756 | Yes              | Bears Lair<br>II | Nove / Dec HOA Meeting                  | ROLA HOA GEN CHECKING<br>(0828) - 2 | 60900 Business Expenses:Meals                              | -345.12          |
| 12/19/2025   | Expense             |      | Yes              | Amazon           | Mailing Supplies                        | ROLA HOA GEN CHECKING<br>(0828) - 2 | 65000 Operations:65020 Postage, Mailing<br>Service         | -9.83            |
| 12/22/2025   | Expense             |      | Yes              | Staples          | ROLA Books                              | ROLA HOA GEN CHECKING<br>(0828) - 2 | 65000 Operations:65030 Printing and<br>Copying             | -195.83          |
| 12/31/2025   | Deposit             |      | Yes              |                  |                                         | ROLA HOA SAV CHECKING<br>(5490) - 2 | 45000 Investments:45030 Interest-Savings,<br>Short-term CD | 0.58             |
| <b>TOTAL</b> |                     |      |                  |                  |                                         |                                     |                                                            | <b>-\$733.45</b> |

## A/R Aging Summary Report

Riverview Orchard Landowner's Inc.

As of January 25, 2026

| CUSTOMER        | CURRENT | 1 - 30 | 31 - 60 | 61 - 90 | 91 AND OVER   | TOTAL           |
|-----------------|---------|--------|---------|---------|---------------|-----------------|
| Miller, Robert  |         |        |         |         | 72.00         | 72.00           |
| Sutton, Timothy |         |        |         |         | 247.00        | 247.00          |
| <b>TOTAL</b>    |         |        |         |         | <b>319.00</b> | <b>\$319.00</b> |

