

## Troon 2017 Budget and 2016 Expenses

	2016 BUDGET	2016 BUDGET Revised	Actual end of October	Projected end of year	PROPOSED 2017 BUDGET
<b><u>Revenues:</u></b>					
Clubhouse Rentals	\$ 400.00	\$ 400.00	\$ 750.00	\$ 1,000.00	\$ 702.00
Home Owner Assessments	\$ 348,648.00	\$ 348,648.00	\$ 280,391.84	\$ 348,648.00	\$ 348,648.00
Owner Late Fees	\$ 100.00	\$ 100.00			\$ 100.00
Insurance Claim					
Miscellaneous Income			\$ 50.00	\$ 50.00	
<b>Total Revenues:</b>	<b>\$ 349,148.00</b>	<b>\$ 349,148.00</b>	<b>\$ 281,191.84</b>	<b>\$ 349,698.00</b>	<b>\$ 349,450.00</b>
Plus 2016 dues collected in 2015					
Less 2017 dues collected in 2016					
<b>Adjusted Budget Income</b>	<b>\$ 349,148.00</b>	<b>\$ 349,148.00</b>	<b>\$ 281,191.84</b>	<b>\$ 349,698.00</b>	<b>\$ 349,450.00</b>
<b><u>Operating Expenses:</u></b>					
<b><u>Capital Contribution</u></b>					
Capital Reserve	\$ 111,200.00	\$ 111,200.00	\$ 92,670.00	\$ 111,200.00	\$ 114,000.00
Termite Reserve	\$ 2,500.00	\$ 2,500.00	\$ 1,450.00	\$ 2,500.00	\$ 2,500.00
Unscheduled Maintenance Reserve	\$ 5,000.00	\$ 5,000.00	\$ 1,025.00	\$ 5,000.00	\$ 1,200.00
<b>Total Capital Contributions:</b>	<b>\$ 118,700.00</b>	<b>\$ 118,700.00</b>	<b>\$ 95,145.00</b>	<b>\$ 118,700.00</b>	<b>\$ 117,700.00</b>
<b><u>Grounds</u></b>					
Grounds Contract	\$ 61,780.00	\$ 61,780.00	\$ 51,480.00	\$ 61,780.00	\$ 61,780.00
Lawn Weed Treatments	\$ 4,030.00	\$ -			\$ 4,030.00
Grounds Improvement	\$ 10,000.00	\$ 10,000.00	\$ 358.00	\$ 10,000.00	\$ 10,000.00
Grounds Maintenance	\$ 10,000.00	\$ 10,000.00	\$ 9,063.40	\$ 10,000.00	\$ 10,000.00
Irrigation Repairs	\$ 3,200.00	\$ 2,200.00	\$ 5,539.00	\$ 5,600.00	\$ 3,200.00
Pond Management	\$ 3,800.00	\$ 3,800.00	\$ 3,155.00	\$ 3,800.00	\$ 3,800.00
Pond Path Maintenance	\$ 2,000.00	\$ 1,140.00		\$ 1,000.00	\$ 2,000.00
Pond Pest Control	\$ 3,070.00	\$ 3,070.00	\$ 1,722.50	\$ 3,070.00	\$ 3,070.00
<b>Total Grounds:</b>	<b>\$ 97,880.00</b>	<b>\$ 91,990.00</b>	<b>\$ 71,317.90</b>	<b>\$ 95,250.00</b>	<b>\$ 97,880.00</b>
<b><u>Insurance &amp; Taxes</u></b>					
Insurance Policy	\$ 41,500.00	\$ 41,500.00	\$ 41,573.00	\$ 41,573.00	\$ 42,500.00
Taxes	\$ 5,000.00	\$ 5,000.00	\$ 4,800.00	\$ 5,000.00	\$ 5,000.00
<b>Total Insurance &amp; Taxes:</b>	<b>\$ 46,500.00</b>	<b>\$ 46,500.00</b>	<b>\$ 46,373.00</b>	<b>\$ 46,573.00</b>	<b>\$ 47,500.00</b>
<b><u>Maintenance</u></b>					
General Maintenance	\$ 6,000.00	\$ 5,000.00	\$ 4,704.00	\$ 4,800.00	\$ 6,000.00
Gutter Maintenance	\$ 2,600.00	\$ 2,600.00	\$ 2,382.00	\$ 2,500.00	\$ 2,600.00
Insurance Claim Repairs					
Roof Maintenance	\$ 5,600.00	\$ 4,600.00	\$ 4,700.00	\$ 4,700.00	\$ 5,600.00
<b>Total Maintenance:</b>	<b>\$ 14,200.00</b>	<b>\$ 12,200.00</b>	<b>\$ 11,786.00</b>	<b>\$ 12,000.00</b>	<b>\$ 14,200.00</b>
<b><u>Miscellaneous</u></b>					
Bank Fees	\$ 50.00	\$ 50.00	\$ 43.50	\$ 50.00	\$ 50.00
Board Expenses	\$ 300.00	\$ 300.00	\$ 232.72	\$ 300.00	\$ 300.00
Contingency	\$ 6,000.00	\$ 6,000.00	\$ 5,750.00	\$ 5,750.00	\$ 6,000.00
Copies/ Filings	\$ 200.00	\$ 200.00	\$ 228.42	\$ 250.00	\$ 200.00
Social Committee Events	\$ 400.00	\$ 400.00	\$ 62.88	\$ 100.00	\$ 400.00
Coffee	\$ 100.00	\$ 100.00			\$ 100.00
Sunshine Committee	\$ 50.00	\$ 50.00			\$ 50.00
<b>Total Miscellaneous:</b>	<b>\$ 7,100.00</b>	<b>\$ 7,100.00</b>	<b>\$ 6,317.52</b>	<b>\$ 6,450.00</b>	<b>\$ 7,100.00</b>

