

WILLOW CREEK SWIM AND TENNIS ASSOCIATION

Budgeting and Spending

TOWN HALL Sept 3, 2025

Purpose: To provide an overview of the WCSTA budget over time with a focus on the current needs of the Association.

Guidelines:

1. All attendees are muted during the opening and initial presentation
2. After the presentation we will answer questions in the order in which they were asked in the chat. It will help us identify the questions more quickly if you refrain from commenting on the questions.
3. When all the chat questions are answered we will allow those who raise their hands to speak.
4. We will honor your time and stop as close to 7:30 PM as possible.
5. This event will be recorded and a link made available within 48 hours on our website.

BUDGET CREATION

HOW, WHEN, AND DO THEY MATTER?

Budgets are important guidelines and our expectations for spending

Fiscal Calendarization:

- April 1 – March 31 – All budgets are approved by the Board. By our governing documents, we must have a budget approved 30 days before the Annual Meeting in April. But our management company needs the approved budget (with Board minutes) 60+ days in advance of the new fiscal year.
- We are looking at 9 months of actual expense to try to make an educated guess as to what we should spend in the next fiscal year.
- This is a restricted window of information and time.

Contracts

- Our largest expenditures (pool and Grounds) often have an escalation clause of as much as 10%.
- Performance, cancellation clauses, and other contractual limitations sometimes restrict our flexibility in cost containment.

Unknowns

- Utilities – use is sometimes difficult to control
- Repairs
- Surprises – other Board members will likely know this from experience.

BUDGET CREATION

HOW, WHEN, AND DO THEY MATTER?

YOY BUDGET COMPARISON							
GL Code	Description	Fiscal Year April 1 - March 31					
		2020	2021	2022	2023	2024	2025
	REVENUE						
3000	Owner Assessments-Civic	\$ 9,072	\$ 9,072	\$ 9,000	\$ 9,367	\$ 10,002	\$ 7,177
3001	Owner Assessment - Club	\$ 149,518	\$ 149,518	\$ 155,923	\$ 162,889	\$ 170,471	\$ 184,311
	TOTAL INCOME	\$ 155,790	\$ 156,090	\$ 163,098	\$ 169,556	\$ 176,111	\$ 186,851

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3001	Owner Assessment - Club	\$ 149,518	\$ 149,518	\$ 155,923	\$ 162,889	\$ 170,471	\$ 184,311
	TOTAL INCOME	\$ 155,790	\$ 156,090	\$ 163,098	\$ 169,556	\$ 176,111	\$ 186,851
	EXPENSES						
	ADMINISTRATIVE						
4010	Insurance	\$ 6,500	\$ 12,136	\$ 13,500	\$ 13,500	\$ 10,500	\$ 8,500
4020	Management Expense	\$ 8,112	\$ 8,112	\$ 8,500	\$ 9,600	\$ 9,600	\$ 6,540
4030	Legal Fees	\$ 2,000	\$ 3,500	\$ 3,500	\$ 3,000	\$ 3,300	\$ 3,300
4400	Social Committee	\$ 3,000	\$ 5,000	\$ 7,000	\$ 7,500	\$ 8,000	\$ 8,000
	TOTAL ADMINISTRATIVE	\$ 21,521	\$ 31,089	\$ 34,840	\$ 35,940	\$ 37,240	\$ 30,465

BUDGET CREATION

HOW, WHEN, AND DO THEY MATTER?

		2020	2021	2022	2023	2024	2025
GROUNDS & LANDSCAPING							
5029	Grounds Maintenance	\$ 3,630	\$ 5,500	\$ 5,500	\$ 5,500	\$ 6,000	\$ 6,000
5030	Grounds Contract	\$ 9,600	\$ 9,600	\$ 11,600	\$ 19,000	\$ 20,500	\$ 20,500
	TOTAL GROUNDS & LANDSCAPING	\$ 19,920	\$ 22,134	\$ 24,150	\$ 31,534	\$ 33,648	\$ 35,028
RECREATION							
6000	Pool Contract	\$ 35,000	\$ 37,500	\$ 42,000	\$ 50,320	\$ 58,000	\$ 60,000
6015	Pool Repairs	\$ -	\$ -	\$ -	\$ -	\$ 2,000	\$ 2,000
6016	Pool Area Maintenance	\$ 6,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 8,000
	TOTAL RECREATION	\$ 44,315	\$ 45,815	\$ 50,315	\$ 61,135	\$ 68,515	\$ 75,700

BUDGET CREATION

HOW, WHEN, AND DO THEY MATTER?

