

# *Quail Creek 2023 Budget*

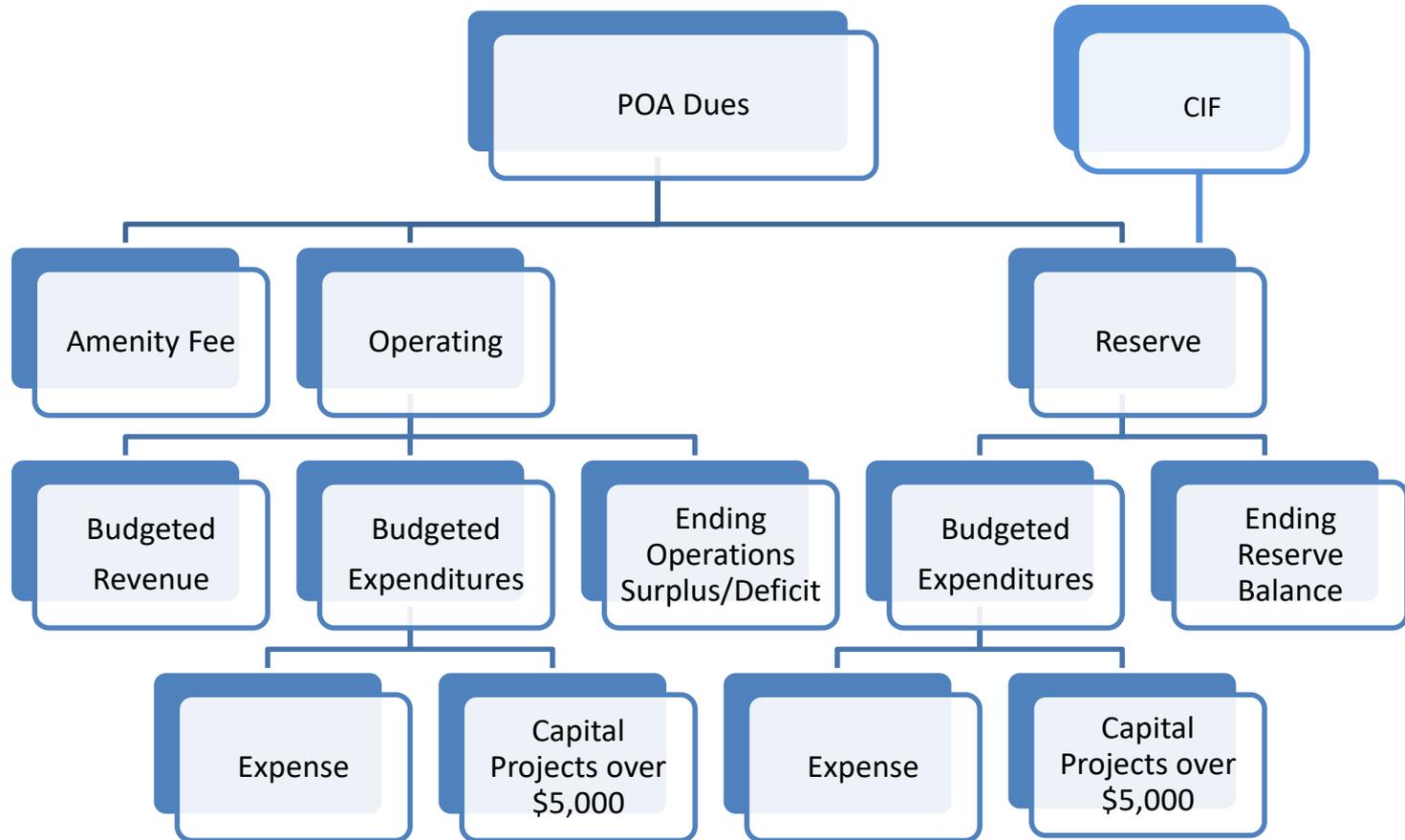


*Homeowners Information  
Meeting*

*November 14, 2022*



# Budget Structure



# Revenue

Budget in (000's)	2023	2022	Inc (Dec)
<b>Community Dues</b>	6,609,328	5,890,996	718,332
<b>ANZA</b>	58,800	48,000	10,800
<b>Courts</b>	1,200	7,200	(6,000)
<b>Recreation</b>	249,390	266,750	(17,360)
<b>Golf Course</b>	2,365,640	2,230,525	135,115
<b>Pro Shop</b>	175,724	153,025	22,699
<b>Golf Carts</b>	26,200	38,480	(12,280)
<b>Range</b>	65,500	62,463	3,037
<b>Restaurant</b>	3,095,242	2,889,543	205,699
<b>Banquets</b>	721,021	732,036	(11,015)
<b>Miscellaneous Income</b>	105,174	91,300	13,874
<b>Interest Income</b>	10,148	8,808	1,340
<b>Total Revenue</b>	13,483,367	12,419,126	1,064,241



# Gross Income

Budget	2023	2022	Inc (Dec)
Revenue	13,483,367	12,419,126	1,064,241
Cost of Sales			
Food and Beverage	1,135,253	1,095,974	39,279
Golf Operations	142,967	137,500	5,467
Recreation And Fitness	201,250	174,450	26,800
Total Cost of Sales	1,479,470	1,407,924	71,546
Gross Income	12,043,176	11,011,206	992,691



# Indirect Expense

Budget (000's)	2023	2022	Inc (Dec)
<b>Clubhouse</b>	623,531	722,340	(98,809)
<b>Kino</b>	101,904	93,406	8,498
<b>Arts &amp; Crafts</b>	161,783	124,539	37,244
<b>Anza</b>	380,394	303,183	77,211
<b>Pool</b>	160,679	198,300	(37,621)
<b>Courts</b>	61,350	84,895	(23,545)
<b>Recreation</b>	271,348	281,434	(10,086)
<b>Pro Shop</b>	562,715	542,082	20,633
