

Saddle Ridge Estates Association, LTD

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(608) 742-6850

SREA Board of Directors

Meeting April 12, 2021 6:00 PM

**Location: Bethlehem Lutheran Church
Highway 33, Portage, WI**

Directors Present: Winnie Schumann, Mari Guckenberger, Ryan Lang, Brett Johanen, Linda Brzezinski, Pam Barreau, Juanita Rockhill

Unit Owners Present: Micki Fuerst u312, Gary Herwig u6004, Peggy Wegner u615, Bob Beahm u307, Sarah and Bill Mautz u638, Josh Lang u509

- I. Meeting called to order at 6:00 pm by President Winnie Schumann
- II. Secretary Posting of notice was emailed, delivered and posted on bulletin 4/8/21 Requested from Winnie to receive the agenda a week before our board meeting to allow Unit owners more time to plan on attending.
- III. Secretary- Secretary reported, meeting minutes are being changed by people that are not authorized.
Reading of the minutes from our March 8 board meeting.
Minutes approved with a few amended.
Motion to approve by Pam Barreau, seconded by Brett Johanen
motion passed 7-0
Received documentation from Micki Fuerst with the dates units were last sided and re-roofed.
Handed out past letters from Attorney Horton and Mark Rice from 2007 and 2008 which was documented history of issues that are still issues today. See attachments:

IV. Member Items (maximum of 5 Minutes)

Unit 615- Peggy Wegner, would like to add a gazebo. Presented the floor plan for a gazebo on new patio. Discussion followed about her responsibility for insurance, maintenance, etc. Gazebo will be placed on her patio and not on common grounds.

Motion made by Brett to accept her plans seconded by Ryan Lang
motion passed 7-0

V. Directors Updates:

President: Reported by Winnie Schumann
President reported on Portage Utilities billing issues:
Unit 211 Remediation status
New Building Development
Information Requests from mortgage and title companies
Project Tracking
See attachment for details.

Roads: Reported by Brett Johanen
\$24,955.50 final total from Most Plowing for 2020-2021 season.

Discussed having a yellow line marking two way traffic at the West entrance into SR. Brett is checking with contractors to see if it is possible and cost. Micki Fuerst u312 commented on how that portion of road was changed the last time it was repaved and the yellow line did not get replaced.

32 markers used from marking snow plowers were repaired by Brett.

Speed tables, discussions continue and contacts still being looked into.

Court 300 road repairs continue as cost estimates are made available. Winnie reported that money is not available now to repave.

Court 200 - roads are the roughest, cost of a chip sealing will be looked into. Crack sealing will not be done this year. Will look at budget for getting it done next year.

Door Locks: checking into the cost of a mechanical locks with master key back up as the best option for records room, utilities rooms, etc. Waiting to hear from lock smith (Chuck Locks). Brett will continue to research costs.

Utilities: Reported by Pam Barreau
Lift station #1 needs immediate repair as it has started on fire 3 times. The entire panel needs to be replaced. Received 2 quotes. Altronex - \$44,400 and B&M Technologies for \$34,539. Need to do final review and present to other Associations. SREA share would run approximately \$15,500
Pam made motion to approve to have repair done, seconded by Juanita Rockhill motion passed, 7-0

Portage Utilities increased sewer charges, We were billed \$59,137.68 for their inaccurate billing for the past 2 years. Old rate \$8.63 new rate \$16.50 per REU. Sewer rate is \$3.08 per gallon. Our contract will be renewed.

Cart path- new options are being looked into but work will not be done this year.

Gary Herwig u6004 questioned the flushing of our mains, 2017 was the last time they were drained.

Suggested we request volunteers to learn how to flush mains and other water issues. Placing an ad in Deer Tales possibly for a 6 hour shift 1-2 time a year. Cost saving could be up to \$4000.