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6015	Pool Repairs	\$ -	\$ -	\$ -	\$ -	\$ 2,000	\$ 2,000
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	TOTAL RECREATION	\$ 44,315	\$ 45,815	\$ 50,315	\$ 61,135	\$ 68,515	\$ 75,700
UTILITIES							
8000	Electric	\$ 12,000	\$ 12,000	\$ 12,000	\$ 12,000	\$ 15,000	\$ 15,750
8020	Water & Sewer	\$ 7,000	\$ 10,000	\$ 8,000	\$ 8,000	\$ 6,000	\$ 7,500
8035	Trash/Recycling	\$ 625	\$ 625	\$ 625	\$ 1,000	\$ 1,500	\$ 250
8050	Phone	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
	TOTAL UTILITIES	\$ 24,625	\$ 27,625	\$ 25,625	\$ 26,000	\$ 27,500	\$ 28,500
	TOTAL OPERATING EXPENSES	\$ 110,381	\$ 126,663	\$ 134,930	\$ 154,609	\$ 170,403	\$ 173,293

BUDGET CREATION

HOW, WHEN, AND DO THEY MATTER?

	NET OPERATING INCOME (LOSS)						
		\$ 45,409	\$ 29,427	\$ 28,168	\$ 14,947	\$ 5,708	\$ 13,558
		2020	2021	2022	2023	2024	2025
	**RESERVES						
9000	Transfer to reserves	\$ 45,409	\$ 29,427	\$ 28,168	\$ 14,947	\$ 5,708	\$ 13,558
	**TOTAL RESERVES	\$ 45,409	\$ 29,427	\$ 28,168	\$ 14,947	\$ (14,092)	\$ -
		\$ 0	\$ 0				\$ -
	**TOTAL EXPENSES	\$ 155,790	\$ 156,090	\$ 163,098	\$ 169,556	\$ 156,311	\$ 173,293
	TOTAL INCOME (LOSS)	\$ -	\$ -	\$ -	\$ -	\$ 19,800	\$ 13,558

ACTUAL EXPENDITURES

THIS IS WHAT MATTERS!

		YOY ACTUALS COMPARISON				
GL Code	Description	Fiscal Year April 1 - March 31				
		2021	2022	2023	2024	2025
	REVENUE					
3000	Owner Assessments- Civic	\$ 8,968	\$ 7,472	\$ 8,529	\$ 9,423	
3001	Owner Assessment - Club	\$ 145,839	\$ 156,002	\$ 160,849	\$ 170,340	
	TOTAL REVENUE	\$ 155,654	\$ 163,926	\$ 172,161	\$ 181,244	
	TOTAL OTHER REVENUE	\$ 1,004	\$ 145	\$ 242	\$ 813	
	TOTAL INCOME	\$ 156,657	\$ 164,071	\$ 172,404	\$ 182,057	5.6%

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	TOTAL REVENUE	\$ 155,654	\$ 163,926	\$ 172,161	\$ 181,244	
	TOTAL OTHER REVENUE	\$ 1,004	\$ 145	\$ 242	\$ 813	
	TOTAL INCOME	\$ 156,657	\$ 164,071	\$ 172,404	\$ 182,057	5.6%
	EXPENSES					
	ADMINISTRATIVE					
4010	Insurance	\$ 1,590	\$ 1,027	\$ 421	\$ 9,514	
4020	Management Expense	\$ 6,760	\$ 6,084	\$ 8,368	\$ 8,835	
4030	Legal Fees	\$ 3,601	\$ 2,125	\$ 3,677	\$ 2,665	
4400	Social Committee	\$ 4,192	\$ 7,263	\$ 6,176	\$ 5,799	
	TOTAL ADMINISTRATIVE	\$ 18,398	\$ 17,327	\$ 20,955	\$ 34,419	64.3%

ACTUAL EXPENDITURES

THIS IS WHAT MATTERS!

