

State of the Clubhouse 2025

Neighbors and Friends,

For 20+ years, our neighborhood clubhouse has been the backdrop for birthday parties, baby showers, swim lessons, graduations, and countless summer afternoons at the pool. It has been cared for and kept alive by a mighty group of volunteers who have quietly made sure the doors opened, the lights turned on, and the water sparkled.

This is something special. Most neighborhoods don't have a resource like this—ours is a real gift.

Looking Back with Gratitude

- Kept the pool open each summer, debt-free and safe.
- Hosted hundreds of rentals for neighbors' special moments.
- Maintained a facility that builds community pride and property value.

To those who've given their time (often behind the scenes), thank you. Truly—you've carried something precious for all of us.

A Turning Point Ahead

In late 2026, the club/pool property mortgage will be paid off. **This is a big deal!** It means that instead of sending \$16,000 a year to the bank, as we have for the last decade, we'll have the chance to reinvest directly into our neighborhood — improving the clubhouse and pool, and (perhaps most importantly) lightening the load on volunteers by bringing in paid support.

As a 501c7, the financial goal of operation is to collect & manage funds to cover the costs of operating the club and pool, providing member benefits, while breaking even or maintaining reasonable reserves.

| | <i>* in thousands</i> | | | | |
|-----------------------|-----------------------|-------------|-------------|-------------|-------------|
| | <u>2026 est.</u> | <u>2025</u> | <u>2024</u> | <u>2023</u> | <u>2022</u> |
| dues collected | \$45,0 | \$42,4 | \$50,6 | \$45,0 | \$47,7 |
| rental inc | \$18,3 | \$18,3 | \$12,4 | \$14,7 | \$14,4 |
| total revenue | \$63,3 | \$60,7 | \$63,0 | \$59,7 | \$62,1 |
| total expenses | \$60,0 | \$72,7 | \$61,5 | \$59,4 | \$61,1 |
| net | \$3,3 | (\$12) | \$2,5 | \$0,3 | \$1,0 |
| cash bal | \$6,0 | \$1,3 | \$13,4 | \$11,2 | \$10,9 |

Highlights in the last 5 years:

- Replaced 3 new HVAC units @ partial labor & material costs
- Resurfaced pool and replaced broken coping stones
- Replaced 20 year old decking
- Updated paint, counters, and furniture in clubhouse
- Streamlined rental process for better utilization of facility for members and friends of members – this improvement supports funding the operation of facility more effectively.

This is our moment to decide: What do we want the next 20 years of the clubhouse and pool to look like?

Moving Forward Together

We don't need everyone to serve on the board. But we do need fresh energy and ideas to guide us into this new chapter. Here's how you can help:

1. Give Input: Share what upgrades or improvements matter most to you.
2. Step In to help with big or small roles: join the board or volunteer in smaller ways.
3. Support the Vision: When the mortgage is gone, let's keep dues steady so we can invest in repairs, improvements, and part-time support.

The Spirit of Our Clubhouse

A few board positions will open in early 2026. To ensure continued strong governance, operational efficiency, and ongoing enhancement of our community, we are actively seeking homeowners interested in serving on the board. As a reminder, the Club board is a separate organization from our neighborhood-wide HOA, titled TORA.

If you are interested in contributing your time and leadership, we strongly encourage you to attend our upcoming meeting, where we will discuss priorities for 2026 and outline the board election process supporting The Club and Pool.

Date: January 14, 2026 | Time: 6:30 p.m. | Location: The Club

Your involvement helps shape the future of our neighborhood, and we welcome engaged volunteers to step forward. We have a chance to celebrate what's been built and make sure it thrives for our kids and our neighbors for decades to come. Let's build the next 20 years, together.

Gratefully,

Your Current Clubhouse Board

Scott Carnes, President
439.6063

Allison Taylor, VP
553.9147

Amanda Watson, Treasurer
210.9438

Rusty Whittington, Member
608.3715

Nikki Gaudio, Member
710.1780

Audrey Tindle, Member & Rental
Coordinator 777.8442