**Profit and Loss by Month**  
Riverview Orchard Landowner's Inc.  
January 1-December 31, 2025

| DISTRIBUTION ACCOUNT                      | JANUARY 2025     | FEBRUARY 2025  | MARCH 2025        | APRIL 2025       | MAY 2025         | JUNE 2025     | JULY 2025        |
|-------------------------------------------|------------------|----------------|-------------------|------------------|------------------|---------------|------------------|
| Income                                    |                  |                |                   |                  |                  |               |                  |
| Investments                               |                  |                |                   |                  |                  |               |                  |
| Interest-Savings, Short-term CD           |                  |                | 1.32              |                  |                  | 0.72          |                  |
| <b>Total for Investments</b>              |                  |                | <b>1.32</b>       |                  |                  | <b>0.72</b>   |                  |
| Other Types of Income                     |                  |                |                   |                  |                  |               |                  |
| Program Income                            |                  |                |                   |                  |                  |               |                  |
| Membership Dues                           | 19,525.00        | 175.00         |                   |                  |                  |               |                  |
| <b>Total for Program Income</b>           | <b>19,525.00</b> | <b>175.00</b>  |                   |                  |                  |               |                  |
| <b>Total for Income</b>                   | <b>19,525.00</b> | <b>175.00</b>  | <b>1.32</b>       |                  |                  | <b>0.72</b>   |                  |
| Cost of Goods Sold                        |                  |                |                   |                  |                  |               |                  |
| <b>Gross Profit</b>                       | <b>19,525.00</b> | <b>175.00</b>  | <b>1.32</b>       |                  |                  | <b>0.72</b>   |                  |
| Expenses                                  |                  |                |                   |                  |                  |               |                  |
| Business Expenses                         |                  | 354.37         |                   |                  |                  |               | 85.00            |
| Meals                                     | 293.00           |                | 347.00            | 322.00           | 389.22           | 23.18         | 853.04           |
| <b>Total for Business Expenses</b>        | <b>293.00</b>    | <b>354.37</b>  | <b>347.00</b>     | <b>322.00</b>    | <b>389.22</b>    | <b>23.18</b>  | <b>938.04</b>    |
| Contract Services                         | 59.61            |                |                   |                  |                  |               |                  |
| Legal Fees                                | 422.50           |                |                   | 7,570.00         | 2,500.00         |               |                  |
| Outside Contract Services                 |                  |                | 8,368.60          |                  | 1,500.00         |               |                  |
| <b>Total for Contract Services</b>        | <b>482.11</b>    |                | <b>8,368.60</b>   | <b>7,570.00</b>  | <b>4,000.00</b>  |               |                  |
| Facilities and Equipment                  |                  |                |                   |                  |                  |               |                  |
| Equip Rental and Maintenance              | 131.99           |                | 145.42            |                  |                  |               |                  |
| <b>Total for Facilities and Equipment</b> | <b>131.99</b>    |                | <b>145.42</b>     |                  |                  |               |                  |
| Operations                                |                  |                |                   |                  |                  |               |                  |
| Postage, Mailing Service                  | 75.50            | 146.00         |                   |                  | 146.00           |               |                  |
| Printing and Copying                      |                  |                |                   | 23.32            |                  |               |                  |
| <b>Total for Operations</b>               | <b>75.50</b>     | <b>146.00</b>  |                   | <b>23.32</b>     | <b>146.00</b>    |               |                  |
| Other Types of Expenses                   |                  |                |                   |                  |                  |               |                  |
| Insurance - Liability, D and O            |                  |                | 1,509.00          |                  |                  |               | 2,113.57         |
| <b>Total for Other Types of Expenses</b>  |                  |                | <b>1,509.00</b>   |                  |                  |               | <b>2,113.57</b>  |
| <b>Total for Expenses</b>                 | <b>982.60</b>    | <b>500.37</b>  | <b>10,370.02</b>  | <b>7,915.32</b>  | <b>4,535.22</b>  | <b>23.18</b>  | <b>3,051.61</b>  |
| <b>Net Operating Income</b>               | <b>18,542.40</b> | <b>-325.37</b> | <b>-10,368.70</b> | <b>-7,915.32</b> | <b>-4,535.22</b> | <b>-22.46</b> | <b>-3,051.61</b> |
| Other Income                              |                  |                |                   |                  |                  |               |                  |
| Late Fee Income                           | 504.00           |                |                   |                  |                  |               |                  |
| <b>Total for Other Income</b>             | <b>504.00</b>    |                |                   |                  |                  |               |                  |
| Other Expenses                            |                  |                |                   |                  |                  |               |                  |
| <b>Net Other Income</b>                   | <b>504.00</b>    |                |                   |                  |                  |               |                  |
| <b>Net Income</b>                         | <b>19,046.40</b> | <b>-325.37</b> | <b>-10,368.70</b> | <b>-7,915.32</b> | <b>-4,535.22</b> | <b>-22.46</b> | <b>-3,051.61</b> |