		2021	2022	2023	2024	2025
	GROUPS & LANDSCAPING					
5029	Grounds Maintenance	\$ 1,365	\$ 8,330	\$ 9,930	\$ 2,315	
5030	Grounds Contract	\$ 8,000	\$ 20,258	\$ 17,140	\$ 21,158	
	TOTAL GROUNDS & LANDSCAPING	\$ 16,124	\$ 30,222	\$ 32,078	\$ 31,188	-2.8%
	RECREATION					
6000	Pool Contract	\$ 28,957	\$ 30,828	\$ 56,670	\$ 57,728	
6016	Pool Area Maintenance	\$ 4,375	\$ 649	\$ 7,795	\$ 5,128	
	TOTAL RECREATION	\$ 34,463	\$ 31,477	\$ 68,954	\$ 69,835	1.3%

ACTUAL EXPENDITURES

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		2021	2022	2023	2024	2025
	GROUPS & LANDSCAPING					
5029	Grounds Maintenance	\$ 1,365	\$ 8,330	\$ 9,930	\$ 2,315	
5030	Grounds Contract	\$ 8,000	\$ 20,258	\$ 17,140	\$ 21,158	
	TOTAL GROUPS & LANDSCAPING	\$ 16,124	\$ 30,222	\$ 32,078	\$ 31,188	-2.8%
	RECREATION					
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6016	Pool Area Maintenance	\$ 4,375	\$ 649	\$ 7,795	\$ 5,128	
	TOTAL RECREATION	\$ 34,463	\$ 31,477	\$ 68,954	\$ 69,835	1.3%
	UTILITIES					
8000	Electric	\$ 11,823	\$ 10,799	\$ 12,625	\$ 11,097	
8020	Water & Sewer	\$ 12,206	\$ 7,093	\$ 1,881	\$ 7,975	
8035	Trash/Recycling	\$ 472	\$ 991	\$ 995	\$ 646	
8050	Phone	\$ 2,369	\$ 3,423	\$ 2,993	\$ 3,109	
	TOTAL UTILITIES	\$ 26,870	\$ 22,306	\$ 18,494	\$ 22,826	23.4%

ACTUAL EXPENDITURES

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	GROUPS & LANDSCAPING					
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5030	Grounds Contract	\$ 8,000	\$ 20,258	\$ 17,140	\$ 21,158	
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	UTILITIES					
8000	Electric	\$ 11,823	\$ 10,799	\$ 12,625	\$ 11,097	
8020	Water & Sewer	\$ 12,206	\$ 7,093	\$ 1,881	\$ 7,975	
8035	Trash/Recycling	\$ 472	\$ 991	\$ 995	\$ 646	
8050	Phone	\$ 2,369	\$ 3,423	\$ 2,993	\$ 3,109	
	TOTAL UTILITIES	\$ 26,870	\$ 22,306	\$ 18,494	\$ 22,826	23.4%
	TOTAL OPERATING EXPENSES	\$ 95,855	\$ 101,331	\$ 141,073	\$ 158,269	12.2%

ACTUAL EXPENDITURES

THIS IS WHAT MATTERS!

		2021	2022	2023	2024	2025
	NET OPERATING INCOME (LOSS)	\$ 60,802	\$ 62,740	\$ 31,331	\$ 32,881	4.9%
	**RESERVES		13%	9%	12%	
9000	Transfer to reserves		\$ 21,126	\$ 14,706	\$ 22,421	52.5%
	**TOTAL RESERVES		\$ 23,578	\$ 16,706	\$ 2,393	-85.7%
	**TOTAL EXPENSES	\$ 95,855	\$ 124,910	\$ 157,779	\$ 160,662	
	TOTAL INCOME (LOSS)	\$ 60,802	\$ 39,161	\$ 14,625	\$ 21,395	

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CONCLUSION

QUESTIONS