



PGA West Master Association October, 2018 Newsletter

The following message is the latest in an on-going series of e-mails from the PGA West Master Association Board, describing the Board's decisions, challenges and priorities. This message is being sent on behalf of the Master Association Board of Directors.

Dear PGA WEST Homeowners,

BOARD APPROVES FY 2019 BUDGET

At its meeting on October 4th, the PGA West Master Association Board of Directors approved the Association's Operating and Reserve Fund Budgets for the period beginning January 1, 2019. Some of the highlights in next year's budget includes:

Revenues

- There will be no increase in the existing dues structure; with the vast majority of property owners paying a monthly assessment of \$78 to the Master Association
- The Association will generate \$4,088,325 in revenue in FY 2018; up 2.47 percent over FY 2018.
- Assessments charged to The Private Club and The Residence Club will equal \$180,063; increasing by \$7,864, or 4.5 percent over this year.

Expenditures

- It is proposed that FY 2019 expenses will equal \$4,088,325. This represents a modest increase of \$89,907, or 2.24 percent over budgeted expenditures in FY 2018.
- A sizeable increase is anticipated in our third-party, labor intensive contracts, most notably for landscape and security services, due to state-mandated , one-dollar increases in the minimum wage scheduled for January 2019; and annually thereafter until at least 2022.

Reserve Fund

- The annual contribution to the Reserve Fund will continue at the rate of \$652,809; which represents \$17 each month, per property.
- The FY 2019 Budget anticipates Reserve Fund expenditures of \$259,100 in needed infrastructure repairs and replacement.
- Despite the many recent investments made - including the repaving of PGA Boulevard and ancillary streets, PGA Boulevard entrance landscaping, replacement of mountain lights, remodeling of Nicklaus, Stadium and Weiskopf Gatehouses, and the replacement of all gatehouse signage - the Reserve Fund is expected to end the current fiscal year with a fund balance of \$1.69 million, or funded at a rate of 84.69 percent; and is projected to grow to \$2.025 million by the end of 2019.

OTHER BOARD ACTION

At its meeting of October 4th, the Board of Directors also took the following actions:

- Approved an agreement with Desert Classic Charities to host the 2019 Career Builder Challenge. This year's event will be held during the week of January 14-20.
- Approved contracts to repair the irrigation system along Avenue 58; and to re-paint the landscape tiers at the Palmer, Stadium and Nicklaus Gates
- Approved a contract with Brabo and Carlsen to conduct the annual audit of the Association's FY 2018 financial statements
- Accepted the FY 2019 Reserve Study as prepared by SCT Reserve Consultants
- Adopted a new Charter for the Gates and Patrol Committee; and a new Board policy governing reimbursements for records requests

REMINDER TO "GO GREEN" !

Presently, almost 1,500 (or half) of our property owners have signed up to participate in the Master Associations "GO GREEN" project - which allows for members to receive required annual mailings (i.e. annual financial report; annual audit; etc.) via email rather than traditional USPS mailing. In addition to ensuring that residents receive this information faster, participation in the "GO GREEN" project saves the Association a significant amount of money in copying and postage costs.

If you have not signed up to receive these materials via e-mail, or are not certain that you are participating, we urge you to do so by completing and returning the attached form.