Quail Creek Homeowners Association 2017 Annual Meeting

Date: Sunday, December 17, 2017

AGENDA

- Front entrance irrigation woes
- Front entrance collision damage & status
- Garbage cans
- Web site
- Financial report 2017
- Proposed 2018 budget & dues increase
- Board member candidates introduction
- Election of new board members

QCHOA Board of Directors:

Steve Hollasch, President (425-417-4130) Erik Ploof, Vice President Francesca Moceri, Secretary Jennifer Kuhtz, Treasurer Amber Esquivel, Member at large Andrew Schoenfeld, Member at large

website: http://qchoa.net/

e-mail: qchoaboard@outlook.com

		QCH	OA B	udge	et Pro	opos	als														
		1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Expenses	Bank fees & fines													50							
	Insurance	952	1,000	1,000	1,000			1,450	1,650	1,550	1,580	1,580	1,600	1,600	1,400		1,500	1,600	1,600	1,625	1,665
	Legal Fees	1,000																			
	Taxes & Tax Fees																				
	Postage & Office Supplies	300	200	200	200			25	125	75	75	75	80	80	60		60	60	60	60	60
	Mailbox rental		175	175	175			125	125	125	125	125	120	120	120		125	125	125	120	120
	Non-Profit Filing Fee		10	10	10			10	10	10	10	10	10	10	10		10	10	10	10	10
	Web Site																			113	126
	Electricity	2,175	1,200	1,200	1,200			1,200	1,458	1,400	1,878	1,818	1,698	1,320	1,250		1,250	1,450	1,450	1,450	1,700
	Landscape Groundskeeping	3,258	5,000	3,000	4,000			3,800	4,000	4,000	5,700	3,300	4,300	4,600	2,800		2,800	2,800	3,200	3,200	3,390
	Landscape Water	850	900	900	900			900	720	720	534	600	750	700	1,250		1,200	950	2,000	2,300	2,000
	Landscape Maintenance Irrigation											300			40		175	275	275		45
	Landscape Materials			1,000								800									
	Landscape Plants														1,750		500				
	Landscape Other/Repair											800			750		1,000	1,000	1,000	900	3,200
	Events - Meetings	200		515					200	50	50	50			200						
	Events - Garage Sales								50	50	50			200							
	Events - Other																				
	Community Newsletter/Events		750		515																
	Miscellaneous	50											250							150	275
	Total Expenses	8,785	9,235	8,000	8,000	0	0	7,510	8,338	7,980	10,002	9,458	8,808	8,680	9,630	0	8,620	8,270	9,720	9,928	12,591
	Reserve Adjustment																				1,405
Other	Planned Balance Begin	1,000																			13,595
	Planned Balance End	2,000																			15,000
	Reserve Factor																				1.19
Income	Set Annual Dues (each)	300	300	200	200	200	200	200	200	200	250	250	250	250	250	250	250	250	250	250	
	Computed Dues (each)																				350
	Total Dues	12,000	12,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	14,000

		QCHOA Actual Revenue and Expense																			
		1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
	End Date	Dec 31	Dec 31	Nov 13			Dec 31	Dec 31	Oct 31	Dec 31	Dec 31	Dec 31	Dec 31	Dec 31 Est		Dec 31	Dec 31	Dec 31 Est			
Expenses	Bank fees & fines	8														39					
	Insurance	953	952	1,342			1,450	1,533	1,502	1,546	1,565	1,565	1,585	1,585		1,466	1,566	1,576	1,623	1,661	
	Legal Fees																				
	Taxes & Tax Fees																				
	Postage & Office Supplies	42	65	14			50	77	23	26	40	76				25		66	49	50	
	Mailbox rental	150	118	118			118	120	120	120	120	120	120	120		120	120	120	120	120	
	Non-Profit Filing Fee	10	10	10			10	10		45	10	10	20	20			10	10	10	10	
	Web Site															50	72		125	126	
	Electricity	851	1,181	973			1,200	1,286	905	1,864	1,561	1,424	1,101	1,130		1,089	1,383	1,520	1,435	1,623	
	Landscape Groundskeeping	2,241	2,407	1,776			4,500	4,815	2,808	5,361	5,595	5,968	4,268	4,214		2,616	2,180	3,398	3,010	3,213	
	Landscape Water	329	274	478			800	187	403	426	531	924	699	723		942	2,339	5,735	2,197	2,142	
	Landscape Maintenance Irrigation									235						349	298	145		41	
	Landscape Materials																				
	Landscape Plants																				
	Landscape Other/Repair						500									787	10,347	1,850	800	879	
	Events - Meetings													250			282				
	Events - Garage Sales												54								
	Events - Other																				
	Community Newsletter/Events		322	72																	
	Neighborhood Mailboxes						2,200	540													
	Miscellaneous	47							35			144	13						46		
Other	Balance Begin	834	7,874	13,670			15,246	19,315	16,832	18,077	16,544	17,492	17,612	19,887	21,923	21,958	23,975	16,158	12,826	13,460	
	Balance End	7,874	13,670	14,867			12,418				17,492	17,612			21,958	24,275	16,158	12,826	13,460	13,595	
Income	Dues	11,670	11,125	8,000			8,000	8,000	8,030	8,000	9,720	10,250	10,135	10,000		9,750	10,000	10,000	10,000	10,000	
	Fines & Late Fees	0	0	0			0	0	0	0	50	100	0	60		0	780	0	0	0	
	Other Income	0	0	680			0	10	0	90	600	0	0	0		0	0	0	0	0	
Summary	Total Expenses	4,631	5,328	4,783	0	0	10,828	8,567	5,796	9,623	9,422	10,230	7,860	8,043	0	7,483	18,597	14,419	9,415	9,865	
	Planned Expenses	8,785	9,235	8,000	8,000			7,510	8,338	7,980	10,002	9,458	8,808	8,680	9,630		8,620	8,270	9,720	9,928	
	Expenses Planned - Actual	4,154	3,907	3,217	8,000			(1,057)	2,542	(1,643)	580	(772)	948	638	9,630		(9,977)	(6,149)	305	63	
	Total Income	11,670	11,125	8,680	0	0	8,000	8,010	8,030	8,090	10,370	10,350	10,135	10,060	0	9,750	10,780	10,000	10,000	10,000	
	Actual Net	7,039	5,797	3,897	0	0	(2,828)	(556)	2,234	(1,533)	948	120	2,275	2,018	0	2,267	(7,817)	(4,419)	585	135	