<b>Golf carts</b>	36,492	37,550	(1,058)
<b>Range</b>	19,450	11,575	7,875



# Indirect Expense

Budget (000's)	2023	2022	Inc (Dec)
<b>Golf Maintenance</b>	2,174,900	1,989,097	185,803
<b>Restaurant</b>	3,975,446	3,736,214	239,232
<b>Banquets</b>	728,705	662,311	66,394
<b>Common Areas</b>	1,071,493	1,101,750	(30,257)
<b>Patrol Gates</b>	454,511	460,511	(6,000)
<b>Private Roads</b>	403,000	266,600	136,400
<b>General &amp; Administration</b>	1,600,221	1,462,138	138,083
<b>Other Income</b>	1,626	1,626	-
<b>Income tax</b>	50	50	-
<b>Total Indirect Expenses</b>	12,789,597	12,079,601	709,996



# All Operations

Budget (000's)	2023	2022	Inc (Dec)
Revenue	13,483,367	12,419,130	1,064,237
Less: COS	1,440,191	1,407,924	32,267
Less: Expenses	11,349,406	10,668,476	680,930
Operating Surplus	693,770	342,730	351,040



# Dues for 2023

## Operations

- **2022 Dues**
  - Total \$2,076
- **2023 Dues**
  - Total \$2,256

## Reserve

- **2022 Dues**
  - Total \$480
- **2023 Dues**
  - Total \$504

## CIF

- **2022 Dues**
  - Total \$2,556
- **2023 Dues**
  - Total \$2,760



# Operations Capital Budget

Category		Cost
Provide cover over golf equipment	Golf Maint.	\$60,000
Replace bowls and plates	Grill	\$32,202
Portable Bar	Banquets	\$7,407
Folding tables and furniture dollys	Banquets	\$11,990
Woodchipper	Common area	\$60,000
Dump truck for woodchipper	Common area	\$50,000
Window Shades	Kino	\$11,000
	<b>Total</b>	<b>232,599</b>