See attachment for detailed report:

Grounds: Reported by Linda Brzezinski
Black dirt was ordered-2 loads of 7 yards each. Linda will ask TRK (lawn mower) if they can get us a better price.
Spring clean up this week April 12, 2021
Lawn repair: Units 109, 201, 202, 408, 410, 411, 510, 602, 648, 6021
Trees- Trees to be taken down, trimmed or on watch.
206, 313, 402, 411 (pear tree, unit owner will plant a new tree), 506,640 (trimmed) 6016.
u6005- netting will come down.
u6020 The owner would like bush removed at their expense
u644 Owner stated that she has water in basement. Contacted owner and looked at basement to determine cause.
u615 Unit owner wants to put up a gazebo because of sap dripping off trees. The owner attended the board meeting and presented the floor plan.
u6004 The owner stated he would like something done with rocks between his unit and 6002 because of runoff from storms.

Warning letters:

Dog Waste to units 109,412,600 and 6015
Fence Letter to Unit 602, uses portable fences for dogs.
Bob Beahm u307 would like the grass repaired.

Building: Reported by Ryan Lang
Gutters from storm damage still being looked into.
Roofs completed from J&L 102, 214,216 reported to have leaks. All under warranted for 10 years. J&L will repair.
Requested bids for new roofs from Long Life roofing, South Central Roofing, Reamer construction, Gardner and McTier.

Secretary: Reported by Mari Guckenberger
Micki Fuerst provided documentations to the Board, records obtained from Joe Duesler as to what units and when they were resided and/or received new roofs.

Checked on the cost of a TracFone to replace our land line from Frontier. Walmart pricing \$19.99 for flip phone, \$19.99 for 60 minutes of use. Will continue to check on other options.

Treasurer: Reported by Juanita Rockhill
Two unit owners are in a rears on HOA fees.

All board members need to get approval from Winnie before submitting reimbursements.

Winnie reported:

Associated Bank

Operating Acct. \$61,824.46

CD .020% \$104,044.32

Total \$165,868,78

Community Bank of Portage

Money Market (\$100,000) annual 0.15%

Transferred \$50,000 to checking 6/22/20

Transferred \$50,756,25 11/30/20

Total \$156,338.15

Portage State Bank \$97,560.70

Associated Bank \$165,868.78

Community Bank Portage \$156,338.15

TOTAL SREA money \$419,767.63

Reserve portion of total SREA monies \$260,382.47- 62%

See attachment for full report:

Motion to approve financials made by Pam Barreau seconded by Ryan Lang

Motion passed 7-0

VI. Old Business:

Project Tracker: Board members should be updating.

New Building Expansion: No official information from Builder Darrin Gardner.

Cart Path: Bob Beahm u307 questioned if a decision was made on the cart path paving. We do not have funds for anything to be done this year. Margie Druce will check on getting regrind as this may our best solution. Discussion still under review.

Insulation Question - Discussion still under review.

VII. New Business"

No new issues were discussed.

VIII. Adjournment:

Next meeting is Monday May 10, 2021 6:00pm

Bethlehem Lutheran Church - Music Room

Motion to adjourn by Juanita Rockhill at 8:50pm

Respectfully Submitted,

Mari Guckenberger
SREA Secretary

President's Report for Board Meeting 04/12/2021

Portage Utilities – We were billed \$59,137.68 for their inaccurate billing for the past 2 years. We were being billed at a rate of \$8.63 per Residential Equivalent Unit (REU) where we should have been billed at a rate of \$16.50 per REU. Also, new units that had been added were not recorded, so fewer units than actual were billed.

I negotiated splitting the payment into two payments, 1st due by end of May second half due at the end of June (\$29,568.84 each payment). Charlie said this would be a real hardship for Forest Association and that he wants the payment spread out over a longer period, like 12 or 24 months. This is in addition to the fact that we need to replace the control panel at lift station #1, which will run approximately \$36,000. I left it up to Charlie to contact Shawn Murphy, City Administrator to discuss it further. I am waiting to send out Quarterly Utilities billing, which I told Charlie we don't want to wait more than a week because we are basically financing the expenses at no cost to the other Associations.

Unit 211 – we are waiting for the Remediation period to end, which will be in August. At that time, the unit can go up for sale. It's done on a bidding basis. The attorney indicated that perhaps the Association would want to consider buying, fix it up and sell. Very little money is due at purchase, buyer does assume the liens against the property (approximately \$65,000 amount owed to mortgagee and others, excluding what we are owed) and all would have to be cleared to provide clear title. Is there any interest in considering this?

