

Notice of Annual Meeting

Creekside Cabaña Club

11/16/2016 at 7:30 p.m.

This is a notice for the annual meeting of the Creekside Cabaña Club to be held in the clubhouse and at which time we will vote on the proposed budget as well as the election of board members and officers. Please return the proxy card or plan on attending the meeting. There may also be openings on our board of directors and any homeowner who is interested in joining the association's board of directors should attend this meeting. We meet six times a year on the third Wednesday of the odd numbered months.

The great bulk of the homeowners' association's income is derived from our homeowners' annual dues. There is additional income from associate membership dues, party rentals and other collected fees. The purpose of the assessment/dues as set forth in the declaration establishing the association, is quite broad. However, as a practical matter, it is to be principally used to meet those financial needs occasioned by the provision of services that benefits the community as a whole. To be effective, financial management must be an ongoing and evolving process. The estimates herein are based on the available data and past operating experience. The inflation of long-term renovation costs will bear watching and require annual evaluation. The proposed annual assessment/dues will remain \$300 for proprietary members and \$400 for associate members.

Account	2017 Proposed Budget (\$)
Income Assessments	
Members	\$ 133,200
Associate Members	\$ 43,200
<i>Subtotal Assessments</i>	<i>\$ 176,400</i>
Other Income	
Late Fees and Interest	\$ 1,000
Clubhouse Rental Income	\$ 40,000
Swim Team Payroll Reimbursement	\$ 14,800
Newsletter Ad Income	\$ 300
Pool Party Rental Income	\$ 7,000
Pool Guest Fees	\$ 5,000
Swim Lessons	\$ 20,000
Concessions Income	\$ 4,500
Misc Income	\$ 1,000
Interest Income	\$ 12
<i>Subtotal Other Income</i>	<i>\$ 93,612</i>
Total Income	\$ 270,012
Expenses	
Employee Compensation	
Employer Tax Liability	\$ 95,000
<i>Sub Total</i>	<i>\$ 95,000</i>
Administration	
Accounting/Bookkeeping Services	\$ 8,000
Bookkeeping - Add'l Work/Research	\$ 400
Payroll Service	\$ 700
Legal	\$ 500
Newsletter Expense	\$ 6,500
Office Expense (postage & copies)	\$ 4,800
Bank / credit fees	\$ 650
Website	\$ 200
HOA Social Events	\$ 500
Misc Expense	\$ 500
Storage Fees	\$ 300
Administrative Fees	\$ 50
<i>Sub Total</i>	<i>\$ 23,100</i>

Expense	
Concessions Expense	\$ 3,000
Activities Expense	\$ 500
Uniforms- lifeguard/pool	\$ 1,500
Clubhouse Rental Deposit Refund	\$ 16,000
<i>Sub Total</i>	<i>\$ 21,000</i>
Insurance	
Liability	\$ 16,500
Workers Compensation	\$ 2,500
<i>Sub Total</i>	<i>\$ 19,000</i>
Landscaping	
Gardener	\$ 10,000
Irrigation Repairs	\$ 500
Tree Maintenance	\$ 1,000
<i>Sub Total</i>	<i>\$ 11,500</i>
Maintenance & Repairs	
Building Maint/Repairs	\$ 8,000
Janitorial	\$ 4,000
Misc Supplies	\$ 2,500
Fire & Safety	\$ 750
<i>Sub Total</i>	<i>\$ 15,250</i>
Pool	
Pool Supplies & Chemicals	\$ 23,000
Pool Maint/Repairs	\$ 5,000
Pool Permits	\$ 2,500
<i>Sub Total</i>	<i>\$ 30,500</i>
Taxes	
Taxes & License	\$ 12,000
<i>Sub Total</i>	<i>\$ 12,000</i>
Utilities	
Electric & Gas	\$ 21,000
Telephone	\$ 3,000
Internet	\$ 400
Water	\$ 6,500
Garbage	\$ 4,000
<i>Sub Total</i>	<i>\$ 34,900</i>
Total Expenses	
Total Expenses	\$ 262,250
Reserve Expenses	
Net Income	\$ 7,762