

**2017 KINGSGATE 3 & 4
ANNUAL
HOMEOWNERS
MEETING**

February 27, 2017

Agenda

- Board Introductions
- Finances/Budget Review
- Pool Committee
 - 2016 Review
 - 2017 Preview
- Park Committee
 - 2016 Review
 - 2017 Preview
- Nomination and Election of Board members with expiring terms
- Question & Answer
- Meeting Conclusion

Board Introductions

Finances/Budget Review 2016

2016 Budget			2016 Year End ACTUAL		Variance
	Credit	Debit	Receipts	Expenses	
Balance Forward 11-30-2016			\$2,231.48		\$2,231.48
Revenues					
Home owner Dues Income (300 houses * \$575)		\$ 172,500	\$172,977.95		\$477.95
Late Fees on Dues [forecast]		\$ 1,500	\$735.00		-\$765.00
Pool Income		\$ 10,000	\$19,646.36		\$9,646.36
Total Revenues:		\$ 184,000	\$195,590.79	\$ -	\$ 11,590.79
Total Reserve:	\$ 13,800		\$ -	\$13,800.00	\$ -

Finances/Budget Review 2016

2016 Budget			2016 Year End ACTUAL		Variance
	Credit	Debit	Receipts	Expenses	
Total Revenues:		\$ 184,000	\$195,590.79	\$ -	\$ 11,590.79
Total Reserve:	\$ 13,800		\$ -	\$13,800.00	\$ -
Expenses					
Pool					
Guard and Manager Payroll	\$ 45,000			\$45,798.24	-\$798.24
Monthly Pool Maintenance	\$ 3,800			\$4,297.88	-\$497.88
Pool Supplies	\$ 13,000			\$6,424.18	\$6,575.82
Front Office	\$ 1,500			\$2,957.05	-\$1,457.05
Total Pool:	\$ 63,300		\$ -	\$59,477.35	\$3,822.65
Park					
Landscaping	\$ 11,500			\$11,569.07	-\$69.07
Storm Cleanup	\$ 400			\$3,190.00	-\$2,790.00
Cul de Sac Cleanup/Mow	\$ 1,400			\$1,138.80	\$261.20
General Maintenance	\$ 1,500			\$3,826.96	-\$2,326.96
Grass/Foilage	\$ 300				\$300.00
Sprinkler	\$ 250			\$401.47	-\$151.47
Tree Care	\$ 250			\$1,400.00	-\$1,150.00
Total Park:	\$ 15,600		\$ -	\$21,526.30	-\$5,926.30

Finances/Budget Review 2016

2016 Budget			2016 Year End ACTUAL		Variance
	Credit	Debit	Receipts	Expenses	
Total Revenues:		\$ 184,000	\$195,590.79	\$ -	\$ 11,590.79
Total Reserve:	\$ 13,800		\$ -	\$13,800.00	\$ -
Expenses					
Utilities					
Electricity/Gas, Garbage, Water, Phone & Internet				\$24,347.68	
Total Utilities:	\$ 26,000		\$ -	\$24,347.68	\$1,652.32
Office					
Office Supplies	\$ 3,900			\$2,483.03	\$1,416.97
Bookkeeping	\$ 12,000			\$12,000.00	\$0.00
Total Office:	\$ 15,900		\$ -	\$14,483.03	\$1,416.97
Other Expenses					
Recreation	\$ 3,500			\$4,043.55	-\$543.55
Dues Discounts [forecast]	\$ 1,500			\$1,955.00	-\$455.00
Dues Collection Issues	\$ 2,300				\$ 2,300
Legal	\$ 800				\$ 800
Insurance	\$ 10,500			\$10,138.66	\$361.34
Total Other Expenses:	\$ 18,600		\$ -	\$16,137.21	\$2,462.79