Building Development – I've been attempting to get Gardner to provide information on standard building specifications per his contract & actual plans for development. I did take a preliminary plan that was at Saddle Ridge Corp's office to give to General Engineering so they could do some assessment of the impact on the water and sewer systems. There is a concern that with the number of units to be built at lower elevations, if we will be able to maintain appropriate water pressure at the higher elevations... for every 1.5 feet of elevation, you lose 1 Pound Per Square Foot of pressure. Kirk states that is on GEC because they designed the system to support the total number of units. However, that was 30 years ago and we are now dealing with aged systems and the units were originally intended as summer homes, not year round residential. So, we will be doing some work with GEC to test the system.

Information Requests - During the past 3 months, I have completed 15 information requests from mortgage and title companies. The complexity of these forms varies and take anywhere from an hour to 3+ hours to complete. In addition, I have handled a number of requests for proof of insurance that members need for their mortgagees.

Project Tracking – Only Utilities and Building Directors have entered projects. The balance of the Board members need to enter their projects ASAP. Please remember that once the projects are entered, they need to be updated as things progress.

Created March 2021

These monthly board meeting updates are due two days prior to the board meeting. They are to be emailed to each Board member for review prior to the meeting. No need to print out copies and distribute during the meeting. This will facilitate progress, shorter meeting times and assist the Secretary in documenting meeting minutes/topics discussed.

Director Updates Utilities: Reported by: Pam Barreau

- A. List of accomplishments / closed projects since the prior Board meeting of March 8, 2021
1. Fixed manhole cover near unit 609, vent pipes by 6003, 6008 and shutoff valve by 507. Most Snow-
plowing caused the damage and will pay for the re-
pairs. Repairs completed by Country Plumber.
 2. Pam & Winnie spoke to Brad Hougaard from Alliant
Energy to analyze residential / business cost savings
on gas / electricity. None to report at this time.
 3. Documented the steps performed by GEC for the
pump house #1, well #1, well#2 and LS#1 and per-
form this weekly monitoring / monthly reporting by
the Utilities Director. Annual estimated savings is
\$7,000
 4. Document actual spend for Utilities from 2019 -
2021. Identified SREA only lights, GEC water/sewer
expenses, Portage Utilities sewer and well # 1 as top
dollar spend items.
 5. Budget vs actual spend discussions on allocations
with Winnie. No changes.
 6. Update the Alliant Energy Accounts with better iden-
tifiers / Premise Address Names
 7. Review Frontier monthly invoices for the shared sew-
er/water alarms. For 2021, we are averaging 32 calls
per month and 95 total alarms. For 9 months in
2020, we averaged 22 alarms per month with 221
total alarms.
 8. Documented the Lift Stations & Hydrants with GPS
information.
 9. Hydrants that may need repair. The one with the
right side cap that is crooked with straw stuck in the
crack is located outside the front of unit 782. The
second picture is located in the front yard of unit 401
and appears to be sitting too low to the ground. Re-
ceived further clarification from Lukasz at GEC and
no repairs are needed.
 10. Emailed Country Plumber for updated 2021 Mainte-
nance Agreement for chamber pumping and jetting.

Removed Paul's name and added my contact information.

11. Generator PM - needs oil change, air filter and anti-freeze maintenance. Also, check the water level and battery. Total Energy Systems performed the work 4/12 for \$976.

B. List of Projects in progress since the prior Board meeting of March 8, 2021

1. Document the Water Main Water Valves, curb stops, culverts, utility boxes, street lights, Utilities' buildings, and manhole covers with GPS information Main water valves and Manhole covers are in progress with 80% completed.
2. Working on getting quotes for lift station #1 control panel which has caught on fire 3 times. The entire control panel needs to be replaced. Emailed Lukasz 3/11 and 3/18 for an update. Received two quotes on 3/25. One from Altronex for \$44,400 and the other from B&M Technologies for \$34,539. Need to do final review and present to other Associations' President.
3. Contacted Portage Utilities to analyze residential / business cost savings on sewer. The City Administrator, Shawn Murphy, is reviewing the 1994 sewer contract with Saddle Ridge and will be providing an updated contract with increased rates. There have been four rate increases since 1994 and none were being reflected in our monthly Portage Utilities invoices. Sewer rate is \$3.08 per gallon and REU rate as of 3/2021 is \$16.50 for 323 units.
4. Determine which houses have sumps pumps that are dumping into lift station #2. Can Dennis Allen assist with this or do we want to pay General Engineering to vett this out? Winnie emailed Dennis Allen on 3/15.
5. Contact Xylem/Flygt for what they are supposed to be doing with our lift stations. Work to be done 4/13

is PM work on lift stations #1, 2 and 6. Contracted cost is \$1,281 for annual maintenance.