**Professional Fees**

Audit	\$ 2,600.00	\$ 2,600.00	\$ 2,575.00	\$ 2,575.00	\$ 2,600.00
Legal & Consulting	\$ 1,500.00	\$ 500.00			\$ 1,500.00
Management Contract	\$ 21,500.00	\$ 21,500.00	\$ 17,680.00	\$ 21,500.00	\$ 21,500.00

Total Professional Fees: \$ 25,600.00 \$ 24,600.00 \$ 20,255.00 \$ 24,075.00 \$ 25,600.00

**Recreation**

Clubhouse Cleaning	\$ 3,600.00	\$ 3,600.00	\$ 3,000.00	\$ 3,600.00	\$ 3,600.00
Clubhouse Cleaning Other	\$ 900.00	\$ 900.00			\$ 900.00
Furniture and Equipment	\$ 1,500.00	\$ 1,500.00	\$ 562.94	\$ 600.00	\$ 1,500.00
Maint./Repair/Supplies	\$ 4,855.00	\$ 4,855.00	\$ 5,154.69	\$ 5,200.00	\$ 4,855.00
Carpet Replacement	\$ -	\$ 8,890.00	\$ 8,890.00	\$ 8,890.00	
Pool Maintenance Contract	\$ 8,026.00	\$ 8,026.00	\$ 6,057.00	\$ 8,026.00	\$ 8,330.00

Total Recreation: \$ 18,881.00 \$ 27,771.00 \$ 23,664.63 \$ 26,316.00 \$ 19,185.00

**Utilities**

Cable	\$ 960.00	\$ 960.00	\$ 1,186.87	\$ 1,400.00	\$ 1,100.00
Electric	\$ 15,500.00	\$ 15,500.00	\$ 13,386.11	\$ 15,500.00	\$ 15,500.00
Natural Gas	\$ 2,000.00	\$ 2,000.00	\$ 1,254.71	\$ 1,800.00	\$ 2,000.00
Telephone	\$ 625.00	\$ 625.00	\$ 623.40	\$ 625.00	\$ 625.00
Water	\$ 1,200.00	\$ 1,200.00	\$ 1,166.19	\$ 1,300.00	\$ 1,060.00

Total Utilities: \$ 20,285.00 \$ 20,285.00 \$ 17,617.28 \$ 20,625.00 \$ 20,285.00

Total Expenses: \$ 349,146.00 \$ 349,146.00 \$ 292,476.33 \$ 349,989.00 \$ 349,450.00

Net Income/ Loss: \$ 2.00 \$ 2.00 \$ (11,284.49) \$ (291.00) \$ -

**Additional Capital Reserve Income:**

Capital Reserve Interest			\$ 21,312.43	\$ 22,500.00	
Working Capital Income			\$ 5,053.00	\$ 5,053.00	

**Additional Capital Reserve Expenses:**

Irrigation System			\$ 10,430.00	\$ 10,430.00	
Wall Maintenance	\$ 15,000.00	\$ 15,000.00	\$ 3,180.00	\$ 5,000.00	\$ 50,000.00
Pool Heater	\$ 4,500.00	\$ 4,500.00	\$ 4,133.56	\$ 4,133.56	
Reserve study					\$ 2,500.00

**Monthly Assessments:**

Ascot	\$192	\$192	\$192
Belmont	\$202	\$202	\$202
Edinburgh	\$234	\$234	\$234
Edinburgh II	\$251	\$251	\$251
Windsor	\$278	\$278	\$278
Windsor II	\$234	\$234	\$234