

Troon 2018 Budget and 2017 Expenses

	2017 BUDGET	Actual end of October	Projected end of year	PROPOSED 2018 BUDGET
<u>Revenues:</u>				
Clubhouse Rentals	\$702.00	\$850.00	\$850.00	\$702.00
Home Owner Assessments	\$348,648.00	\$281,481.00	\$348,648.00	\$359,108.00
Owner Late Fees	\$100.00	\$75.00	\$75.00	\$100.00
Insurance Claim		\$2,775.00	\$2,775.00	
Miscellaneous Income		\$2,862.50	\$2,862.50	
Total Revenues:	\$349,450.00	\$288,043.50	\$355,210.50	\$359,910.00
Plus 2016 dues collected in 2015				
Less 2017 dues collected in 2016				
Adjusted Budget Income	\$349,450.00	\$288,043.50	\$355,210.50	\$359,910.00
<u>Operating Expenses:</u>				
<u>Capital Contribution</u>				
Capital Reserve	\$114,000.00	\$95,000.00	\$111,200.00	\$106,835.00
Termite Reserve	\$2,500.00	\$3,400.00	\$3,400.00	\$2,500.00
Unscheduled Maintenance Reserve	\$1,200.00	\$-	\$5,000.00	\$1,200.00
Total Capital Contributions:	\$117,700.00	\$98,400.00	\$119,600.00	\$110,535.00
<u>Grounds</u>				
Grounds Contract	\$61,780.00	\$56,413.40	\$61,780.00	\$89,460.00
Lawn Weed Treatments	\$4,030.00	\$1,926.00	\$1,926.00	
Grounds Improvement	\$10,000.00	\$2,352.00	\$10,000.00	\$10,000.00
Grounds Maintenance	\$10,000.00	\$5,944.60	\$10,000.00	\$10,000.00
Irrigation Repairs	\$3,200.00	\$2,892.00	\$5,600.00	\$3,200.00
Pond Management	\$3,800.00	\$3,155.00	\$3,800.00	\$3,800.00
Pond Path Maintenance	\$2,000.00	\$2,280.00	\$2,280.00	\$2,000.00
Pond Pest Control	\$3,070.00	\$2,220.00	\$3,070.00	\$2,500.00
Total Grounds:	\$97,880.00	\$77,183.00	\$98,456.00	\$120,960.00
<u>Insurance & Taxes</u>				
Insurance Policy	\$42,500.00	\$42,863.00	\$42,863.00	\$42,500.00
Taxes	\$5,000.00	\$3,871.00	\$5,000.00	\$5,000.00
Total Insurance & Taxes:	\$47,500.00	\$46,734.00	\$47,863.00	\$47,500.00
<u>Maintenance</u>				
General Maintenance	\$6,000.00	\$8,480.16	\$8,480.16	\$5,000.00
Gutter Maintenance	\$2,600.00	\$1,725.00	\$2,500.00	\$2,600.00
Insurance Claim Repairs				
Roof Maintenance	\$5,600.00	\$900.00	\$4,700.00	\$1,000.00
Total Maintenance:	\$14,200.00	\$11,105.16	\$15,680.16	\$8,600.00
<u>Miscellaneous</u>				
Bank Fees	\$50.00	\$50.00	\$50.00	\$50.00
Board Expenses	\$300.00	\$328.97	\$328.97	\$300.00
Contingency	\$6,000.00	\$3,985.00	\$5,750.00	\$6,000.00

Copies/ Filings	\$200.00	\$-	\$250.00	\$200.00
Social Committee Events	\$400.00	\$18.01	\$100.00	\$400.00
Coffee	\$100.00	\$16.41	\$16.41	\$100.00
Sunshine Committee	\$50.00	\$-	\$-	\$50.00

Total Miscellaneous:	\$7,100.00	\$4,398.39	\$6,495.38	\$7,100.00
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Professional Fees

Audit	\$2,600.00	\$2,575.00	\$2,575.00	\$2,600.00
Legal & Consulting	\$1,500.00	\$1,694.00	\$1,694.00	\$1,500.00
Management Contract	\$21,500.00	\$17,680.00	\$21,500.00	\$21,500.00

Total Professional Fees:	\$25,600.00	\$21,949.00	\$25,769.00	\$25,600.00
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Recreation

Clubhouse Cleaning	\$3,600.00	\$3,000.00	\$3,600.00	\$3,600.00
Clubhouse Cleaning Other	\$900.00	\$-	\$-	\$900.00
Furniture and Equipment	\$1,500.00	\$265.85	\$600.00	\$1,500.00
Maint./Repair/Supplies	\$4,855.00	\$3,548.88	\$5,200.00	\$5,000.00
Carpet Replacement		\$-	\$-	
Pool Maintenance Contract	\$8,330.00	\$6,246.00	\$8,026.00	\$8,330.00

Total Recreation:	\$19,185.00	\$13,060.73	\$17,426.00	\$19,330.00
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Utilities

Cable	\$1,100.00	\$965.00	\$1,400.00	\$1,100.00
Electric	\$15,500.00	\$12,963.08	\$15,500.00	\$15,500.00
Natural Gas	\$2,000.00	\$1,357.45	\$1,800.00	\$2,000.00
Telephone	\$625.00	\$629.03	\$629.03	\$625.00
Water	\$1,060.00	\$669.98	\$1,300.00	\$1,060.00

Total Utilities:	\$20,285.00	\$16,584.54	\$20,629.03	\$20,285.00
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Total Expenses:	\$349,450.00	\$289,414.82	\$351,918.57	\$359,910.00
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Net Income/ Loss:	\$-	\$(1,371.32)	\$3,291.93	\$-
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Additional Capital Reserve Income:

Capital Reserve Interest		\$23,040.07	\$23,040.07	
Working Capital Income		\$3,866.00	\$5,053.00	

Additional Capital Reserve Expenses:

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

Monthly Assessments:

Ascot	\$192	\$198
Belmont	\$202	\$208
Edinburgh	\$234	\$241
Edinburgh II	\$251	\$259
Windsor	\$278	\$286
Windsor II	\$234	\$241