

State of the Club FY2021

Wow, another fiscal year has gone by already! Here are few highlights that have taken place in the past 12 months regarding your club.

We like to have fun as a community! Since the inception of the Swim & Tennis Club, social events have been organized and executed by individual members or a group of members who contribute their time to make an event happen for the community. Here are a few events that we were able to hold even though we were impacted by the COVID pandemic: Halloween Parade & Trunk or Treat, Holiday Luminaire, Easter Egg Hunt, Kentucky Derby party, Memorial Day Tennis Tournament, 4th of July Celebration, Low Country Boil, and Labor Day Mixed Double Tennis Tournament. Hopefully we'll get back to having even more events in the future.

Facility Reservations - In addition to the above club planned events, the membership has the privilege of reserving the Tennis pavilion or Taj pavilion for private functions such as birthday parties, family reunions, and other celebrations. In 2021 the facilities have been reserved by our members 49 times.

Love that Pool! The major focus this year was a capital expenditure to address our slowing decaying pool. It had been overdue after several years of patching things to get by yet another season. Through carefully managing the budget over the past 4-5 years, we were finally in a financial position to consider a small loan to be able complete a total chip out / sand blasting of the walls and bottom of the pool and install a new plaster surface and water line tile replacement in the main pool restoring it to NEW condition. Not only does the pool look so much better, but it also provides the pool new life for the next 15+ years.

We were able to accomplish the pool work because two thing fell into place. First, we had a financial commitment to borrow funds to have the work done. Secondly, our membership grew from 145 members in FY20 to 170 members in FY21. That growth in membership means we may not need to commit to any loan! THANK YOU FOR BEING A MEMBER!

Overall, the Board didn't miss a beat in maintaining and improving the club grounds and amenities for use by the membership. The Board will continue its focus in the future to do the same. What was accomplished could not have been achieved without you - our members. We hope we've earned your confidence and trust in how the Board is performing and you will maintain your commitment to YOUR Club.

A motion was passed to accept the Club Financials as presented

FY21 Financial Club Performance (Oct 2020 – Sep 2021):

Membership 170 paid members.

Dues: \$625 Family, \$425 Singles / Seniors / \$525 New Family

Carry Forward Balance form FY20 \$46,355.71

Income: Membership \$92,623.63 + Programs / Events \$7,148.73 = **\$99,732.36**

Expenses OPEX (projected): \$51, 870.37 + CAPEX : \$51,623.90 + G&A: \$4,488.59 = **\$106,803.87**

OPEX Expenses FY21(costlier items shown) \$51,870

- Pool Contracted Service FY21 - **\$21,644**
- Pool supplies & repair items (outside of contracted services)- **\$2,686**
- Georgia Power **\$7,719**
- Gwinnett Water **\$2,026**
- Buildings repair & non-contract grounds maintenance (includes tennis pavilion and raised deck maintenance, playground) **\$6,155**
- Property mosquito spray treatment **\$745**
- Landscaping & Lawn Service contract **\$5,912**
- Waste Management Svc **\$682**
- Program event expenses **\$3,797**

Capital Expenditure FY2021: \$51,623.90

- Pool Renovation – Initial Payment **\$36,200**
- Pool Renovation – Change order #1 (of 2) **\$15,424**

General & Administrative FY2021: \$4,473.59

- Gwinnett County Environmental Pool Permit & Fees **\$450**
- Gwinnett County Requires Annual Backflow Inspection **\$60**
- Liability Insurance- Penn America Insurance Company **\$1926**
- Tennis - Reserve My Court Reservation System **\$200**
- Membership Recruiting Expenses (printing, mail, etc.) **\$517**
- Computer related, Website Expenses **\$521**
- PO Box Rental - PO Box# 920657 **\$148**
- St. of Ga. Sec. of State. Annual Registration as non-profit **\$30**
- Gwinnett County Real Estate Tax **\$82**
- CPA Professional Fees - Fed / Sate tax return prep \$540

Projected Carry Forward to begin FY22 \$37,368.00

On the Radar:

- FY21 Pool Renovation Balance – Change order #2 (2 of 2) **\$15,424**
- FY22 Armor crack repair upper tennis courts **\$15,000**
- FY22 Replace DE pool filter elements **\$1,500**
- FY22/23 LED lights upper tennis courts. **\$15,000**

Five of our major OPERATIONAL expenses consume a large portion of the budget each year. (approx. \$55,000 annually)

- 1. Electricity & Water**– includes tennis courts, pool pumps, Taj and guardroom appliances
Approximately **\$8,000 - \$10,000**
- 2. Property & Landscaping** –Includes annual lawn service, shrub trimming; fire-ant remediation; mosquito spray, tree service. Approx. **\$9,000**
- 3. Building repairs & maintenance** – 3-year average **\$3,800**
- 4. Tennis** – Court maintenance - one court resurface every other year and supplies **\$7,000**
- 5. Pool Service Agreement - \$21,700**
Pool related repairs (non-contract) – 3-year average **\$3,200**

A motion was passed to approve the New Board Nominees for FY22/FY23

1. Vote on nominees to be elected to the board. New nominations have been brought forth and will be confirmed during the meeting.
2. New nominees to serve through September 2023: Amy Roughton, Chet Roberts; Sean Tidwell, Kevin Kelsey
3. Current Board Members whose two-year term has expired but will serve again through September 2023: Becky Howell, Christine Callahan, Joyce Hanson; Ken Ward, Nanette Freiman, Vandy Vanderford
4. One year to serve on current term expiring in September 2022: Caleb Nickerson, Ed Ramey

A motion was passed to approve the changes / updates to the Club By Laws

The updated By Laws can be viewed and downloaded for our website

www.lockridgeforestswimtennis.com

Often Asked: Why don't we have separate Swim and Tennis memberships?

So now that you've read through the above hopefully you already know the answer to the question. The big picture answer is: "It's a **Club Membership** that includes recreational, swim, tennis, and other amenities to enjoy along with participating in social functions and fun activities with your friends and neighbors."

In addition to on-going capital improvements, our expenses to maintain the pool, the tennis courts, lights, water, parking lot, property landscaping and tree canopy , repairs, services, and routine maintenance are not seasonal expenses and not limited to pool versus tennis. The Board is responsible to be good stewards financially and to maintain the entire facility for the enjoyment of all members.

Independent from swim & tennis, we have many social functions that occur throughout the year such as Cinco De Mayo, Kentucky Derby, July 4th Celebration, Chastain Night, Camping,

Easter Egg Hunt, Halloween Parade, theme parties, progressive dinners, cook outs, annual pig roast, and many more!

We also have a large enjoyable playground for the small and not so small kids, expansive property, and buildings such as the Pavilion with a fire-pit and Taj building inside the fenced pool area that members can reserve for family gatherings, birthday parties and other events. The Pavilion and Taj are typically reserved 40+ times per year.

All homeowners / residents in the neighborhood benefit from the CLUB being a viable and sustainable entity that is well maintained and is attractive to families considering moving to Lockridge Forest.

We're glad you decided to be part of the Lockridge Forest Swim & tennis Club family!