| DISTRIBUTION ACCOUNT                      | AUGUST 2025    | SEPTEMBER 2025 | OCTOBER 2025    | NOVEMBER 2025 | DECEMBER 2025  | TOTAL              |
|-------------------------------------------|----------------|----------------|-----------------|---------------|----------------|--------------------|
| Income                                    |                |                |                 |               |                |                    |
| Investments                               |                |                |                 |               |                |                    |
| Interest-Savings, Short-term CD           |                | 0.58           |                 |               | 0.58           | 3.20               |
| <b>Total for Investments</b>              |                | <b>0.58</b>    |                 |               | <b>0.58</b>    | <b>\$3.20</b>      |
| Other Types of Income                     |                |                | 3,129.50        |               |                | 3,129.50           |
| Program Income                            |                |                |                 |               |                |                    |
| Membership Dues                           |                |                |                 |               |                | 19,700.00          |
| <b>Total for Program Income</b>           |                |                |                 |               |                | <b>\$19,700.00</b> |
| <b>Total for Income</b>                   |                | <b>0.58</b>    | <b>3,129.50</b> |               | <b>0.58</b>    | <b>\$22,832.70</b> |
| Cost of Goods Sold                        |                |                |                 |               |                |                    |
| <b>Gross Profit</b>                       |                | <b>0.58</b>    | <b>3,129.50</b> |               | <b>0.58</b>    | <b>\$22,832.70</b> |
| Expenses                                  |                |                |                 |               |                |                    |
| Business Expenses                         | 258.07         | 103.26         |                 |               |                | \$800.70           |
| Meals                                     | 272.00         | 227.28         | 334.56          |               | 345.12         | 3,406.40           |
| <b>Total for Business Expenses</b>        | <b>530.07</b>  | <b>330.54</b>  | <b>334.56</b>   |               | <b>345.12</b>  | <b>\$4,207.10</b>  |
| Contract Services                         |                |                | 1,500.00        |               |                | \$1,559.61         |
| Legal Fees                                |                |                | 92.40           |               |                | 10,584.90          |
| Outside Contract Services                 |                |                |                 |               |                | 9,868.60           |
| <b>Total for Contract Services</b>        |                |                | <b>1,592.40</b> |               |                | <b>\$22,013.11</b> |
| Facilities and Equipment                  |                |                |                 |               |                |                    |
| Equip Rental and Maintenance              |                |                |                 |               |                | 277.41             |
| <b>Total for Facilities and Equipment</b> |                |                |                 |               |                | <b>\$277.41</b>    |
| Operations                                |                |                |                 |               |                |                    |
| Postage, Mailing Service                  | 244.00         | 50.00          | 48.97           |               | 193.08         | 903.55             |
| Printing and Copying                      |                |                |                 |               | 195.83         | 219.15             |
| <b>Total for Operations</b>               | <b>244.00</b>  | <b>50.00</b>   | <b>48.97</b>    |               | <b>388.91</b>  | <b>\$1,122.70</b>  |
| Other Types of Expenses                   |                |                |                 |               |                |                    |
| Insurance - Liability, D and O            |                |                |                 |               |                | 3,622.57           |
| <b>Total for Other Types of Expenses</b>  |                |                |                 |               |                | <b>\$3,622.57</b>  |
| <b>Total for Expenses</b>                 | <b>774.07</b>  | <b>380.54</b>  | <b>1,975.93</b> |               | <b>734.03</b>  | <b>\$31,242.89</b> |
| <b>Net Operating Income</b>               | <b>-774.07</b> | <b>-379.96</b> | <b>1,153.57</b> |               | <b>-733.45</b> | <b>-\$8,410.19</b> |
| Other Income                              |                |                |                 |               |                |                    |
| Late Fee Income                           |                |                |                 |               |                | 504.00             |
| <b>Total for Other Income</b>             |                |                |                 |               |                | <b>\$504.00</b>    |
| Other Expenses                            |                |                |                 |               |                |                    |
| <b>Net Other Income</b>                   |                |                |                 |               |                | <b>\$504.00</b>    |
| <b>Net Income</b>                         | <b>-774.07</b> | <b>-379.96</b> | <b>1,153.57</b> |               | <b>-733.45</b> | <b>-\$7,906.19</b> |



## MONTANA SECRETARY OF STATE

January 22, 2026

### CERTIFICATION LETTER

I, CHRISTI JACOBSEN, Secretary of State for the State of Montana, do hereby certify that

**RIVERVIEW ORCHARD LANDOWNERS' ASSOCIATION, INC.**

filed its **2026 ANNUAL REPORT** in this office and has fulfilled the applicable requirements set forth in law. By virtue of the authority vested in this office, I hereby issue this certificate evidencing the filing is effective on the date shown below.

**Certified File Number:** D071756 - 16989221

**Effective Date:** January 22, 2026

Thank you for being a valued member of the Montana business community. I wish you continued success in your endeavors.

A handwritten signature in cursive script that reads "Christi Jacobsen".

Christi Jacobsen  
Montana Secretary of State