6. Roll up HOA line items and see how the actual spend allocates to the HOA
7. Gather additional information on the golf cart path. Will need to contact Columbia County Highway and Meigs to see if they offer this much cheaper alternative to controlling the dust.
 - a. <https://www.oxycalciumchloride.com/building-better-roads/controlling-dust/how-to-control-dust/choosing-the-right-dust-suppressant>.
 - b. <https://www.eparhino.com/envirotac-ii-rhino-snot.html> .
 - c. Another option is to use the regrind from the Hwy 33 resurfacing project scheduled for 2022
8. Provided Winnie a copy on 3/16 of a suggested template to be used for monthly Board meeting updates. The intent is to facilitate progress, shorten the meeting times and assist the secretary with minutes documentation.
9. Met with Brett on 3/12 and discussed the need for four keypad locks with master key capability. Brett contacted Lon Chester who suggested Schlage keypads from Portage Lumber.

C. # of Completed Utilities Projects since March 1, 2021: 13

D. # of Utilities Projects in Progress since March 1, 2021: 9

E. # of Open Utilities Projects: 20

HORTON LAW OFFICE, S.C.

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222 NORTH MIDVALE BOULEVARD
MADISON, WISCONSIN 53705

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WM. PHARIS HORTON
ATTORNEY AT LAW

July 3, 2003

MAILING ADDRESS
P.O. BOX 5621
MADISON, WISCONSIN 53705

TO: MARK RICE

FROM: PHARIS HORTON

RE: REPAIR RESPONSIBILITIES—WATER PIPES

I have reviewed my file of correspondence with SRE and cannot find anything specifically on the question of the allocation of responsibility for the repair of damage caused by the rupture of water pipes.

Having no historical opinion to rely on, I reviewed the copies of the Declaration and Bylaws which I have (I do not believe they have been changed in this regard, although if you are operating under SRE II there might be some differences) and there is nothing specific on this point.

In the Declaration a unit is described as the cubicle or cubicles of air lying within the interior surfaces of the appropriate perimeters (the walls, floors and ceilings) together with all fixtures and improvements "therein contained." The unit owner has the responsibility to repair the interior of the unit, including the repair of plumbing fixtures and "other equipment which may be in, or connect with, the unit." Common areas and facilities, for which the Association is responsible, is everything except the "individual units and fixtures therein" and specifically includes "pipes, . . . utility services, . . . water and sewer laterals." The Bylaws are not a great deal more help. The unit owner is responsible for the interior of the unit and all of its "equipment, fixtures and appurtenances." while the specific items noted as being Association responsibility (and the list is an "including but not limited to" kind of list) says nothing about interior water pipes.

Where does this leave it? From these documents you can argue either way, either that the pipes are the unit owner's responsibility (as equipment and improvements contained within the unit as defined) or the Association's (arguing that the pipes lie within the walls and not within a cubicle of air measured from the interior surface of the walls and that the Association responsibility includes "pipes" without further definition). Insurance companies will generally seek to interpret the documents in a way that excludes them from having to pay a claim and in this situation both the unit owner's company and the Association's have something to rely on. How this particular situation is worked out is up in the air but you might wish to decide how you want to allocate this risk and revise documents so it is clear.

Saddle Ridge Estates Association, Ltd.

Telephone Conversation with Attorney Pharis Horton and Micki Fuerst on June 26, 2008.

Things discussed:

1. Responsibility of SRE to repair the foundation of each Unit, and what SRE is responsible for to prevent water from entering each Unit's basement.
I.e. Units with water in basement because of recent flooding/rain in our area; Units with ongoing water in their basements.

