

Walden Shores Property Owner's Association, Inc

Meeting Notice and Agenda

Board of Directors Meeting

Date: Tuesday, November 10, 2015
Time: 7:00 p.m.
Location: Walden Oaks Clubhouse, Naples Florida

Agenda

The purpose of this meeting is to conduct such business as may properly come before the Board. The agenda for this meeting is incorporated into this meeting notice and listed below:

1. Call to order.
2. Certifying Quorum for Directors and attesting the posting of the Meeting.
3. Waive or read Minutes from previous Meeting (October 13, 2015) and approve them.
4. Report of Officers.
5. 2016 Budget Adoption.
6. Landscaping Committee report/discussion.
7. Any other business that may properly come before the Board.
8. Motion to Adjourn.

For, and on behalf of the Board of Directors,
Tom Krieser, Property Manager
October 27, 2015

All Owners are encouraged to attend and may address the Board on items on the Agenda. This meetings main purpose is to adopt the 2016 Budget. This Meeting Notice and Agenda, together with the proposed Budget is being mailed to all Owners on October 27, 2015.

348851-41-2-7

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C/O Ability Management, Inc.
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October 26, 2015



To all Owners at Walden Shores:

You will find attached with this mailing the Notice for the next Board Meeting (November 10th 2015). This meeting's main purpose is for the Board to Adopt (approve) the Budget for 2016. The Proposed Budget is also attached for your information.

We hope that the following comments may help you to better understand the Board's thinking and rationale in proposing this for approval. Please note that the Association's Annual Budget are approved by your Board of Directors. You annually elect your Board to operate your Association and one of their most important tasks is to work-out and approve the Budget (and thus assessments) for the year ahead.

The proposed Budget will result in maintaining your assessments the same as they were in 2015 and 2014, meaning \$625 per quarter per Owner. As a reminder your dues were \$675 in 2011, and reduced to \$650 in 2012 and 2013, then further reduced to \$625.

Of the \$625, nearly half (\$286) is paid to the Master Association, Walden Oaks, and \$339 is for Walden Shoers. One of the largest costs, \$81,600, or \$237 per quarter per owner is for landscape related activities. Next to that are administrative services, which this year include a CPA "Compiled" financial statements, an estimated expense of \$2,000, a contingency of \$2,500, legal fees and delinquency related collection costs of \$5,000, management fees of \$11,280 and office expenses of \$3,000 altogether \$24,040, or \$70 per quarter per owner. Contributions to our Reserves are proposed as \$18,360 or \$53 per quarter per owner. We have used

\$15,034 (or \$44 per quarter per owner) from prior year surpluses to balance our Budget and to keep assessments down. This amount would otherwise have to be collected from owners. We are very fortunate to be able to do this because the financial health of the Association is very good.

In finalizing the Budget, we have been very cognizant of keeping assessments under control while at the same time recognizing the need for healthy Reserves, not just for keeping our roofs clean, but ensuring we are on track in rebuilding painting reserves, and have funds available for special landscape projects and unexpected events that might arise.

Despite generally rising costs, the Board is pleased in being able to keep assessments the same, or less than during 9 consecutive years, a very rare achievement for Associations in the Naples area.

Much of the positive result is due to good cost management by your Property Management Company and outstanding over-sight by your Board of Directors and your Treasurer in particular.

On a separate note, the Board welcomes back many of our Seasonal residents and wishes everyone a healthy and happy fall/winter.

On behalf of the Board (Allan, Bill, James, Joe and Ken),

A handwritten signature in black ink, appearing to read 'Tom Krieser', with a long horizontal line extending to the right.

Tom Krieser, Property Manager
October 26 2015

Walden Shores Budget - 2016 - DRAFT 5 Oct 22 2015 TK				86 UNITS	
Acct. #	ESTIMATED Total 2015	Adopted Budget 2015	DRAFT 2016 Budget	% Chg	Comments
Income					
6010 Monthly Assmt Revenue	98,471	98,471	98,256		
6011 Walden Oaks Crtly Master Fee Revenue	100,000	100,000	98,319		
6015 Bad Debt - Loss of Revenue	0	0			
6016 Estimated Bad Debt Allowance	0	0			
6020 Special Assmt Revenue	0	0			
6030 Reserves Assmt Revenue	16,529	16,529	18,360		4,590.00
6050 Interest & Late Fees Assessed	138	0			
6060 Collection Costs Recovered	305	0			
6130 App Fees/Other Revenue	1,100	0	600		
6135 Prior Year Surplus Funding	11,314	11,314	15,034		
Total Income:	227,857	226,314	230,569		
Operating Expenses					
Utilities					
7010 Electric Expense	1,118	1,100	1,100		
Total Utilities:	1,118	1,100	1,100	0.0	
Maintenance					
7200 Common Area Maintenance	1,002	3,000	1,000	(66.7)	
7201 P/W Walkways-driveways-eaves	2,200	0	2,400		
7205 Mailbox Maintenance	(5)	1,000	750	(25.0)	
7510 Grounds Maint - Mthly	68,580	68,580	69,600	1.5	
7515 Tree Trimming Expense	1,380	1,800	1,600	(11.1)	
7600 Landscape-Special Projects	9,649	5,000	5,000	0.0	
7605 Plants/Trees Install	2,580	2,200	2,600	18.2	
7610 Mulch/Sod	0	0			
7710 Irrigation Maint/Repairs	2,432	3,000	2,800	(6.7)	
Total Maintenance:	87,817	84,580	85,750	1.4	
Rec & Master Assoc Fees					
8020 Walden Oaks Assoc Fees	101,328	100,000	98,319	(1.7)	
Total Rec/Master Fees:	101,328	100,000	98,319	(1.7)	
Insurance					
8500 Property Insurance	0	0			NONE
8510 Liability	331	602			Exp 7/06/16
8510 Directors & Officers	1,236	1,251			Exp 7/06/16
8510 Crime	420	417			Exp 7/06/16
8510 Umbrella Liability	0	0			None
8515 Worker's Comp	713	730			Exp 7/06/16
Total Insurance:	2,700	3,000	3,000	0.0	
Administrative					
8610 Management Fees	11,390	11,040	11,250	2.2	
8620 Bank Charges Exp	0	0			
8630 Office Expense	2,911	2,800	3,000	7.1	
8650 Licenses/Permits/Fees	0	0			
8675 FL DBPR Annual Fees	0	0			
8680 Corp Annual Renewal	61	65	65	0.0	
8685 Taxes	0	0			
8710 Legal Fees Expense	360	2,500	2,000	(20.0)	
8711 Delinquencies Collection Expense	2,000	2,000	3,000	50.0	
8720 Accounting/Tax Prep Fee	195	200	195	(2.5)	
8721 CPA Audit/Compilation Fee	0	0	2,000		No record since 2004
9320 Contingency/Unbudgeted Exps	1,431	2,500	2,500	0.0	
Total Administrative:	18,349	21,105	24,040	13.9	
Total Operational Expenses:	211,312	209,785	212,209	1.2	
Reserve Contributions					
9520 Reserves: Painting	7,319	7,319	11,425	55.1	2,856.25
9550 Reserves: Plant Replacement	1,067	1,067	1,067	0.0	266.75