# Reserve Expenditures

<b>Total Contributions</b>		<b>1,787,561</b>
<b>Total Expenses</b>		<b>(3,621)</b>
<b>Total Capital Projects</b>		<b>(5,411,729)</b>
<b>Estimated Reserve Balance</b>		<b>136,483</b>
<b>Minimum Transfer from Operating Budget to Reserves</b>		<b>880,000</b>
<b>Estimated Reserve Ending Balance after transfer</b>		<b>1,016,483</b>
<b>Arts and Craft</b>	0	8,279
<b>Clubhouse</b>	0	125,568
<b>Common areas</b>	0	0
<b>Fitness Center</b>	0	0
<b>Food and Beverage</b>	0	50,622
<b>Golf</b>	0	4,100,000
<b>Patrol/Gates</b>	0	0
<b>Pools, Tennis &amp; Ball Fields</b>	3,621	56,365
<b>Private Roads</b>	0	1,064,518
<b>Recreation</b>	0	6,378
<b>Total</b>	<b>3,621</b>	<b>5,411,729</b>



# Reserve Funding Analysis

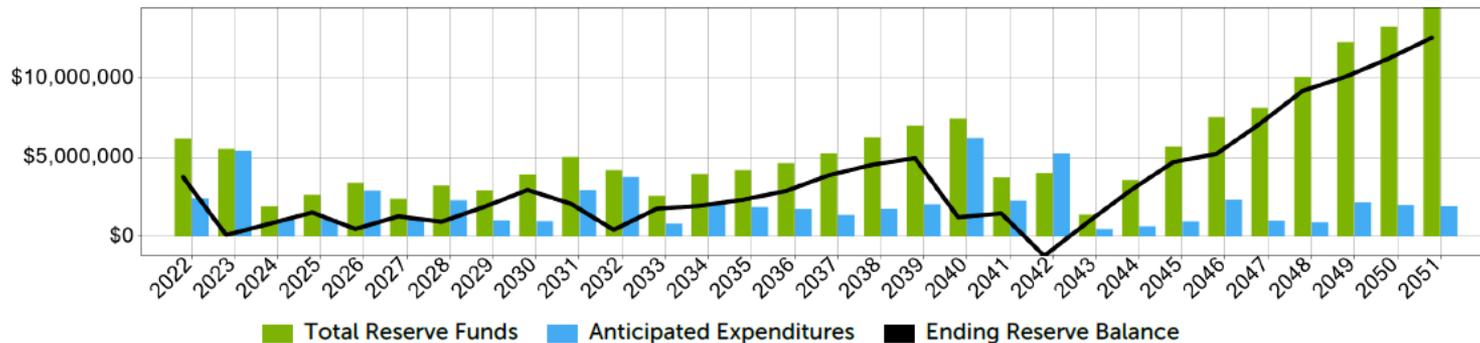
## Current

Annual Reserve Contribution Increase of 2%

Quail Creek Country Club POA

Units: 2,765 | Start Date: 1/1/2022

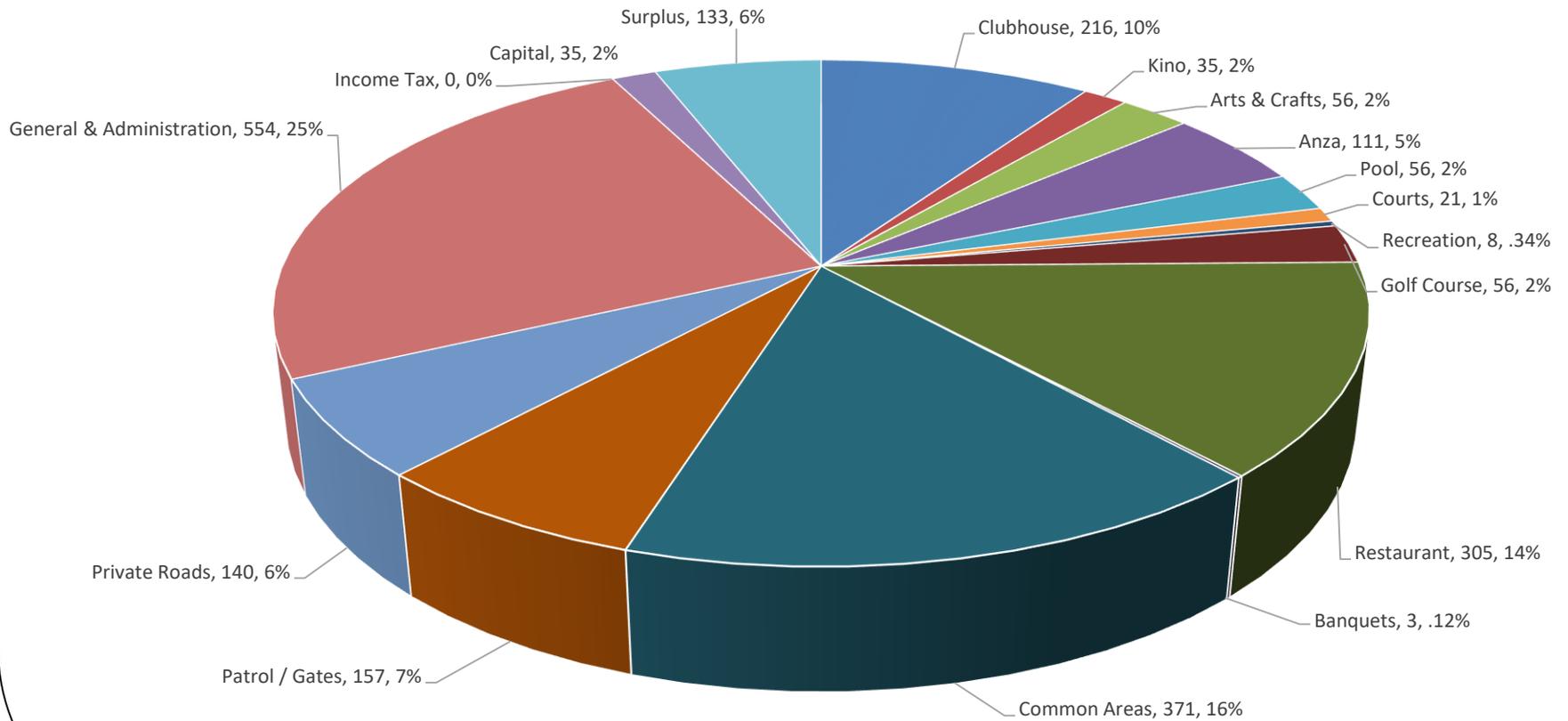
This plan represents a first-year reserve contribution of \$1,717,364 or \$621.11 yearly per unit. This funding model incorporates an annual component inflation factor of 2.5% per