



**Forest Highlands Golf Club
A Financially Strong Community**

History. - Established in 1987, Forest Highlands Golf Club was initially developed as a master-planned residential golf club community by the Bailey-Bartlett Group. Completed in 1988, the original "Canyon" course was designed by Tom Weiskopf and Jay Morrish. The course conforms to the dramatic surrounding topography and complements the canyons and rich forest. Serving as the community's more formal social center, the Canyon clubhouse includes dining areas, a lounge, a large banquet facility, men's and women's locker rooms, pro shop, and administrative offices.

Following a smooth transition from the developer to the homeowner's in 1997, the HOA partnered with DMB Development to build a second 18-hole championship golf course, the "Meadow" along with the Meadow clubhouse. The Meadow course surrounds a large meadow that encompasses lakes, wildflower areas, and scenic wetlands where it derives its name. The clubhouse offers a more casual atmosphere along with a fitness facility, practice facility, swimming pool, and recreation center.

Ownership and Operation of Common Facilities. - The Forest Highlands Association owns and operates the Forest Highlands' golf course, clubhouse and all related property, facilities and equipment through a nine member elected Board of Directors, their assigned committees and Leadership Team.

Association Dues. - Each Forest Highlands owner or Member, whether or not he has built on his lot is obligated to pay assessments to the Association, including a regular monthly assessment. This regular assessment is subject to adjustment as provided in the CC&R s and covers greens fees, the cost of common area landscaping, security, maintenance of roadways and other common facilities, and all operating costs of the Association and the Golf Club. It combines the typical "club dues" and "HOA fees" into one rate. The rate for 2020 is \$950.00 per month, which includes \$125 that is specifically allocated to funding the Reserve Fund.

Capital & Reserves. – During the transition from developer to the homeowners, the Board of Directors established a Reserve fund to provide monies for future replacement of permanent assets owned by the HOA. The HOA engages an outside firm to periodically prepare an analysis of the assets to be funded, estimate their lives until required replacement, and determine the amount necessary at the end of each year to provide for the required funds when needed. It is the policy of the HOA to maintain the Reserve fund at a minimum of \$5,000,000, while

continuing to maintain a \$500,000 contingency held in a Capital fund. As of December 31, 2019 there is \$5,927,900 in the Reserve Fund and \$1,000,000 in the Capital Fund.

Financial Stability. – Forest Highlands has a bank line of credit in the amount of \$1,500,000 to assist in covering operating cash flows when needed. There is a separate \$7,500,000 capital line of credit for the purpose of funding new capital improvements. Forest Highlands is in the enviable position of having no short or long-term debt at this time.

Five Year Projection. - The Five Year Projection is a forecasting tool that has been used by the Finance Committee and Board since the transition from the developer to the homeowners. The projection provides “best guess” estimates of the operations and investment funds projected five years into the future based on current operating assumptions. The proformas are a living document and are revised annually based on changes that occurred in the previous year and new operating assumptions based on input from committees and the Board. It provides an opportunity for the Board and Finance Committee to make financial decisions based on the projected future needs of the Association and to evaluate the financial impact of operational changes on the monthly assessment.

Master Plan. – In September 2014 the members of Forest Highlands approved a \$6.5 million renovation and expansion plan for the purpose of enhancing the amenities of Forest Highlands. The Master Plan includes enlarging the fitness facility adding massage and steam rooms, enlarging and adding multiple amenities to the children’s recreation center, updating and enlarging the lounge, dining and patio areas of both clubhouses, and renovating the kitchen facilities at both clubhouses. The Master Plan renovation was completed in May 2016 and has received outstanding reviews from both members and guests.

Memberships. - Memberships are provided for in the Declaration of Covenants, Conditions, and Restrictions for Forest Highlands (the CC&R's). A Regular Membership is appurtenant to each single-family lot or cluster homesite in Forest Highlands. Owners are entitled to a Regular Membership upon becoming an owner of a residential unit. Memberships pass to the new owner upon sale of the lot or other residential unit. Each new property owner shall be responsible for a Capital Contribution Fee and Membership Transfer Fee payable upon close of escrow.

Special Memberships are available for purchase by inquiry. Special Memberships have the same privileges, rights and obligations as Regular Memberships. The only differences are (1) Special Memberships are not transferable except upon the death of the original Special Member; and (2) Special Memberships may be terminated at any time. More detailed information on purchasing a Special Membership and current pricing is available upon request. Please contact Caitlin Ebbs, CFO at cebbs@fhgc.com or Krystan Umstattd, Marketing & Communications at kumstattd@fhgc.com or both can be reached at 928-525-9014.