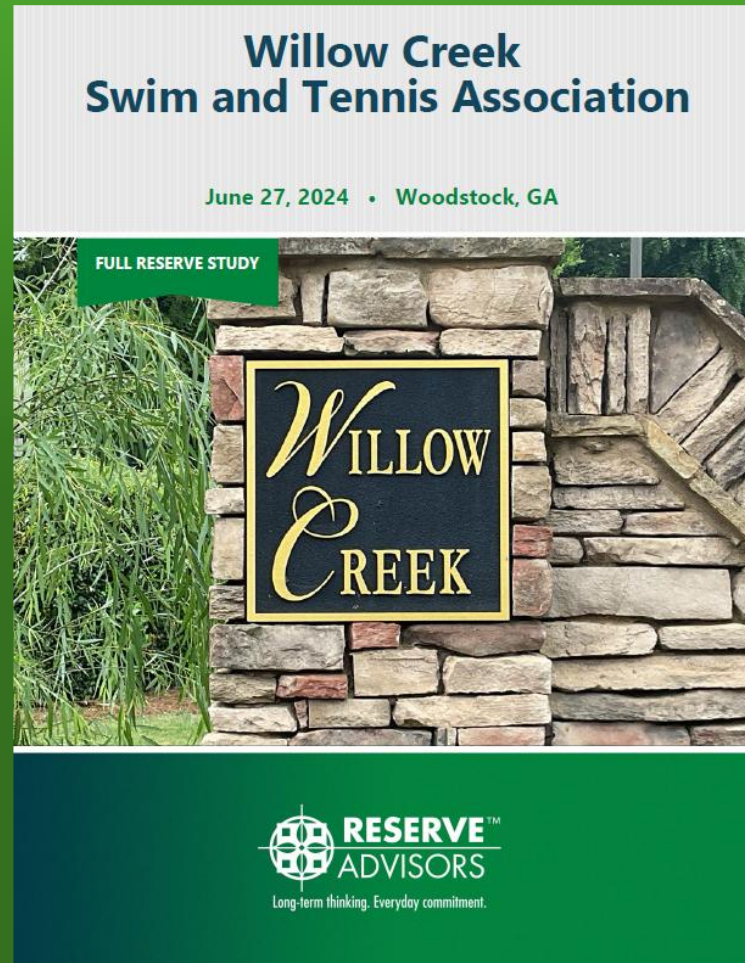


WILLOW CREEK SWIM AND TENNIS ASSOCIATION RESERVE FUNDING PROPOSAL

TOWN HALL AUGUST 27, 2025



WELCOME

- ***Presenters:***
 - ***Roger Heil, President WCSTA***
 - ***Glenn Page, Past President and Board Member***
- ***Tonight's meeting process***
 - ***Background of the Study***
 - ***Board Considerations***
 - ***Board Goals***
 - ***How did the Board arrive at this recommendation?***
 - ***Questions on our decision***
 - ***Other ideas***

RESERVE STUDY

- *Anticipated expenditures through 2050 - \$3,763,040*
- *Five Year Outlook – Through 2030 - \$226,140*
Project Prioritization based on condition of assets
 - *Update video security system*
 - *Plaster Creekside Pool*
 - *Color coat application to tennis courts (last done in 2021)*
 - *Paint steel fence at Creekside*
 - *Plaster Overlook Pool*
 - *Repair/Replace Creekside Deck*
- *How do we fund these short term needs?*

RESERVE STUDY

- *Anticipated expenditures through 2050 - \$3,763,040*
- *Fifteen Year Outlook – 2031 Through 2040 - \$657,884*
Project Prioritization based on current condition
 - *Resurface tennis courts, replace fence, replace light poles*
 - *Repairs to parking lots at Creekside and Overlook*
 - *Playground Equipment*
 - *Replace Fencing at Overlook and Creekside*
 - *Pool Furniture Replacement*
 - *Irrigation System Replacement*
- *How do we fund these medium-term needs?*