Finances/Budget Review 2016

2016 Budget				2016 Year End ACTUAL		Variance
	Credit	Debit	Receipts	Expenses		
Total Revenues:		\$ 184,000	\$195,590.79	\$ -		\$ 11,590.79
Total Reserve:	\$ 13,800		\$ -	\$13,800.00		\$ -
Expenses						
Maintenance/Improvement Projects						
New Pool House Roof	\$ 10,000			\$11,669.70		-\$1,669.70
Pool House Needs	\$ 11,500			\$9,779.29		\$1,720.71
Multi Port	\$ 1,800			\$1,789.92		\$10.08
Back Room/Boiler	\$ 4,500			\$7,508.87		-\$3,008.87
Removal Kid's Playground	\$ 3,000			\$2,333.99		\$666.01
Total Projects:	\$ 30,800		\$ -	\$33,081.77		-\$2,281.77
Total Revenues:	\$ 184,000		\$195,590.79			
Total Expenses With Reserve:				\$182,853.34		\$1,146.66
Balance Forward			\$12,737.45			\$12,737.45

Finances/Budget Review 2016 Summary

2016 Budget			2016 Year End ACTUAL		Variance
	Credit	Debit	Receipts	Expenses	
Total Revenues:		\$ 184,000	\$195,590.79	\$ -	\$ 11,590.79
Total Reserve:	\$ 13,800		\$ -	\$13,800.00	\$ -
Expenses					
Total Pool:	\$ 63,300		\$ -	\$59,477.35	\$3,822.65
Total Park:	\$ 15,600		\$ -	\$21,526.30	-\$5,926.30
Total Utilities:	\$ 26,000		\$ -	\$24,347.68	\$1,652.32
Total Office:	\$ 15,900		\$ -	\$14,483.03	\$1,416.97
Total Other Expenses:	\$ 18,600		\$ -	\$16,137.21	\$2,462.79
Total Projects:	\$ 30,800			\$33,081.77	-\$2,281.77
Total Revenues:	\$ 184,000		\$195,590.79		
Total Expenses With Reserve:				\$182,853.34	\$1,146.66
Balance Forward			\$12,737.45		\$12,737.45

Finances/Budget Review

2017 Budget Highlights

- **\$30** annual dues increase from \$575 to **\$605** [+5%]
 - For many years the HOA dues were not raised, not even to keep up with inflation
 - 7 years ago, the Board started the process of raising the dues narrowing the gap between current year dues and what the dues should have been based on inflation.
Starting 2016, it allows us to start funding a capital reserve for longer term capital projects and emergencies
 - In 2017 at \$605 the HOA dues are at the corrected inflation amount
 - From 2018 forward the maximum increase in dues allowed will be to account for inflation

Finances/Budget Review

2017 Budget Highlights

- 2017 budget total **\$196,250**
- **\$158,150** dedicated for on-going expenses [**80%**]
- **\$25,100** allocated to maintenance projects [**13%**]
- **\$13,000** allocated Capital Reserve [**6.6%**]
- **\$10** late fee per quarter added to statement for homeowners who are not making a payment in previous quarter [2Q17]

2016

- **\$12,737.45** balance forward at the end of the year [Dec-31-2016]
- ~**\$16,000** balance of **unpaid** dues [40 homeowners] carried over to 2017 budget >>> **\$8,600** for the top 4 delinquents

Finances/Budget Review 2017

2017 Budget				2017 <as-of 02/17/2017>		Balance
		Credit	Debit	Receipts	Expenses	
Balance Forward 11-30-2016				\$12,737.45		
Revenues						
Home owner Dues Income (300 houses * \$605)			\$ 181,500	\$106,158.43		\$75,341.57
Late Fees on Dues [forecast]			\$ 750	\$50.00		\$700.00
Pool Income			\$ 14,000	\$12.20		\$13,987.80
Total Revenues:			\$ 196,250	\$118,958.08	\$ -	\$ 90,029
Reserve						
Reserve/Emergency Fund		\$ 13,000			\$13,000.00	\$0.00
Total Reserve:		\$ 13,000		\$ -	\$13,000.00	\$0.00

