

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 Mocerri, Secretary

Jennifer Kutzt, Treasurer

Amber Esquivel, Member at large

Andrew Schoenfeld, Member at large

website: <http://qchoa.net/>

e-mail: qchoaboard@outlook.com

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	120	120		
	Non-Profit Filing Fee	10	10	10			10	10		45	10	10	20	20			10	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	Total Actual	Bal	
Income	Dues			10,000										10,000	3			
	<i>actual</i>			10,000													10,000	
	Fines & Late Fees																	
	<i>actual</i>																	
	Other Income																	
	<i>actual</i>																	
Summary	Balance Begin	13,460																
	Balance End	13,015	12,456	22,022	21,588	21,144	20,656	18,247	17,138	16,718	16,280	13,778	13,313					
	Balance Delta YTD	(446)	(1,004)	8,561	8,127	7,683	7,195	4,786	3,677	3,258	2,819	318	(148)					
	Monthly Expenses Planned	682	792	672	672	672	672	2,297	672	672	672	672	672					
	Monthly Expenses Actual	446	558	435	434	444	488	2,409	1,109	419	439	2,502	465					
	Monthly Income Planned			10,000														
	Monthly Income Actual			10,000														
	Monthly Actual vs Plan	236	234	237	238	228	183	(112)	(437)	252	233	(1,830)	206					
	YTD Expenses	446	1,004	1,439	1,873	2,317	2,805	5,214	6,323	6,742	7,181	9,682	10,148	9,815			10,148	
	YTD Income			10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000			10,000	
YTD Actual vs Plan	236	469	706	944	1,172	1,355	1,243	806	1,058	1,291	(539)	(333)						

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