year, an average interest rate of 1.5% per year, and assumes an annual reserve contribution increases of 2%. Based on the projected starting reserve balance of \$4,418,666 as of Jan 1, 2022, this plan will not meet all anticipated expenditures as they occur. If maintained, this plan should be reviewed annually and adjusted accordingly to ensure all future expenditures will be funded.



Year	Annual Reserve Contributions	Yearly Reserve Contributions (Avg. Per Unit)	Starting Reserve Balance	Interest Earned	Total Reserve Funds	Anticipated Expenditures	Ending Reserve Balance	Fully Funded Reserve Balance	Percent Funded
2022	\$1,717,364	\$621.11	\$4,418,666	\$60,915	\$6,196,945	\$2,432,707	\$3,764,238	\$17,677,919	21%
2023	\$1,751,711	\$633.53	\$3,764,238	\$28,826	\$5,544,776	\$5,436,663	\$108,113	\$14,441,332	1%
2024	\$1,786,746	\$646.20	\$108,113	\$6,857	\$1,901,715	\$1,088,772	\$812,943	\$15,556,001	5%
2025	\$1,822,480	\$659.12	\$812,943	\$17,429	\$2,652,853	\$1,124,503	\$1,528,350	\$16,786,883	9%
2026	\$1,858,930	\$672.31	\$1,528,350	\$15,014	\$3,402,294	\$2,913,738	\$488,556	\$16,238,907	3%