BOARD CONSIDERATIONS

- *Current Reserve Funding is from Budget Surplus Only*
 - *Reserve funding determined by*
 - *Operating Budget Cost Controls*
 - *Inflation*
 - *Limited control by the Board (no guarantees on funding amount)*
- *Annual Assessment increases are limited to 5% per year at Board discretion*
- *Special Assessments require 2/3 approval of membership*
- *Limited membership input in the previous 2 years*
- *Recommended Reserve Funding guidelines call for 25% of annual assessment to be reserved for future needs. We are reserving around 3-4%*

BOARD GOALS

- *Provide for the long-term financial security of the Association*
- *Identify best way to ensure the Association can maintain our amenities*
- *Minimize the financial impact on the Association members*
 - *Avoid Large special assessments*
 - *Offer the ability to budget and plan*
 - *Monthly payments*
 - *One large annual increase instead of multiple large increases*
- *Use any Budget Surplus to augment Reserve Funding (Reserve + Surplus)*

BOARD GOALS

- **Transparency**
 - ***Reserve Study Master File (Reserve Data File) is available for download from the Tolley site***

Document Library

To view community-specific Documents, select a category from the list below, and click on the Document Title to download the file. Documents are often formatted in Adobe PDF and will download and open automatically if you have Adobe Reader.

Documents

ACC ARC Instructions

ACC Request Forms & Guidelines

Aging Report & Bank Statements

Annual Meeting

Changing & Forgot Password Instructions

Closing Instructions

Governing Documents

Insurance

Monthly Financial Reports

Registration Instructions

Reserve Study

Website Instructions

Filter by:

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Name	Date	Size
WILLOW CREEK SWIM AND TENNIS 2025-2026 FINAL Budget - Clean.pdf	5/5/2025	78 KB
Willow Creek Swim and Tennis Association Report.pdf	5/7/2025	12 MB
Reserve Data File.xlsx	8/25/2025	47 KB

ASSUMPTION #1

RESERVE FUNDING CONTINUE 5% INCREASES ONLY

NO RESERVE ASSESSMENT

Projected Expenses	
2026-2030	
Tennis	\$ 23,674
Creekside	\$ 102,696
Overlook	\$ 91,789
Common Areas	\$ 8,254
Total	\$ 226,413
2031-2040	
Tennis	\$ 177,990
Creekside	\$ 193,737
Overlook	\$ 86,390
Common Areas	\$ 199,763
Total	\$ 657,880
2041-2050	
Tennis	\$ 102,052
Creekside	\$ 1,017,987
Overlook	\$ 1,268,938
Common Areas	\$ 178,194
Total	\$ 2,567,171

ASSUMPTION #1

RESERVE FUNDING CONTINUE 5% INCREASES ONLY

NO RESERVE ASSESSMENT

Projected Expenses		Current Reserve Forecast 5%YOY	
2026-2030		2026-2030	
Tennis	\$ 23,674	Opening Balance	\$ 74,000
Creekside	\$ 102,696	Budgeted addition	\$ 118,000
Overlook	\$ 91,789	Sub Total	\$ 192,000
Common Areas	\$ 8,254		
Total	\$ 226,413	Deficit	\$ (34,413)
2031-2040		2031-2040	
Tennis	\$ 177,990	Opening Balance	\$ (34,413)
Creekside	\$ 193,737	Budgeted addition	\$ 748,616
Overlook	\$ 86,390	Sub Total	\$ 714,203
Common Areas	\$ 199,763		
Total	\$ 657,880	Surplus	\$ 56,323
2041-2050		2041-2050	
Tennis	\$ 102,052	Opening Balance	\$ 56,323
Creekside	\$ 1,017,987	Budgeted addition	\$ 1,920,226
Overlook	\$ 1,268,938	Sub Total	\$ 1,976,549
Common Areas	\$ 178,194		
Total	\$ 2,567,171	Deficit	\$ (590,622)

ASSUMPTION #1

RESERVE FUNDING CONTINUE 5% INCREASES ONLY

NO RESERVE ASSESSMENT

ASSUMES MAXIMUM BUDGET SURPLUS

Projected Expenses	
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Opening Balance	\$ 56,323
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Sub Total	\$ 1,976,549
Deficit	\$ (590,622)

