

**Troon 2019 Budget and
Proposed 2020 Budget**

	2019 BUDGET	PROJECTED 2019 BUDGET	PROPOSED 2020 BUDGET	CHANGE
<u>Revenues:</u>				
Clubhouse Rentals	\$702.00	\$900.00	\$700.00	
Home Owner Assessments	\$371,594.00	\$371,594.00	\$377,297.00	1.5% Increase
Owner Late Fees	\$100.00	\$105.00	\$100.00	
Insurance Claim				
Miscellaneous Income		\$500.00		
Total Revenues:	\$372,396.00	\$373,099.00	\$378,097.00	
Plus 2016 dues collected in 2015				
Less 2017 dues collected in 2016				
Adjusted Budget Income	\$372,396.00	\$373,099.00	\$378,097.00	
<u>Operating Expenses:</u>				
<u>Capital Contribution</u>				
Capital Reserve	\$109,106.00	\$109,106.00	\$111,425.00	2.125% Increase
Termite Reserve	\$2,500.00	\$2,779.26	\$3,937.00	\$1,437 Increase
Unscheduled Maintenance Reserve	\$1,200.00	\$1,200.00	\$1,200.00	
Total Capital Contributions:	\$112,806.00	\$113,085.26	\$116,562.00	
<u>Grounds</u>				
Grounds Contract	\$96,060.00	\$96,060.00	\$96,060.00	
Lawn Weed Treatments				
Grounds Improvement	\$12,500.00	\$12,500.00	\$13,020.00	\$520 Increase
Grounds Maintenance	\$11,000.00	\$11,000.00	\$11,500.00	\$500 Increase
Irrigation Repairs	\$3,200.00	\$4,000.00	\$1,000.00	\$2,200 Decrease
Pond Management	\$3,800.00	\$3,786.00	\$3,800.00	
Pond Path Maintenance	\$2,000.00	\$2,000.00	\$2,000.00	
Pond Pest Control	\$2,500.00	\$2,500.00	\$2,500.00	
Total Grounds:	\$131,060.00	\$131,846.00	\$129,880.00	
<u>Insurance & Taxes</u>				
Insurance Policy	\$42,500.00	\$42,599.00	\$43,500.00	\$1,000 Increase
Taxes	\$5,500.00	\$6,675.00	\$7,000.00	\$1,500 Increase
Total Insurance & Taxes:	\$48,000.00	\$49,274.00	\$50,500.00	
<u>Maintenance</u>				
General Maintenance	\$5,000.00	\$5,000.00	\$5,000.00	
Gutter Maintenance	\$4,205.00	\$4,000.00	\$4,400.00	\$195 Increase
Insurance Claim Repairs				
Roof Maintenance	\$250.00		\$500.00	\$250 Increase
Total Maintenance:	\$9,455.00	\$9,000.00	\$9,900.00	
<u>Miscellaneous</u>				
Bank Fees	\$50.00	\$25.00	\$50.00	
Board Expenses	\$300.00	\$300.00	\$300.00	
Contingency	\$4,000.00	\$3,000.00	\$4,000.00	
Copies/ Filings	\$200.00	\$200.00	\$200.00	
Social Committee Events	\$400.00	\$300.00	\$400.00	
Coffee	\$100.00	\$60.00	\$100.00	
Sunshine Committee				
Total Miscellaneous:	\$5,050.00	\$3,885.00	\$5,050.00	

Professional Fees

Audit	\$2,600.00	\$2,600.00	\$2,600.00
Legal & Consulting	\$1,500.00	\$500.00	\$1,500.00
Management Contract	\$21,500.00	\$21,216.00	\$21,500.00

Total Professional Fees: \$25,600.00 \$24,316.00 \$25,600.00

Recreation

Clubhouse Cleaning	\$4,200.00	\$4,200.00	\$4,200.00
Clubhouse Cleaning Other	\$900.00	\$600.00	\$900.00
Furniture and Equipment	\$1,500.00	\$300.00	\$1,500.00
Maint./Repair/Supplies	\$5,200.00	\$4,500.00	\$5,200.00
Carpet Replacement			
Pool Maintenance Contract	\$8,340.00	\$7,560.00	\$8,520.00

2% Increase

Total Recreation: \$20,140.00 \$17,160.00 \$20,320.00

Utilities

Cable	\$1,100.00	\$1,100.00	\$1,100.00
Electric	\$15,500.00	\$15,500.00	\$15,500.00
Natural Gas	\$2,000.00	\$1,300.00	\$2,000.00
Telephone	\$625.00	\$667.04	\$625.00
Water	\$1,060.00	\$1,060.00	\$1,060.00

Total Utilities: \$20,285.00 \$19,627.04 \$20,285.00

Total Expenses: \$372,396.00 \$368,193.30 \$378,097.00

Net Income/ Loss: \$- \$-

Additional Capital Reserve Income:

Capital Reserve Interest	\$25,000.00
Working Capital Income	\$2,000.00

Additional Capital Reserve Expenses:

Capital Pool & Clubhouse Projects	\$1,336.76	\$18,000.00	2 HVAC Units
Capital Building Projects	\$67,825.99		
Capital Paving Projects	\$4,200.00	\$25,000.00	
Capital Irrigation Projects		?	

Monthly Assessments:

Ascot	\$204	\$208
Belmont	\$216	\$219
Edinburgh	\$249	\$253
Edinburgh II	\$268	\$272
Windsor	\$296	\$301
Windsor II	\$249	\$253