Walden Shores Budget - 2016 - DRAFT 5 Oct 22 2015 TK

86 UNITS

Acct. #	ESTIMATED Total 2015	Adopted Budget 2015	DRAFT 2016	Budget % Chg	Comments	
9570 Reserves: Document Revision	368	368	868	135.9		217.00
9580 Reserves: Roof Cleaning	5,000	5,000	5,000	(18.7)		1,250.00
9900 Reserves: General Funds	1,775	1,775	0	(100.0)		0.00
Total Reserve Contributions:	13,530	16,529	18,360	11.1		4,590.00
Total All Expenses:	227,841	226,314	230,569	1.9		
Net Income:	16	0	0			

2,500\$

per year 2500\$ per year

Total per quarter - 2016

\$625

Master Portion/qtr - 2016

\$286

Walden Shores HOA Portion/qtr - 2016

\$339

Walden Shores Reserves Analysis for Budget Year - 2016

<u>2016</u>						
<u>Account</u>	<u>Est. Replace- ment Cost</u>	<u>Estimated Balance as of Dec 31 2015</u>	<u>Remaining Balance to Fund</u>	<u>Est. Life (Years)</u>	<u>Remaining Years as of 12/31/15</u>	<u>2016 Calculated Contribution</u>
Painting	\$80,000	\$45,725	\$34,275	8	3	\$11,425
Plant Replacement	\$10,000	\$7,867	\$2,133	6	2	\$1,067
Interest		\$13,600				
Doc Revision	\$5,500	\$4,632	\$868	5	1	\$868
Roof Cleaning	\$30,000	\$15,000	\$15,000	3	3	\$5,000
General Reserve	\$20,000	\$20,000	\$0	5	2	\$0
Total	\$145,500	\$106,823	\$52,277			\$18,360

<u>2015</u>						
<u>Account</u>	<u>Est. Replace- ment Cost</u>	<u>Balance as of Dec 31 2014</u>	<u>Remaining Balance to Fund</u>	<u>Est. Life (Years)</u>	<u>Remaining Years as of 12/31/14</u>	<u>2015 Contribution</u>
Painting	\$75,000	\$38,406	\$36,594	8	5	\$7,319
Plant Replacement	\$10,000	\$6,800	\$3,200	6	3	\$1,067
Interest		\$13,500				
Doc Revision	\$5,000	\$4,264	\$736	5	2	\$368
Roof Cleaning	\$30,000	\$24,000	\$6,000	5	1	\$6,000
General Reserve	\$20,000	\$18,225	\$1,775	5	1	\$1,775
Total	\$140,000	\$105,194	\$48,305			\$16,529

<u>2014</u>						
<u>Account</u>	<u>Est. Replace- ment Cost</u>	<u>Balance as of Dec 31 2013</u>	<u>Remaining Balance to Fund</u>	<u>Est. Life (Years)</u>	<u>Remaining Years as of 12/31/13</u>	<u>2014 Contribution</u>
Painting	\$75,000	\$29,257	\$45,743	8	2	\$9,149
Plant Replacement	\$10,000	\$5,200	\$4,800	6	5	\$1,600
Interest		\$13,314			0	
Doc Revision	\$5,000	\$3,528	\$1,472	5	3	\$736
Roof Cleaning	\$30,000	\$18,000	\$12,000	5	2	\$6,000
General Reserve		\$18,225				
Total		\$87,524				\$17,485

<u>2013</u>						
<u>Account</u>	<u>Est. Replace- ment Cost</u>	<u>Estimated Balance as of Dec 31 2012</u>	<u>Remaining Balance to Fund</u>	<u>Est. Life (Years)</u>	<u>Remaining Years as of 12/31/12</u>	<u>2013 Contribution</u>
Roof Cleaning	\$30,000	\$12,000	\$18,000	5	3	\$6,000
Painting	\$75,000	\$20,109	\$54,891	8	6	\$9,149
Resurfacing		\$0				
Plant replace	\$10,000	\$3,600	\$6,400	6	4	\$1,600
Doc revision	\$5,000	\$2,792	\$2,208	5	3	\$736
General Reserve		\$18,225				
Un-allocated Interest		\$13,250				
Total		\$69,976				\$17,485