2. Road Committee; Sewer & Water Committee

Common Area
SRE

Limited Common Area

Unit Owner
Any thing inside the unit is the owner's responsibility

SRE's responsibility: Basement foundation cracks on the outside
Sump Pump cost if pump is needed because this would be put in the ground outside of the inside of the unit.
Landscaping when necessary

Atty. Horton stated to me that SRE is responsible for the Common Area. The common area includes the foundation wall. SRE would be responsible to repair any cracks in the foundation of a unit on the outside; sump pump (if needed) because it would be located outside of the Unit i.e. in the ground below the basement floor; landscaping when necessary. SRE would not be responsible for any damages done to the inside of the condominium because this flooding was beyond our control.

Anything inside from the foundation wall in would be the homeowner's responsibility. He suggested that SRE discuss with the Unit Owner what SRE would be responsible for, and if the Unit Owner wants additional work done inside his Unit, we should negotiate with the Unit Owner the dollar amount.

Committee Roads Sewer Water

In the lawsuit, it states that it is recommended that the above Committee's be formed.

This is not mandatory.

Regarding the Roads. He suggested that a committee of all the Associations be formed to oversee the roads with guidelines. Such as what each Association is responsible for. I.e. SRE takes care of their own roads, etc.; a portion of the front entrance roads' expenses would be shared. Perhaps, each Association could set up a Front Entrance Fund. We are not responsible for other Associations' roads.

Regarding the Water and Sewer System. There should be a policy set up so the other Associations can discuss their concerns and questions.

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WM. PHARIS HORTON
ATTORNEY AT LAW

MAILING ADDRESS
P.O. BOX 5621
MADISON, WISCONSIN 53705

February 6, 2002

TO: BOARD OF DIRECTORS
SADDLE RIDGE ESTATES ASSN, LTD.

FROM: PHARIS HORTON

RE: STATUS REPORT

In telephone conversations with your Treasurer it was suggested that I try to put together a bit of history to help you as new leaders at SRE understand the background of where we are in relation to the decisions and plans that are facing you for the immediate and long-range future. I understand the difficulties that you face; it is something like coming in in the middle of a movie and trying to comprehend the plot as further action complicates matters.

First is a very summary history of Saddle Ridge. The original developer, Carl Berst, conceived of a condominium project incorporating a golf course and access to Swan Lake. As this concept developed, two condominiums were created, Saddle Ridge and Saddle Ridge Estates with, as I recall, an abandoned rail line marking a dividing line between them. Both condominiums were expandable, that is future units could be added over a ten-year period, and both were developed in that manner. To meet market demand, Mr. Berst did not develop one area and then the next but rather by ones and twos in a sort of checkerboard arrangement which left, at the end of the ten years, gaps in the condominiums which could not be filled in with units from the same condominium since its time for expansion had run.

On the SRE side Mr. Berst created a single, huge septic system to serve the entire condominium. On the SRA side the septic needs of the units were handled by clustered systems serving fewer units. As time went on there were the usual, and some special, points of friction between the developer and the unit owners. Also, relations between SRA and SRE were often distant and contentious. While each had its own septic arrangements, there was a single water system serving both, with the wells and pumps located in SRE's area and basically under SRE's control. The roads were private, on an easement basis from the developer. A third condominium, Swan Lake Village, was also developed with a limited number of units. It, too, was on the water system and served by the roads. During this time the master septic system of SRE failed and it was forced to run a sewer line to the Portage municipal treatment plant.

A number of grievances had built up among the unit owners and in anticipation of further development by Mr. Berst's company (he having died), there was special concern over the adequacy of the water system to serve additional units (this concern rose primarily from the SRE board which had operation control over the system). These concerns were merged into a lawsuit by SRA and SRE against the developer company.

The fact of a common foe brought the SRA and SRE boards and unit owners into close, and very harmonious, contact. Because they were involved in the overall scope of what the lawsuit addressed, Swan Lake Village and a new condominium, created to fill the gaps left in the original development scheme and expand out into new area, The Forest at Swan Lake, were added as defendants in the suit. Very shortly Swan Lake Village unit owners found their interests were much closer to SRA and SRE than the developer and there was good cooperation from them also.

