

2011 Year End Financial Summary

The recently completed audit of our 2011 operation shows that Hunters Ridge Community Association Inc., had total revenues of \$5,254,570, with expenses of \$5,178,510, resulting in a year end surplus of \$76,060.

The community association (common area) budget includes our common areas, north and south villas, and single family. The common area operated very close to budget, while the villa operations had a significant surplus, due to lower than budgeted insurance expenses. The community association ended the year with an operating surplus of \$36,389. In addition, the yearly budgetary process added \$34,727 to reserves for a total of \$230,090, (not including villa reserves). North villa reserves total \$174,160, and south villa reserves total \$233,181.

Golf operations had a net surplus of \$30,410. In addition, outside play income allowed us to add \$101,813 to our golf reserves. We used \$40,350 of reserve money to replace the cart barn roof, resulting in a reserve balance of \$680,856.

Our social budget has 2 parts – the restaurant and the general and administration. General and Administration had a surplus of \$158,444 while the restaurant had a loss of \$159,742, resulting in a net “social” loss of \$1,298. Our yearly budgetary process adds \$50,000 to our social reserves. The following social reserve expenses were incurred: \$141,082 to replace the clubhouse roof, and \$51,036 for clubhouse/pool area improvements, leaving a reserve balance of \$110,342.

Utility plant operations resulted in a net surplus of \$10,560. In addition, we added \$25,000 to reserves. Results include the non budgeted costs (approximately \$50,000) associated with the installation of a “fine air bubble diffuser” system including professional engineering fees, which should significantly reduce future sludge removal costs.

2012 Results through June 30

Our common area expenses are lower than budgeted, as are villa area expenses – particularly insurance costs. Higher than budgeted revenues from member guest fees and cart rentals have given us a midyear golf surplus of approximately \$59,000. Repairs of the retaining walls on number 3 and number 18 greens has been completed using in-house labor. The repairs should significantly extend the life of the retaining walls. Outside play income is \$83,000, up from \$72,000 in 2011. Five social members took advantage of our equity golf membership incentive program, and became golf members. This will add \$95,000 to our golf reserves over the next five years. Our utility plant has an operating surplus of \$8,333.

The finance committee will have a meeting in late October or early November which is open to all members to discuss the 2013 budget and reserve schedule.

Harold King, Board Treasurer

Jim Zimmer, Chairperson Finance and Long Range Planning Committee