

**ROYAL SHORES COMMUNITY ASSOCIATION, INC.
2014 STATE OF THE ASSOCIATION REPORT**

-2014 was another good year in Royal Shores. There are only 2 undeveloped builder lots left in our community of 236 properties; and our homes have one of the highest values per square foot in all of Kingwood.

-The financial condition of the Association has dramatically improved in the past two years. When the first Board election was conducted in June 2012, the Association had ~\$24,000 in past due resident dues...with no Reserve Fund for unforeseen contingencies/emergencies. Based on preliminary figures, the Reserve Fund at the end of this year is approximately \$52,000+/- . The financial condition has improved through contract bidding processes, working closely with the Subsidence District (well water), and monthly stewardship of the Association's budget expenditures vs. budget.

-The Financial Audit of 2013 was completed in the first quarter of 2014; and the Financial Audit for this past year (2014) will be completed by 3/31/15.

-Regarding security in the community, additional bollards and cable has been installed at the Pier Park which will prevent unauthorized vehicle access to the pier. Safety and security is a responsibility for all of us, as residents, and we urge you to contact the non-emergency HPD hotline at 713-884-3131 if you see something suspicious - or - call 911 in the event of an emergency.

-The Board conducted 6 BOD meetings plus the Annual Meeting/Election; and continues to use the royalshoreskingwood.com website to regularly communicate with residents.

-The Architectural Review Committee approved 23 review forms for residents desiring to install generators, fountains, summer kitchens, pool/spas, boat houses, etc.

-In 2015, the Board will review options for enhancing the main entrance to the community including the landscaping areas.

-As a reminder, 2015 Assessments were due on Jan. 1st. Roughly 50% of residents paid their assessments on or before 12/31/14. Any assessment not paid in full and credited to your account by January 31, 2015 will be subject to interest charges.

-We look forward to continued success in Royal Shores during 2015 and want to wish you and your family excellent health, happiness, and prosperity.

Your RSCA Board of Directors

Ben Graves, Fred McCarty, Larry Combs, Sandy West-Graham, John Gray
1/13/15