The upshot of the lawsuit was a mediated stipulation (the judge took off his robes and acted as mediator and did a superb job of bringing some very difficult issues to agreement). The stipulation resolved some issues and set a framework for the resolution of others. In a nutshell it addressed a limitation on further development, an upgrading of the water system, a program for completion of the roads, a proposal to integrate SRA and the new developments into the existing septic arrangement with Portage, hints of a future superassociation for services for the entire area, and the payment by the developer to pick up "its share" of the work to be done under the supervision of the associations. Clearly, not every question was answered nor every contingency addressed, but the stipulation created a new working relationship among the associations and the developer and, in the judge's words, brought peace to the valley. The leadership of both SRA and SRE was very strong during this time and the support of the unit owners was amazing. A lot of people had to work through some pretty bitter feelings toward Mr. Berst but in the end there was good, if sometimes grudging, support for the compromises reached. And there was a growing feeling that Pat Kirk, Mr. Berst's son-in-law and successor, was an essentially honorable man, albeit one who was in business to make a profit.

On SRE's side, some of the roads had already been completed by the association and as its share of payments were received for the roads, these expenditures were "reimbursed" to the association and the remainder of the roads within SRE were finished. Agreements were reached for hook-up costs for non-SRE units to the SRE septic line and these helped repay costs incurred (and specially assessed) in the original conversion from a master private system. The water system was upgraded with SRE as the operating entity having the major hand in overseeing the effort (which was partially funded by the developer). One of SRE's goals had been to integrate any new construction on the SRE side of Saddle Ridge into SRE. There was an agreement with Kirk on this point. A new condominium, SRE II was created to fill in the gaps in SRE and, when it is fully built out, the two condominiums will, according to plan, merge. In the interim, a master association to perform the functions of the condominium association for both SRE and SRE II was created with the thought that all expenses and services for both condominiums could be run through this common association which would become the association for the merged condominium when that occurs. I am not sure this integration has been accomplished (in fact, from what I heard, it sounds as if this has not been done).

That wraps up a quick history to bring you down to where we now are, which is the subject of the other memo in this envelope.

SREA YEAR TO DATE INCOME & EXPENSE SUMMARY 10/01/2020 - 3/31/2021

	REVENUE			BUDGET 2020 - 2021	BUDGET AMOUNT
Sum of DEPOSIT	Column Labels			REVENUE	
Row Labels	1	2	Grand Total		
1010	\$83,585.00	\$86,095.00	\$169,680.00	Dues	\$ 343,200.00
1020	\$5,423.64	\$235.33	\$5,658.97	Insurance Premium	\$ 31,625.00
1030	\$20,814.26	\$20,447.88	\$41,262.14	Shared Utilities Reimbursed	\$ 117,800.00
1070	\$791.25	\$2,627.41	\$3,418.66	Misc Income	\$ 5,000.00
Grand Total	\$110,614.15	\$109,405.62	\$220,019.77		

	ACCOUNT TRANSFERS				
Sum of DEPOSIT	Column Labels			ACCOUNT TRANSFERS	
Row Labels	1	2	Grand Total		
1100	\$50,766.27	\$50,766.27		TRANSFERS TO CHECKING	\$ 50,000.00
Grand Total	\$50,766.27	\$50,766.27			

	ROUTINE EXPENSE				
Sum of PAYMENT	Column Labels			ROUTINE EXPENSES	
Row Labels	1	2	Grand Total		
2100	\$21,794.75	\$19,145.95	\$40,940.70	Portage Utilities - Sewer	\$ 80,000.00
2101	\$14,842.50	\$6,879.22	\$21,721.72	Water Expense	\$ 86,000.00
2102	\$2,853.10	\$6,447.03	\$9,300.13	Sewer Expense	\$ 37,000.00
2103	\$7,906.23	\$7,906.23	\$15,812.46	Insurance Premium - Paid	\$ 31,625.00
2104	\$6,775.56	\$5,644.96	\$12,420.52	Lawn & Yard Maintenance	\$ 25,000.00
2105	\$11,220.00		\$11,220.00	Mowing	\$ 45,000.00
2106	\$60.66		\$60.66	Tree Replacement	\$ 1,100.00
2107	\$401.25	\$8,539.75	\$8,941.00	Snow Removal	\$ 35,000.00
2108	\$8,283.34	\$8,264.99	\$16,548.33	Garabage Pickup	\$ 29,000.00
2109	\$1,611.24	\$1,600.15	\$3,211.39	Light Expense - Electric	\$ 7,500.00
2110	\$8,031.25	\$11,420.07	\$19,451.32	Bldg Repair & Maintence	\$ 40,000.00
2130	\$4,445.25		\$4,445.25	Legal Expense	\$ 6,000.00
2140	\$816.53	\$151.77	\$968.30	Office/Printing/Telephone	\$ 1,500.00
2160	\$98.59		\$98.59	Computer & Internet	\$ 300.00
2170	\$213.77	\$187.60	\$401.37	SRE Only 100 Court, Elec & Gas	\$ 2,500.00
2180	\$1,599.39	\$3,116.15	\$4,715.54	Misc Fee, Taxes, Refunds, etc	\$ 3,000.00
Grand Total	\$90,953.41	\$79,303.87	\$170,257.28		

