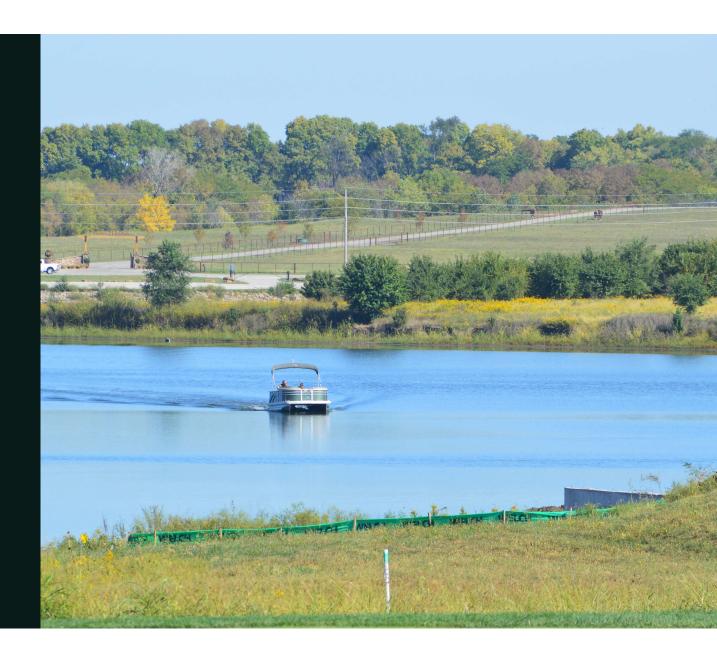
# Creekmoor Town Hall



O C T O B E R 6, 2022



# Agenda

Overview of 2021 financial performance

Year to date 2022 financial performance

Loan repayment update

Capital improvements

Future needs









## Financial Performance

### 2021

 Cash available for improvements from operations - \$150K

### 2022

- EBITDA through August 2022
   +\$152K versus budget
- 929 homes billed versus 897 budget
- Golf and Food/Beverage both are having a great year

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## Loan Repayment to Developer

#### LOAN BALANCES

- Working Capital Loan as of 9/30/22\$9.859M
- Infrastructure Loan as of 9/30/22\$7.500M
- Special Assessment Loan as of 8/31/22\$.837M

#### WORKING CAPITAL LOAN REPAYMENT

2022 payment	\$20K/month
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•	2023 payment	\$25K/month	
	will cover all interest	and some principal going forward	

•	2024 pay	vment	\$30K	month

• 2025 payment \$	40K/	month
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## Capital improvements completed

## 2021

- Air conditioning-Pavilion \$26K
- POA phone system upgrade \$6.1K
- Pavilion chairs \$7K
- Dining room chairs \$2.9K
- Wicker furniture \$3.7K
- Treadmill replacement \$14.2K
- Pool furniture \$5.3K
- Grease trap/equip.-kitchen \$9.9K

### 2022

- Pool coping/tile replacement \$106.1K
   Board approved
- Card readers (pool/tennis) \$5.6K
- Pool furniture \$3K
- Boat dock gate replacement \$8.3K
- Ice machine water/electric setup \$1.5K
- Patio/deck addition to clubhouse TBD
   Board approved

## Future needs

• Erosion issues throughout the community

Engineer hired to identify and prioritize

More information will be shared at our January Town Hall meeting

• Clubhouse pool

Resurfacing the pool/replacing the liner

Pump and filtration system

- Security cameras throughout clubhouse/parking lot
- Parking lot repairs/resurfacing
- Tennis court resurfacing



## January Town Hall Agenda

- Recap of 2022 performance
- Infrastructure needs/timeline
  - Pool resurfacing
  - Security cameras
  - Cart path repairs
  - Bunker repairs
- How to fund needed repairs/improvements





# Thank you

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