Quail Creek HOA Financials 2017

		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total Budget	Target Month		Bal
	Bank fees & fines																
	actual																
	Insurance							1,625						1,625	7		
	actual							1,661								1,661	(36)
	Legal Fees																
	actual																
	Taxes & Tax Fees																
	actual																
	Non-Profit Filing Fee	10												10	1		
	actual	10														10	
	Postage & Office Supplies	5	5	5	5	5	5	5	5	5	5	5	5	60			
	actual	16							34							50	10
	Mailbox rental		120											120	2		
	actual		120													120	
S	Web Site														11		
Se	actual											126				126	(126)
	Electricity	121	121	121	121	121	121	121	121	121	121	121	121	1,450			
Expense	actual	124	142	139	138	138	138	137	137	137	136	120	137			1,623	(173)
9	Landscape Groundskeeping	267	267	267	267	267	267	267	267	267	267	267	267	3,200			
ш	actual	250	250	250	250	260	260	565		282	282	565	282			3,496	(296)
	Landscape Water	192	192	192	192	192	192	192	192	192	192	192	192	2,300			
	actual	46	46	46	46	46	46	46	83			1,692	46			2,142	158
	Landscape Irrigation Maint																
	actual								41							41	(41)
	Landscape Materials																
	actual																
	Landscape Plants																
	actual																
	Landscape Other/Repair	75	75	75	75	75	75	75	75	75	75	75	75	900			
	actual						45		815		20					879	21
	Events - Meetings																
	actual																
	Miscellaneous	13	13	13	13	13	13	13	13	13	13	13	13	150	_		
	actual																150

Quail Creek HOA Financials 2017

		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total Budget	Target Month		Bal
Income	Dues actual Fines & Late Fees actual			10,000										10,000	3	10,000	
	Other Income actual															-	
Summary	Balance Begin Balance End Balance Delta YTD Monthly Expenses Planned Monthly Expenses Actual Monthly Income Planned	13,460 13,015 (446) 682 446	12,456 (1,004) 792 558	22,022 8,561 672 435 10,000	21,588 8,127 672 434	21,144 7,683 672 444	20,656 7,195 672 488	18,247 4,786 2,297 2,409	17,138 3,677 672 1,109	16,718 3,258 672 419	16,280 2,819 672 439	13,778 318 672 2,502	13,313 (148) 672 465				
Sui	Monthly Income Actual Monthly Actual vs Plan	236	234	10,000 237	238	228	183	(112)	(437)	252	233	(1,830)	206				
	YTD Expenses YTD Income YTD Actual vs Plan	446 236	1,004 469	1,439 10,000 706	1,873 10,000 944	2,317 10,000 1,172	2,805 10,000 1,355	5,214 10,000 1,243	6,323 10,000 806	6,742 10,000 1,058	7,181 10,000 1,291	9,682 10,000 (539)	10,000	9,815		10,148 10,000	

Quail Creek HOA Budget 2018

Bank Fees & Fines	0				
Insurance	1,665				
Legal Fees	0				
Taxes & Tax Fees	0				
Non-Profit Filing Fee	10				
Postage & Office Supplies	60				
Mailbox Rental	120				
Web Site	126				
Electricity	1,700				
Landscape Groundskeeping	3,390				
Landscape Water	2,000				
Landscape Irrigation Maint	45				
Landscape Materials	0				
Landscape Plants	0				
Landscape Other & Repair	3,200				
Events - Meetings	0				
Miscellaneous	275				
Total Expenses	12,591				
Reserve Adjustment	1,405				
Computed Dues	350				
Planned Balance Begin	13313				
Planned Balance End	14718				