	RESERVE EXPENSE - CAPITAL IMPROVEMENTS			CAPITAL IMPROVEMENTS	
Sum of PAYMENT	Column Labels				
Row Labels	1	2	Grand Total		
3010	\$21,493.00	\$6,520.00	\$28,013.00	Building Repairs/ Maintenance	
3020	\$43,075.31		\$43,075.31	Roof Replacement	\$ 50,000.00
3030	\$2,450.00		\$2,450.00	Roads / Driveways	\$ 15,000.00
3080	\$32,800.00		\$32,800.00	Retaining Walls & Netting	\$ 40,000.00
Grand Total	\$99,818.31	\$6,520.00	\$106,338.31		

Beginning Balance		\$ 67,634.01
Income		\$ 220,019.77
Transferred Funds		\$ 50,766.27
TOTAL REVENUE		\$ 338,420.05
Routine Expense	\$ 170,257.28	
Capital Expense	\$ 106,338.31	
TOTAL EXPENSE	\$ 276,595.59	
BALANCE AS OF 3/31/2021		\$ 61,824.46

March 2021 CHECK REGISTER ENTRIES

DATE	QTR	CHECK #	PAYEE	MEMO	PAYMENT	DEPOSIT	ACCOUNT
3/1/2021	2		DEPOSIT (\$6,843.74)	FOREST SHARED UTILITIES		\$ 5,598.41	1030
3/1/2021	2		DEPOSIT (\$6,843.74)	INSURANCE (+ LATE FEE)		\$ 235.33	1020
3/1/2021	2		DEPOSIT (\$6,843.74)	MAINTENANCE FEES		\$ 1,010.00	1010
3/3/2021	2		ACH DEPOSIT	MAINTENANCE FEES		\$ 24,000.00	1010
3/3/2021	2	3471	Wendy/Bill SCHWOCKERT	207 COPPER PIPE DAMAGE	\$ 750.00		2110
3/5/2021	2	3472	COUNTRY PLUMBER	INVOICE #524979	\$ 235.00		2102
3/3/2021	2		DEPOSIT	Bank ref of fees overchg.		\$ 132.60	1070
3/5/2021	2	3473	TIM McTIER CONSTRUCTION	INVOICE #944	\$ 425.00		2110
3/8/2021	2	3474	BETHLEHEM LUTH CHURCH	MEETING ROOM RENT	\$ 25.00		2180
3/11/2021	2	AUTOP	ALLIANT 6431340000	SREA ONLY LIGHTS	\$ 469.95		2109
3/11/2021	2	AUTOP	ALLIANT 5784200000	Split SREA/Shared LIGHTS	\$ 35.23		2109
3/15/2021	2	AUTOP	ALLIANT 047261000	SHARED FRONT ENT LIGHTS	\$ 26.54		2109
3/15/2021	2	AUTOP	ALLIANT 4968220000	CT 100 (105-108) ELECTRIC	\$ 20.37		2170
3/15/2021	2	AUTOP	ALLIANT 0753530000	CT 100 (109-112) ELECTRIC	\$ 27.79		2170
3/15/2021	2	AUTOP	ALLIANT 2023140000	COURT 100 GAS	\$ 17.01		2170
3/15/2021	2	AUTOP	ALLIANT 5373500000 Well #1	SHARED WATER	\$ 1,054.03		2101
3/15/2021	2	AUTOP	ALLIANT 6299800000 Well #2	SHARED WATER	\$ 112.56		2101
3/15/2021	2	AUTOP	ALLIANT 2120050000	SHARED SEWER LIFT #1	\$ 128.87		2102
3/15/2021	2	AUTOP	ALLIANT 4167350000	SHARED SEWER LIFT #2	\$ 79.82		2102
3/15/2021	2	AUTOP	ALLIANT 2630030000	SHARED SEWER LIFT #3	\$ 23.10		2102
