

Dear homeowners,

The Kingsgate 3 & 4 HOA Board has finished the 2018 budget which is attached to the back of this letter. In 2017 budget the HOA dues have catch up with the inflation corrected amount, meaning that from 2017 forward the increase in dues will be to account for inflation. Consequently, the Board voted to increase homeowner dues from \$605 for 2017 to \$615 for 2018, a \$10 or 1.7% increase aligned with 2017 US inflation rate (Cost Price Index – All Urban Consumers). Note that this statement is applicable only on HOA dues, it will not preclude the Board to consider special assessments if requires in the future. *Note that this statement is applicable only on HOA dues. If required it will not preclude the Board from considering special assessments in the future.*

Here are some highlights from the budget:

- Right now our cumulative reserve is at \$28,000 and once we fund the 2018 budgeted Reserve amount in the first quarter, the cumulative Reserve will be at \$41,000.
- We are continuing to discount the dues by \$25 in 2018 to homeowners who do not carry a balance from 2017 and pay in full in the first quarter [by January 31st].
- We are still enforcing a \$10 late fee per quarter for homeowners who are not making a payment in a quarter. The fee will be reflected in the next quarter statement. Note that before the next quarter statement is processed, you have 4 weeks to pay your current quarter dues.

What can you do to help with the budget as a homeowner?

- If you can pay in full, please do so. Not only you are benefiting of a discount [small, but still a discount], but you are contributing to fund early our required maintenance projects and Reserve.
- Pay your dues on time. Help us to preserve our HOA assets! The park and the pool area are important assets that we all benefit from, whether you use the facilities or not. They contribute to keep the appeal for Kingsgate at its maximum for potential home buyers, and contribute in maintaining/preserving your house value.
- If you are past due on your 2017 dues [or even prior years], please make all effort to catch up on your account and pay your past due amount, and the first quarter of 2018. If you need more time to pay, please contact us so we can go over some payment options with you.

Regards,

Kingsgate 3 & 4 HOA Board

IMPORTANT EVENT/DATE:

2018 KINGSGATE 3&4
ANNUAL HOMEOWNERS MEETING
FEBRUARY 13th 7-9PM

Location:

Our Redeemer Lutheran Church
11611 NE 140th Street

2018 Budget Kingsgate 3 & 4 HOA

	Credit	Debit
Revenues		
Home owner Dues Income (300 houses * \$615)		\$ 184,500
Late Fees on Dues [forecast]		\$ 750
Pool Income		\$ 14,000
Total Revenues:		\$ 199,250
Reserve		
Reserve/Emergency Fund	\$ 13,000	
Total Reserve:	\$ 13,000	
Expenses		
Pool		
Guard and Manager Payroll	\$ 50,000	
Monthly Pool Maintenance	\$ 5,800	
Pool Supplies	\$ 13,000	
Front Office	\$ 3,500	
Total Pool:	\$ 72,300	
Park		
Landscaping	\$ 11,500	
Storm Cleanup	\$ 400	
Cul de Sac Cleanup/Mow	\$ 1,400	
General Maintenance	\$ 3,000	
Sprinkler	\$ 250	
Tree Care	\$ 4,000	
Total Park:	\$ 20,550	
Utilities		
Electricity/Gas, Garbage, Water, Phone & Internet		
Total Utilities:	\$ 28,000	
Office		
Office Supplies	\$ 3,200	
Bookkeeping	\$ 14,400	
Treasurer	\$ 1,500	
Webmaster	\$ 600	
Total Office:	\$ 19,700	
Other Expenses		
Recreation	\$ 4,500	
Dues Discounts [forecast]	\$ 3,750	
Dues Collection Issues	\$ 2,450	
Legal/CPA/Prof Fees	\$ 5,000	
Insurance	\$ 10,500	
Total Other Expenses:	\$ 26,200	
Maintenance/ Improvement Projects		
Replace Furnace/Repaint Hallway	\$ 1,500	
Fence Repair/Baby Pool Area	\$ 1,000	
Awning & Drain Cover	\$ 2,500	
Chem Pump	\$ 1,500	
Bleacher Repair	\$ 500	
To Be Determined	\$ 12,500	
Total Projects:	\$ 19,500	
Total Expenses With Reserve:	\$ 199,250	