



Kirby Creek  
Village  
Homeowners  
Association

**2010 Annual  
Meeting**

# 2009

## Accomplishments

- **Signed Agreements with DFW Midstream Services for Pipelines in the Common Area along Utility Easements.**
  - This Generated \$34,774 of Income for KCVA in 2009.
- **Entered into Contracts in February 2009 with Chesapeake to use Water from Large Pond and Water Hydrant in Drilling Activity.**
  - This generated \$30,000 during 2009 and will generate \$10,000 more in 2010.

# 2009

## Accomplishments

- **Received Approval for 501(c)(4) Federal Tax Exempt Status.**
  - **We Expect This to Mean Federal Tax will Not have to be Paid on Funds Received on the Water Use and Pipeline Contracts.**
- **Requested and Received Sales Tax Exemption.**
  - **Savings Should be Between \$4,000 and \$5,000 Annually.**
- **Established a Reserve of over \$60,000 for future Capital Repairs and Improvements.**



# 2009 Accomplishments

- **Significantly Increased Liability Insurance Coverage to \$5 Million with No Significant Increase in Cost.**
- **Installation of Software for Remote Monitoring of Surveillance Video around the Clubhouse, Pool and HVAC Equipment.**
- **Resurfaced Swimming Pool.**



# **2009 Accomplishments**

- **Purchased 9' Conference Table and Leather Conference Chairs.**
- **Established a Quarterly Newsletter Service.**
- **Established Website Classified Ad Section.**
- **Installed Temporary Pool Shade Structure.**

# 2010 Objectives

- **Finalize Upgrades to Clubhouse.**
  - Including paint, interior wood rot repair and new furnishings. Completed in February 2010.
- **Finalize 10 Year Capital Repairs and Improvement Plan.**

# 2010 Objectives

- **Identify and Prioritize Capital Improvement and Repair Opportunities Such as:**
  - Permanent Shade Structure at the Swimming Pool
  - Controlled Access to Tennis Courts
  - Improved Security Lighting at Clubhouse
  - Ideas Provided by Homeowners for Board consideration

# 2010 Objectives

- **Monitor the Success of Gas Drilling Program at Airport and Traders Village.**
- **Continued Collection and Follow-Up on Delinquent Accounts. Chuck Barker with BFMC will Summarize Results.**



# 2010

## Potential Pitfalls

- **Monitor the Effect of the Economic Downturn on Our Ability to Collect Dues.**
- **Continue to Evaluate Effectiveness of our Legal Actions in Collecting Delinquent Dues. Adjust our Policies if necessary to Adapt to Economic Downturn.**

Kirby Creek Village Homeowners Association  
Income Statement and Budget  
2009 and 2010

	2009 Budget	2009 Actual	2010 Budget	2010 Budget Per Owner
<b>INCOME</b>				
DUES BILLED(\$240 x 657 owners)	\$157,680	\$157,680	\$157,680	\$240
LESS-EARLY DUES PAY DISCOUNT	\$1,800	\$1,750	\$1,800	\$3
LESS-PROJECTED UNCOLLECTED(15%) (111)	\$17,345	\$17,345	\$17,345	\$26
NET DUES COLLECTED	\$138,535	\$138,585	\$138,535	\$211
CLUBHOUSE RENTAL	\$7,500	\$8,625	\$7,500	\$11
OTHER	\$9,000	\$11,369	\$10,200	\$16
LEGAL FEES BILLED TO DELINQ OWNERS	\$50,000	\$33,769	\$50,000	\$76
<b>TOTAL INCOME</b>	<b>\$205,035</b>	<b>\$192,348</b>	<b>\$206,235</b>	<b>\$314</b>
<b>EXPENSES</b>				
UTILITY EXPENSE		\$14,314	\$14,600	\$22
CLUBHOUSE MANAGER EXPENSE	\$14,800	\$11,870	\$11,925	\$18
CONTRACTUAL SERVICES				
LANDSCAPE CONTRACT	\$40,101	\$39,478	\$36,720	\$56
ALARM MONITORING SERVICE	\$750	\$994	\$900	\$1
EXTERMINATING	\$300	\$0	\$300	\$0
POOL SERVICE		\$0		
PAGER SERVICE				
MANAGEMENT FEE	\$41,240	\$39,240	\$40,800	\$62
REPAIRS AND MAINTENANCE	\$18,300	\$16,725	\$22,200	\$34
GENERAL AND ADMINISTRATIVE	\$10,515	\$13,048	\$14,350	\$22
PROFESSIONAL SERVICES	\$2,335	\$1,212	\$1,300	\$2
PROFESSIONAL SERVICES-BILLED TO DELINQ OWNERS	\$50,000	\$33,769	\$50,000	\$76
INSURANCE	\$8,500	\$6,830	\$6,773	\$10
OTHER EXPENSES(Mainly Real Estate Taxes)	\$1,250	\$1,271	\$1,250	\$2
<b>TOTAL EXPENSES</b>	<b>\$199,801</b>	<b>\$178,751</b>	<b>\$201,118</b>	<b>\$306</b>
<b>NET OPERATING INCOME (LOSS)</b>	<b>\$5,234</b>	<b>\$13,597</b>	<b>\$5,117</b>	<b>\$8</b>