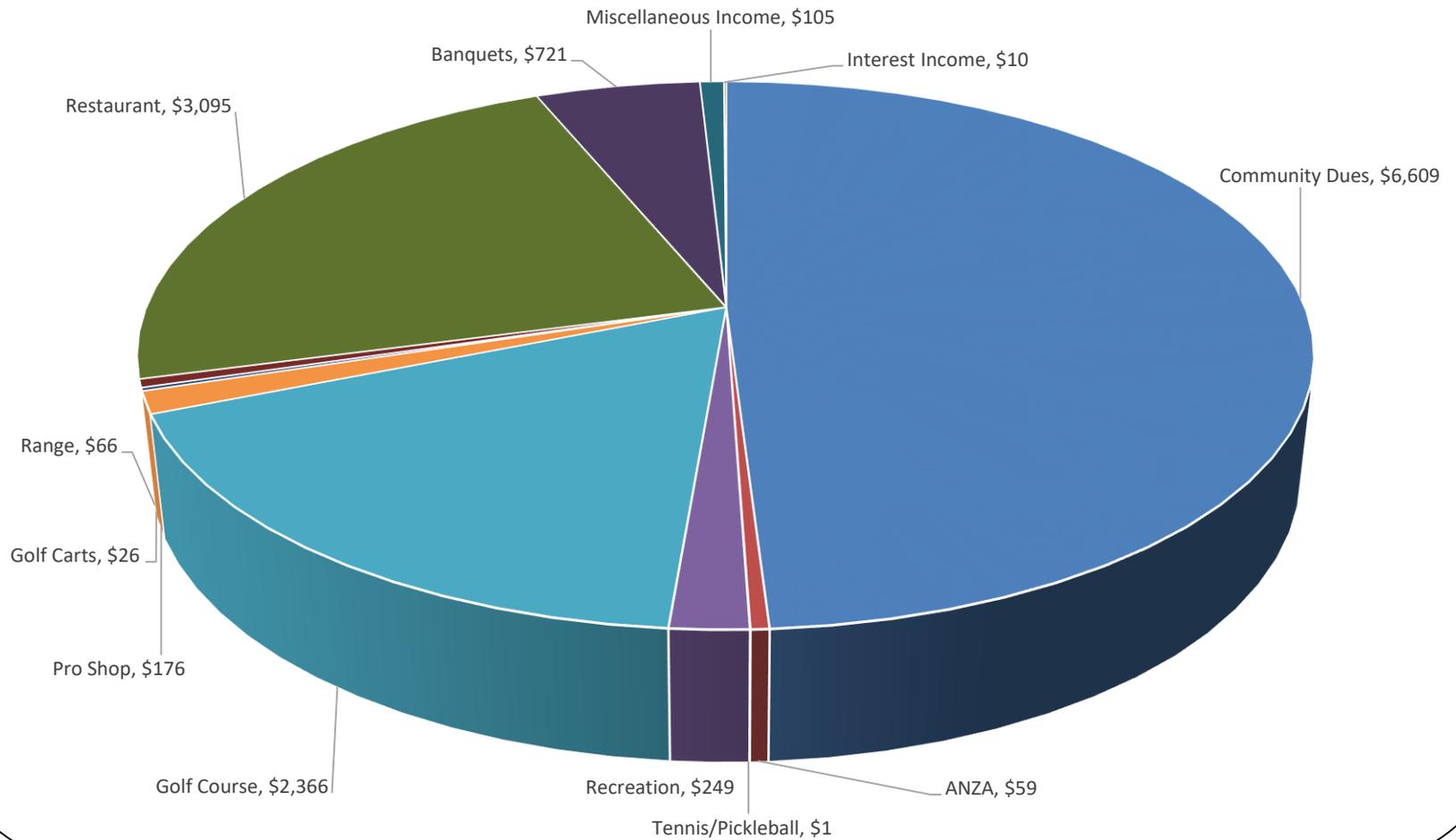


# Yearly Dues Allocation





# Revenue





# Expense