3/15/2021	2	AUTOP	ALLIANT 8003310000	SHARED SEWER LIFT #4	\$ 22.72		2102
3/15/2021	2	AUTOP	ALLIANT 3093330000	SHARED SEWER LIFT #5	\$ 26.92		2102
3/15/2021	2	AUTOP	ALLIANT 6035930000	SHARED SEWER LIFT #6	\$ 23.47		2102
3/12/2021	2	AUTOP	FRONTIER 092397-5	Shared Alarm Phone	\$ 67.08		2102
3/17/2021	2		ACH DEPOSIT	MAINTENANCE FEES		\$ 2,200.00	1010
3/17/2021	2	3475	Juanita Rockhill	Postage	\$ 12.10		2180
3/17/2021	2	3476	VOIDED	VOIDED	\$ -		VOID
3/17/2021	2	3477	STATE FARM	SREA INSURANCE	\$ 7,906.23		2103
3/17/2021	2		DEPOSIT	MAINTENANCE FEES		\$ 445.00	1010
3/18/2021	2	3478	GENERAL ENGINEERING CO	INVOICE #152917	\$ 2,453.87		2102
3/21/2021	2	AUTOP	WASTE MANAGEMENT	GARBAGE	\$ 2,730.53		2108
3/22/2021	2		DEPOSIT	MAINTENANCE FEES		\$ 1,200.00	1010
3/24/2021	2	3479	ZANDER SOLUTIONS	INV 4536; 208 DRAIN TILE	\$ 4,375.00		3010
3/24/2021	2	AUTOP	FRONTIER	SREA ONLY ANSWERING	\$ 50.59		2140
3/20/2021	2	AUTOP	PORTAGE UTILITIES	SEWER	\$ 6,198.21		2100
3/12/2021	2	AUTOP	ASSOCIATED BANK	BANK FEES	\$ 16.90		2180

TOTALS	\$ 27,313.89	\$ 34,821.34
Beginning Balance		\$ 54,317.01
Total	\$ 27,313.89	\$ 89,138.35
Balance as of 2/28/2021		\$ 61,824.46

SUMMARY OF ALL SREA ACCOUNTS AS OF 4/1/2021

SADDLE RIDGE ESTATES ASSOCIATION BANKS 4/1/2021

ASSOCIATED BANK

FUND VALUE AS OF

OPERATING ACCT. (Normal & Capital Expenditures)		\$ 61,824.46	3/26/2021
CD DUE 9/2/2020 (\$50,000)	Transferred to checking \$52,079.48	\$ -	9/9/2020
RESERVE CD 0.20% DUE 6/02/2022		\$ 104,044.32	3/26/2021
TOTAL IN ASSOCIATED BANK		<u>\$ 165,868.78</u>	

COMMUNITY BANK OF PORTAGE

MONEY MARKET (\$100,000) Annual 0.15%	Transferred \$50,000 to Checking 6/22/2020		
	Transferred \$50,756.25 11/30/2020		
RESERVE CD 0.215% 21 MONTH DUE 4/16/21		\$ 156,338.15	4/1/2021
TOTAL IN COMMUNITY BANK		<u>\$ 156,338.15</u>	

PORTAGE STATE BANK

CD 0.4% Effective 1/23/2021 14 months Renewal Date 3/23/2022		\$ 97,560.70	3/26/2021
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ASSOCIATED BANK	\$ 165,868.78
COMMUNITY BANK PORTAGE	\$ 156,338.15
PORTAGE STATE BANK	\$ 97,560.70
TOTAL SREA MONEY	\$ 419,767.63

RESERVES PORTION OF TOTAL SREA MONIES (highlighted in blue)	\$ 260,382.47
Percent of funds in Reserve	62%