	Opening	Add	Exp	Close	Cost per Club Member
2031	\$ (34,413)	\$ 38,432	\$ 173,523	\$ (169,504)	\$ (533.03)
2032	\$ (169,504)	\$ 43,968	\$ 65,682	\$ (191,218)	\$ (601.31)
2033	\$ (191,218)	\$ 50,759	\$ 55,847	\$ (196,306)	\$ (617.31)
2034	\$ (196,306)	\$ 58,027	\$ -	\$ (138,279)	\$ (434.84)
2035	\$ (138,279)	\$ 65,800	\$ 72,672	\$ (145,151)	\$ (456.45)
2036	\$ (145,151)	\$ 74,109	\$ 42,238	\$ (113,280)	\$ (356.23)
2037	\$ (113,280)	\$ 82,983	\$ 81,210	\$ (111,507)	\$ (350.65)
2038	\$ (111,507)	\$ 92,456	\$ 14,823	\$ (33,874)	\$ (106.52)
2039	\$ (33,874)	\$ 115,334	\$ 73,302	\$ 8,158	
2040	\$ 8,158	\$ 126,749	\$ 83,886	\$ 51,021	

ASSUMPTION #1

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SPECIAL ASSESSMENT?

\$600

ASSUMPTION #2

RESERVE FUNDING PASSES

RESERVE FUNDING FROZEN YOY

5% INCREASE ANNUALLY FOR OPERATIONAL ASSESSMENT ONLY

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Common Areas \$	178,194
Total \$	2,567,171

Fixed Reserve + Surplus	
2026-2030	
Opening Balance \$	74,000
Budgeted addition \$	373,014
Sub Total \$	447,014
Surplus \$	
220,601	
2031-2040	
Opening Balance \$	220,601
Budgeted addition \$	1,218,252
Sub Total \$	1,438,853
Surplus \$	
780,973	
2041-2050	
Opening Balance \$	780,973
Budgeted addition \$	2,474,542
Sub Total \$	3,255,515
Surplus \$	
688,344	

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Opening Balance \$	780,973
Budgeted addition \$	2,474,542
Sub Total \$	3,255,515
Surplus \$	688,344

	Opening	Add	Exp	Close
2031 \$	233,570	\$ 84,685	\$ 173,523	\$ 144,732
2032 \$	144,732	\$ 90,070	\$ 65,682	\$ 169,120
2033 \$	169,120	\$ 95,857	\$ 55,847	\$ 209,130
2034 \$	209,130	\$ 102,072	\$ -	\$ 311,202
2035 \$	311,202	\$ 108,739	\$ 72,672	\$ 347,269
2036 \$	347,269	\$ 115,886	\$ 42,238	\$ 420,917
2037 \$	420,917	\$ 123,541	\$ 81,210	\$ 463,248
2038 \$	463,248	\$ 131,733	\$ 14,823	\$ 580,158
2039 \$	580,158	\$ 140,495	\$ 73,302	\$ 647,351
2040 \$	647,351	\$ 149,860	\$ 83,886	\$ 713,325
		\$ 1,142,938	\$ 663,183	

ASSUMPTION #3

RESERVE FUNDING PASSES

RESERVE FUNDING FROZEN YOY

MINIMAL ANNUAL INCREASE (3.5%) FOR OPERATIONAL BUDGET ONLY

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Common Areas \$	178,194
Total \$	2,567,171

Funding Option #3	
2026-2030	
Open \$	74,000
addition \$	359,003
Total \$	433,003
Surplus \$	
2031-2040	
Open \$	214,588
addition \$	784,107
Total \$	998,695
Surplus \$	
2041-2050	
Open \$	340,815
addition \$	1,047,000
Total \$	1,387,815
Deficit \$	
(1,379,356)	

ASSUMPTION #3

RESERVE FUNDING PASSES

RESERVE FUNDING FROZEN YOY MINIMAL ANNUAL INCREASE (3.5%) FOR OPERATIONAL BUDGET ONLY

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(1,379,356)	

