

## Troon 2022 Budget and Proposed 2023 Budget

	2022 BUDGET	PROJECTED 2022 ACTUAL	PROPOSED 2023 BUDGET	CHANGE & NOTES
<b><u>Revenues:</u></b>				
Clubhouse Rentals	\$150.00	\$750.00	\$300.00	
Home Owner Assessments	\$394,452.00	\$394,452.00	\$402,341.00	2% Increase
Owner Late Fees	\$45.00	\$240.00	\$60.00	
Insurance Claim				
Miscellaneous Income		\$980.00		
Total Revenues:	\$394,647.00	\$396,422.00	\$402,701.00	

Adjusted Budget Income	\$394,647.00	\$396,422.00	\$402,701.00	
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### **Operating Expenses:**

<b><u>Capital Contribution</u></b>				
Capital Reserve	\$119,483.00	\$119,483.00	\$133,389.00	10.4% Increase
Termite Reserve	\$2,500.00	\$29,170.00	\$5,147.00	Clears Operating Surplus
Unscheduled Maintenance Reserve	\$1,200.00	\$1,200.00	\$1,000.00	
Total Capital Contributions:	\$123,183.00	\$149,853.00	\$139,536.00	

### **Grounds**

Grounds Contract	\$94,000.00	\$80,000.00	\$98,642.00	Jersey & Fairway Green
Grounds Improvement	\$21,294.00	\$18,000.00	\$5,000.00	Plantings & Projects
Grounds Maintenance	\$10,000.00	\$16,000.00	\$8,258.00	Mulch
Irrigation Repairs		\$-		

Pond Management	\$3,840.00	\$3,788.00	\$3,840.00	
Pond Path Maintenance	\$2,000.00	\$-	\$2,000.00	
Pond Pest Control	\$1,855.00	\$325.00	\$1,855.00	Restore Service in 2023

**Total Grounds:** \$132,989.00    \$118,113.00    \$119,595.00

**Insurance & Taxes**

Insurance Policy	\$40,000.00	\$43,257.00	\$45,000.00	
Taxes	\$8,000.00	\$2,650.00	\$6,000.00	Earning Less Interest

**Total Insurance & Taxes:** \$48,000.00    \$45,907.00    \$51,000.00

**Maintenance**

General Maintenance	\$7,000.00	\$8,500.00	\$7,200.00	Mostly Drainage Related
Gutter Maintenance	\$5,000.00	\$5,800.00	\$5,000.00	Gutter Cleanings
Insurance Claim Repairs	\$-	\$-	\$-	
Roof Maintenance	\$1,000.00	\$120.00	\$1,000.00	

**Total Maintenance:** \$13,000.00    \$14,420.00    \$13,200.00

**Miscellaneous**

Bank Fees	\$50.00	\$48.00	\$50.00	
Board Expenses	\$300.00	\$100.00	\$300.00	
Contingency	\$4,000.00	\$4,000.00	\$4,000.00	
Copies/ Filings	\$200.00	\$-	\$200.00	
Social Committee Events	\$400.00	\$400.00	\$500.00	
Coffee	\$100.00	\$50.00		

<b>Sunshine Committee</b>	<b>\$-</b>	<b>\$-</b>	
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<b>Total Miscellaneous:</b>	<b>\$5,050.00</b>	<b>\$4,598.00</b>	<b>\$5,050.00</b>
<b><u>Professional Fees</u></b>			
<b>Audit</b>	<b>\$2,600.00</b>	<b>\$2,600.00</b>	<b>\$2,600.00</b>
<b>Legal &amp; Consulting</b>	<b>\$1,500.00</b>	<b>\$-</b>	<b>\$1,500.00</b>
<b>Management Contract</b>	<b>\$22,200.00</b>	<b>\$22,200.00</b>	<b>\$22,200.00</b>
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<b>Total Professional Fees:</b>	<b>\$26,300.00</b>	<b>\$24,800.00</b>	<b>\$26,300.00</b>
<b><u>Recreation</u></b>			
<b>Clubhouse Cleaning</b>	<b>\$4,200.00</b>	<b>\$4,625.00</b>	<b>\$5,160.00</b> Contract Increase/New Vendor
<b>Clubhouse Cleaning Other</b>	<b>\$550.00</b>	<b>\$375.00</b>	<b>\$550.00</b>
<b>Furniture and Equipment</b>	<b>\$1,500.00</b>	<b>\$965.00</b>	<b>\$1,500.00</b>
<b>Maint./Repair/Supplies</b>	<b>\$4,800.00</b>	<b>\$4,000.00</b>	<b>\$4,800.00</b>
<b>Carpet Replacement</b>			
<b>Pool Maintenance Contract</b>	<b>\$10,200.00</b>	<b>\$10,840.00</b>	<b>\$11,135.00</b> Increase/Extended Season
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<b>Total Recreation:</b>	<b>\$21,250.00</b>	<b>\$20,805.00</b>	<b>\$23,145.00</b>
<b><u>Utilities</u></b>			
<b>Cable</b>	<b>\$2,500.00</b>	<b>\$2,600.00</b>	<b>\$2,640.00</b>
<b>Electric</b>	<b>\$17,000.00</b>	<b>\$16,500.00</b>	<b>\$16,800.00</b>
<b>Natural Gas</b>	<b>\$3,500.00</b>	<b>\$2,800.00</b>	<b>\$3,360.00</b> Rate Increases
<b>Telephone</b>	<b>\$575.00</b>	<b>\$530.00</b>	<b>\$575.00</b>
<b>Water</b>	<b>\$1,300.00</b>	<b>\$1,500.00</b>	<b>\$1,500.00</b>
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<b>Total Utilities:</b>	<b>\$24,875.00</b>	<b>\$23,930.00</b>	<b>\$24,875.00</b>

**Total Expenses:** \$394,647.00 \$402,426.00 \$402,701.00

**Net Income/ Loss:** \$- \$(6,004.00) \$-

**Additional Capital Reserve Income:**

Capital Reserve Interest \$14,000.00

Working Capital Income \$2,200.00

**Additional Capital Reserve Expenses:**

Capital Pool & Clubhouse Projects \$4,500.00

Capital Building Projects \$160,000.00

Capital Paving Projects \$-

Capital Irrigation Projects \$-

Unscheduled Maintenance Reserve \$-

Capital Landscaping \$24,894.00

Termite Capital Reserve \$30,000.00

Reserve Study Project \$5,000.00

**Monthly Assessments:**

Ascot \$217 \$221 \$4 Increase

Belmont \$229 \$233 \$4 Increase

Edinburgh \$265 \$270 \$5 Increase

Edinburgh II \$285 \$290 \$5 Increase

Windsor \$314 \$321 \$7 Increase

Windsor II \$265 \$270 \$5 Increase