



**Notice of Annual Meeting
Creekside Cabaña Club
11/17/2021 at 7 PM**

This is a notice for the annual (**virtual**) meeting of the Creekside Cabaña Club to be held on **Google Meet on Wednesday, November 17th, 2021, starting at 7:00 pm.** You can join us for this meeting one of two ways, either: 1) **online** by going to meet.google.com/izb-chus-gms or 2) **by phone** by dialing **(407) 801-7197** and entering pin **543314690**. The purpose of this meeting is to review any open action items as well as hold the annual election of board members and officers by acclamation in accordance with HOA guidelines. 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 virtual meeting. We meet 6 times a year on the 3rd Wednesday of the odd numbered months. HOA Members may either: 1) vote during attendance at the virtual annual meeting taking place on zoom on 11/17/21, starting at 7 pm, or 2) return the enclosed pre-addressed, pre-stamped proxy card in the mail **PRIOR TO THE VIRTUAL ANNUAL MEETING** taking place on 11/17/21.

With regards to the 2022 budget, 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 that varies from year to year. During this year's virtual annual meeting, an increase to the annual dues in an amount not to exceed 5% of the current amount will be discussed. Guiding our decision as to what the actual percentage will be, are various publicly available metrics related to inflation such as the Consumer Price Index and the Inflation Rate. At this meeting, we will also be discussing the dollar amount of special assessments needed to ensure that the HOA remains solvent and has the reserves necessary to keep the facility in good repair. This was derived from an impartial third-party study from which various recommendations were made that will be evaluated when making the decision on amounts required and timing of the collection of these. The purpose of the annual dues and assessments 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 that requires annual evaluation and for which the inflation of long-term renovation costs also bears watching. The proposed budget for 2022 for your reference can be found on the back side of this page.

Finally, be on the lookout for our January 2022 mailing. This packet will include information that contains important dates to mark in your calendars regarding things such as the swim team and swim lessons if interested, for our 2022 season beginning in March of 2022. Our first board meeting for 2022 will take place on Wednesday, January 19th, 2022.

Regards,
Daniel Logan
President, HOA Board of Directors
www.creeksidecabanaclub.com

REVENUE	2022 Proposed Budget \$
Assessments and Banking	
Owners' Assessments	\$159,840
Associate Members Assessments	\$49,950
Interest Billed & Operating Interest Earned	\$3,000
<i>Subtotal</i>	\$212,790
Miscellaneous	
Clubhouse Rental & Concessions Income	\$32,600
Pool Party Rental Income & Pool Guest Fees	\$11,500
Swim Team Reimbursement	\$31,000
Swim Lessons	\$30,000
Newsletter Ad Income & Miscellaneous Revenues	\$700
<i>Subtotal</i>	\$105,800
Total Income	\$318,590
EXPENSES	
Administration	
Fidelity & Association Insurance	\$15,450
Workers Comp Insurance	\$4,500
Office Expenses Including Supplies, Services & Postage	\$9,000
CPA, Bank/Credit Fees & California Corporation Fees	\$2,250
Employer Payroll Including Tax	\$132,000
Rental Commission & Payroll Service	\$8,200
Financial Management Contract & Services	\$10,724
Collection & Legal Services	\$7,000
Website & Newsletter Expense	\$10,300
HOA Social Events & Administrative Incidentals	\$1,000
<i>Subtotal</i>	\$200,424
Building Common Areas	
Janitorial & Miscellaneous Supplies	\$7,300
Fire & Safety Permits & Building Maintenance/Repairs	\$7,000
<i>Subtotal</i>	\$14,300
Grounds Common Areas	
Landscaping, Irrigation & Tree Maintenance	\$13,600
<i>Subtotal</i>	\$13,600
Recreation	
Pool Permits, Maintenance & Repairs	\$5,000
Uniforms, Concessions & Activities Expenses	\$6,500
<i>Subtotal</i>	\$11,500
Utilities	
Gas & Electricity	\$22,000
Garbage, Water & Sewer Services	\$13,900
Telephone & Internet	\$2,000
<i>Subtotal</i>	\$37,900
Total Expenses	\$277,724
Profit/Loss	\$40,866