	Opening	Add	Exp	Close
2031 \$	214,588	\$ 72,118	\$ 173,523	\$ 113,183
2032 \$	113,183	\$ 71,266	\$ 65,682	\$ 118,767
2033 \$	118,767	\$ 72,629	\$ 55,847	\$ 135,549
2034 \$	135,549	\$ 74,294	\$ -	\$ 209,843
2035 \$	209,843	\$ 77,190	\$ 72,672	\$ 214,361
2036 \$	214,361	\$ 78,778	\$ 42,238	\$ 250,901
2037 \$	250,901	\$ 81,095	\$ 81,210	\$ 250,786
2038 \$	250,786	\$ 82,774	\$ 14,823	\$ 318,737
2039 \$	318,737	\$ 85,914	\$ 73,302	\$ 331,349
2040 \$	331,349	\$ 88,049	\$ 83,886	\$ 335,512
		\$ 784,107	\$ 663,183	

ASSUMPTION #3

RESERVE FUNDING PASSES

RESERVE FUNDING FROZEN YOY

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 Annual Reserve Funding is \$66,166

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2040 \$	331,349	\$ 88,049	\$ 83,886	\$ 335,512
		\$ 784,107	\$ 663,183	

ANNUAL DUES FOR EACH OPTION

OPTION #1 TOTAL ANNUAL DUES		
	CLUB	CIVIC
2025	\$ 590.74	\$ 175.04
2026	\$ 620.28	\$ 183.79
2027	\$ 651.29	\$ 192.98
2028	\$ 683.86	\$ 202.62
2029	\$ 718.05	\$ 212.76
2030	\$ 753.95	\$ 223.39
2031	\$ 791.65	\$ 234.56
2032	\$ 831.23	\$ 246.29
2033	\$ 872.79	\$ 258.61
2034	\$ 916.43	\$ 271.54
2035	\$ 962.25	\$ 285.11
2036	\$ 1,010.37	\$ 299.37
2037	\$ 1,060.89	\$ 314.34
2038	\$ 1,113.93	\$ 330.05
2039	\$ 1,169.63	\$ 346.56
2040	\$ 1,228.11	\$ 363.89

OPTION #2 TOTAL ANNUAL DUES		
	CLUB	CIVIC
2025	\$ 590.74	\$ 175.04
2026	\$ 770.74	\$ 250.04
2027	\$ 799.39	\$ 258.52
2028	\$ 829.48	\$ 267.43
2029	\$ 861.06	\$ 276.79
2030	\$ 894.23	\$ 286.62
2031	\$ 929.06	\$ 296.94
2032	\$ 965.62	\$ 307.77
2033	\$ 1,004.02	\$ 319.15
2034	\$ 1,044.33	\$ 331.09
2035	\$ 1,086.66	\$ 343.64
2036	\$ 1,131.11	\$ 356.80
2037	\$ 1,177.78	\$ 370.63
2038	\$ 1,226.78	\$ 385.15
2039	\$ 1,278.24	\$ 400.40
2040	\$ 1,332.26	\$ 416.40

OPTION #3 TOTAL ANNUAL DUES		
	CLUB	CIVIC
2025	\$ 590.74	\$ 175.04
2026	\$ 770.74	\$ 250.04
2027	\$ 790.80	\$ 255.97
2028	\$ 811.56	\$ 262.12
2029	\$ 833.04	\$ 268.49
2030	\$ 855.28	\$ 275.08
2031	\$ 878.29	\$ 281.90
2032	\$ 902.11	\$ 288.95
2033	\$ 926.76	\$ 296.26
2034	\$ 952.28	\$ 303.82
2035	\$ 978.69	\$ 311.64
2036	\$ 1,006.02	\$ 319.74
2037	\$ 1,034.31	\$ 328.12
2038	\$ 1,063.59	\$ 336.80
2039	\$ 1,093.90	\$ 345.78
2040	\$ 1,125.27	\$ 355.07

BOARD FINANCIAL CONTROLS

- *Third party controls all money.*
 - *Requires proof of spending approval*
 - *Maintains the books for your review*
 - *Requires Board minutes if special funding is approved*
- *The Board provides minutes and financials to members for review and accountability*
- *The Board is limited by the governing documents (Bylaws, Covenants)*
- *The membership has the opportunity to review and hold the Board accountable for spending.*
- *The membership can add additional layers of control on the Board if needed.*

Questions

Other Suggested Funding Options