Kirby Creek Village Homeowners Association  
Income Statement and Budget  
2009 and 2010

	2009 Budget	2009 Actual	2010 Budget	2010 Budget Per Owner
NON OPERATING INCOME(LOSS)				
REVENUE				
EASEMENT CONTRACT	\$0	\$34,774		\$0
WATER USAGE CONTRACT	\$0	\$30,000	\$10,000	\$15
TOTAL NON OPERATING INCOME	\$0	\$64,774	\$10,000	\$15
EXPENSE				
LEGAL	\$0	\$8,283		\$0
CONSULTING	\$0	\$3,000		\$0
INCOME TAXES	\$0	\$7,500		\$0
POOL SHADE STRUCTURE			\$6,000	\$9
CLUBHOUSE FURNITURE			\$3,500	\$5
CLUBHOUSE PAINTING			\$3,000	\$5
TOTAL NON OPERATING EXPENSES	\$0	\$16,783	\$12,500	\$19
TOTAL NON OPERATING INCOME	\$0	\$48,011	-\$2,500	-\$4
NET INCOME	\$5,234	\$61,608	\$2,617	\$4

Kirby Creek Village Homeowners Association  
Balance Sheet  
December 31 2009 and 2008

<b>ASSETS</b>	<b>12/31/2009</b>	<b>12/31/2008</b>
Cash	\$126,428	\$67,339
Accounts Receivable	\$103,776	\$86,595
Allowance for Bad Debts	-\$78,068	-\$71,783
Prepaid Insurance	\$2,609	\$2,928
<b>TOTAL ASSETS</b>	<b>\$154,745</b>	<b>\$85,079</b>
<b>LIABILITIES AND OWNER EQUITY</b>		
Accounts Payable	\$0	\$3,620
Prepaid Assessments	\$59,819	\$57,675
Accrued Expenses	\$1,663	\$1,014
Accrued Payroll	\$396	\$442
Collection Fees Payable	\$21,989	\$13,026
<b>Total Liabilities</b>	<b>\$83,867</b>	<b>\$75,777</b>
<b>OWNER EQUITY</b>		
Retained Earnings-Beginning of Year	\$9,302	\$6,933
Current Year Net Income	\$61,576	\$2,369
<b>Total Owner Equity</b>	<b>\$70,878</b>	<b>\$9,302</b>
<b>TOTAL LIABILITIES AND OWNER EQUITY</b>	<b>\$154,745</b>	<b>\$85,079</b>

Kirby Creek Village Homeowners Association  
 Status of Accounts Turned Over to Attorneys  
 January 31 2010

DATE	NUMBER OF OWNERS TURNED OVER TO ATTORNEY	PAID OLD BALANCE		PAYMENT		LENDER		KCV LAWSUIT		KCV FORECLOSED
		IN FULL	PARTIALLY PAID	PLAN OR PARTIALLY PAID	BANKRUPTCY OR	OR LEGAL	IN PROGRESS			
BLEND LAW FIRM(PRIOR TO 2008)										
February-06	13	10				1				2
April-06	9	7								2
August-06	10	3				6				1
February-07	18	11				5		1		1
July-07	20	14		2		4				
Total	70	45		2		16		1		6
2008-Riddle and Williams										
March-08	29	15		4		4		4		2
March-09	33	9		10		5		9		

Kirby Creek Village HOA  
 Example of Cost to Owner of  
 Legal Follow Up for Non Payment of Dues

	FORECLOSED UNIT	AT DEFAULT JUDGEMENT STAGE	AT LAWSUIT STAGE	AT LIEN STAGE	AT DEMAND LETTER	PAY WHEN DUE
ORIGINAL BALANCE DUE	\$480	\$480	\$480	\$480	\$480	\$240
LEGAL AND INTEREST EXPENSE INCURRED	\$3,000	\$2,200	\$1,500	\$600	\$150	
BALANCE DUE TO AVOID FORECLOSURE	\$3,480	\$2,680	\$1,980	\$1,080	\$630	\$240
DELINQUENT MONTH--APPROXIMATE	22	18	16	14	13	1
<b>Sample Legal Expenses incurred</b>						
ORIGINAL DEMAND LETTER	\$115					
LIEN NOTIFICATION AND LIEN PLACEMENT	\$400					
FILE LAWSUIT	\$700					
DEFAULT JUDGEMENT	\$600					
FORECLOSURE	\$800					
	\$2,615					