Finances/Budget Review 2017

2017 Budget				2017 <as-of 02/17/2017>		Balance
		Credit	Debit	Receipts	Expenses	
Total Revenues:			\$ 196,250	\$118,958.08	\$ -	\$ 90,029
Total Reserve:		\$ 13,000		\$ -	\$13,000.00	\$0.00
Expenses						
Pool						
Guard and Manager Payroll		\$ 47,000			\$2,129.10	\$44,870.90
Monthly Pool Maintenance		\$ 3,800			\$602.25	\$3,197.75
Pool Supplies		\$ 13,000			\$372.10	\$12,627.90
Front Office		\$ 2,500			\$113.66	\$2,386.34
Total Pool:		\$ 66,300		\$ -	\$3,217.11	\$63,082.89
Park						
Landscaping		\$ 11,500			\$1,697.26	\$9,802.74
Storm Cleanup		\$ 400				\$400.00
Cul de Sac Cleanup/Mow		\$ 1,400				\$1,400.00
General Maintenance		\$ 3,000			\$147.82	\$2,852.18
Grass/Foilage						\$0.00
Sprinkler		\$ 250				\$250.00
Tree Care		\$ 4,000				\$4,000.00
Total Park:		\$ 20,550		\$ -	\$1,845.08	\$18,704.92

Finances/Budget Review 2017

2017 Budget				2017 <as-of 02/17/2017>		Balance
	Credit	Debit	Receipts	Expenses		
Total Revenues:		\$ 196,250	\$118,958.08	\$ -	\$ 90,029	
Total Reserve:	\$ 13,000		\$ -	\$13,000.00	\$0.00	
Expenses						
Utilities						
Electricity/Gas, Garbage, Water, Phone & Internet				\$2,600.16		
Total Utilities:	\$ 26,000		\$ -	\$2,600.16	\$23,399.84	
Office						
Office Supplies	\$ 3,200			\$509.14	\$2,690.86	
Treasurer	\$ 1,500			\$125.00	\$1,375.00	
Bookkeeping	\$ 14,400			\$1,200.00	\$13,200.00	
Total Office:	\$ 19,100		\$ -	\$1,834.14	\$17,265.86	
Other Expenses						
Recreation	\$ 3,500				\$3,500.00	
Dues Discounts [forecast]	\$ 3,250			\$3,288.00	-\$38.00	
Dues Collection Issues **	\$ 3,950			\$1,500.00	\$2,450.00	
Legal/CPA/Prof Fees	\$ 5,000			\$2,450.00	\$2,550.00	
Insurance	\$ 10,500			\$1,098.66	\$9,401.34	
Total Other Expenses:	\$ 26,200		\$ -	\$8,336.66	\$17,863.34	

Finances/Budget Review 2017

2017 Budget				2017 <as-of 02/17/2017>		Balance
	Credit	Debit		Receipts	Expenses	
Total Revenues:		\$ 196,250		\$118,958.08	\$ -	\$ 90,029
Total Reserve:	\$ 13,000			\$ -	\$13,000.00	\$0.00
Expenses						
Maintenance/Improvement Projects						
General Park Maintenance	\$ 12,050					\$12,050.00
New Pool Covers	\$ 8,000					\$8,000.00
Awning & Drain Cover	\$ 2,800					\$2,800.00
Tables & Seating Needs	\$ 1,650					\$1,650.00
Backboard, Scrubber & Maint.	\$ 600					\$600.00
Total Projects:	\$ 25,100				\$0.00	\$25,100.00
Total Revenues:	\$ 196,250			\$118,958.08		
Total Expenses With Reserve:					\$30,833.15	\$165,416.85
Balance Forward				\$88,124.93		

Finances/Budget Review

2017 Dues

Dues	#	\$	%
FY2017 Dues Budget	300 * 605	\$181,500	93%
Dues Receivable <included 2016 unpaid>	300	\$197,676	
1Q16 Dues Paid	240	\$106,000	80% [of total budget 👍👍👍]
Dues Paid in Full	147	\$85,238	49% [of homeowners 👍👍👍]
Unpaid 1Q16 Dues	60	+\$9,060 [if paid 1Q17 (\$151)]	20% [of homeowners]
Concerns 🗨️ Behind over 1y > \$1,200	8	\$16,000 [equal to 26 homeowners not paying dues]	8% [of total budget]

Pool Committee: 2016 Review

Pool Committee: 2017 Preview

Park Committee: 2016 Review

Park Committee: 2017 Preview

Nomination and Election Board members

- Board members expiring terms
 - Kelly
 - Mario
 - Stephen

Question? & Answer!

Meeting Conclusion