

Hunters Ridge Community Association

2017 Budget

Summary of 2017 Annual Dues and Costs

				2017	2016	
Annual Member Dues				Annual	Annual	
Golf Dues				\$2,900	\$2,800	
Trackage				\$1,500	\$1,500	
Social Dues				\$3,120	\$3,070	
Food & Beverage Minimum				\$900	\$900	
Other Member Costs	Monthly 2017	Monthly 2016	Quarterly 2017	Quarterly 2016	Annually 2017	Annually 2016
South Villa Maintenance (134 units)	216	210	650	630	2,600	2,520
South Villa Maintenance Reserve (134 units)	45	45	135	135	540	540
Common Area	176	161	<u>529</u> 1,314	<u>483</u> 1,248	<u>2,118</u> 5,258	<u>1,932</u> 4,992
North Villa Maintenance (72 units)	214	210	643	630	2,573	2,520
North Villa Maintenance Reserve (72 units)	110	110	330	330	1,320	1,320
Common Area	176	161	<u>529</u> 1,503	<u>483</u> 1,443	<u>2,118</u> 6,011	<u>1,932</u> 5,772
Single Family Maintenance Fees (239)	177	163	531	489	2,124	1,956

GOLF COURSE INCOME	PROPOSED		
	BUDGET 2017	ESTIMATED OCT. 2016	BUDGET 2016
Guest Fees	220,000	194,238	219,000
Cart Rental	96,000	68,356	95,500
Miscellaneous Income Gi	8,700	8,692	8,800
Golf Dues	942,500	766,041	901,600
Golf Trackage	300,000	240,234	300,000
TOTAL GOLF COURSE INC	1,567,200	1,277,561	1,524,900

GOLF COURSE EXPENSES

Building Repair	9,000	7,010	9,000
Chemicals	78,000	61,923	78,000
Course Repair	29,000	34,535	31,000
Depreciation Expense	-	8,333	-
Drainage	2,140	455	4,000
Dues & Subscriptions	850	450	850
Electric - Shop	5,000	3,588	4,900
Electric - Cartbarn	4,500	2,814	4,400
Electric - Course	27,000	10,855	29,000
Equipment Purchase	35,000	39,004	35,000
Equipment Rental	5,500	6,819	5,000
Equipment Repair	42,000	40,067	42,000
Fertilizer	75,000	45,867	75,000
Fuels/Oil	40,000	30,070	42,000
Golf Carts - Leasing	14,000	11,000	16,320
Golf Course Accessories	7,000	5,054	7,000
Health Insurance	67,900	54,718	66,500
Irrigation Repair	20,850	16,541	25,000
Irrigation Water	11,160	-	-
Lake Maintenance	500	433	300
Miscellaneous	9,000	9,362	6,000
Operating Supplies	6,500	4,329	8,500
Radio Repairs	1,000	1,486	1,000
Salaries - Golf Course	415,000	346,361	406,200
Salaries - Mechanics	103,500	81,065	101,400
Sand & Top Dressing	19,500	22,084	18,500
Sewer Services	2,400	-	-
Small Tools	3,500	3,355	3,200
Golf Special Events	15,000	11,860	15,000
Taxes - P/R Golf Course	35,500	24,814	35,000
Taxes - P/R Mechanics	8,800	6,299	8,000
Taxes - Unemployment	10,500	7,650	12,500
Telephone	2,100	1,858	2,000
Travel, Education	700	95	1,200
Landscaping	15,000	3,912	16,000
Uniforms	7,500	6,134	7,500
Waste Removal	20,000	20,023	19,000
Water	2,500	1,615	2,600
Workers Compensation	12,000	11,472	12,500
SUB-TOTAL COURSE EXP.	1,164,400	943,310	1,151,370

HUNTERS RIDGE COUNTRY CLUB

PRO SHOP EXPENSES	PROPOSED	ESTIMATED	BUDGET
	BUDGET 2017	OCT. 2016	2016
Dues & Subscriptions	3,500	1,754	3,500
GHIN Handicap Fees	6,000	5,496	6,000
Health Insurance	59,200	34,960	40,000
Miscellaneous	2,000	2,357	900
Office Supplies	500	270	500
Printing	2,700	2,529	1,900
Range Supplies	3,000	485	3,000
Repairs & Maintenance	2,000	1,785	1,500
Salaries - Cart Staff	82,200	61,316	80,500
Salaries - Staff	196,000	171,997	191,800
Supplies	200	-	300
Taxes - Payroll	23,700	15,888	20,400
Taxes - Unemployment	5,600	4,401	6,830
Telephone	3,900	3,173	3,800
Uniforms	1,300	1,148	900
Utilities	5,200	3,947	5,700
Workers Compensation li	5,800	5,878	6,000

SUB-TOTAL PRO SHOP EX	402,800	317,384	373,530
TOTAL GOLF COURSE & F	1,567,200	1,260,694	1,524,900

HUNTERS RIDGE COUNTRY CLUB

RESTAURANT INCOME	BUDGET	ESTIMATED	BUDGET
	2017	OCT. 2016	2016
Dining Room Sales-Food	464,000	427,705	445,000
Dining Room Sales- Bar	168,000	152,940	154,000
Banquet -Restaurant	13,000	10,825	
Food Minimum Income	55,000	10,113	62,000
Snack Shop- Food	61,000	48,026	58,000
Snack Shop- Bar	34,000	30,543	32,000
TOTAL RESTAURANT & B/	795,000	680,152	751,000
C.O.G. - Rest -Bar	59,000	52,654	58,165
C.O.G. - Rest -Food	231,600	212,514	230,000
C.O.G. - Snack -Food	22,400	17,570	24,965
C.O.G. - Snack -Bar	10,400	9,331	7,380
TOTAL COST OF GOODS	323,400	292,069	320,510
RESTAURANT EXPENSES	BUDGET	ESTIMATED	BUDGET
	2017	OCT. 2016	2016
China/Silver/Glass	4,000	17703	4000
Equipment Rental	5,000	5,491	7,500
Health Insurance	83,200	59,779	72,000
Licenses	1,000	550	3,900
Linen	18,000	20,489	18,500
Misc Rest. & Bar	5,000	6,123	3,000
Repairs & Maint - Restau	3,600	2,885	4,000
Salaries - Kitchen	249,300	184,908	245,000
Salaries - Restaurant	259,000	242,147	231,000
Supplies - Cleaning	6,000	5,456	7,000
Supplies - Restaurant	16,000	17,796	16,000
Taxes - Payroll	42,000	38,226	43,000
Taxes - Unemployment	10,500	11,996	13,700
Travel & Education	200	200	200
Uniforms	3,200	3,074	2,000
Workers Compensation li	8,800	7,744	6,700
TOTAL RESTAURANT EXP	714,800	624,567	677,500
SNACK SHOP EXPENSES	BUDGET	ESTIMATED	BUDGET
	2017	OCT. 2016	2016
Misc. -Snack Bar	800	766	-
Salaries - Staff	43,700	40,333	39,000
Supplies	300	108	1,200
Taxes - Payroll	5,100	4,899	3,600
Taxes - Unemployment	900	596	980
TOTAL SNACK SHOP EXP	50,800	46,702	44,780
REST. EXP & COST OF GO	1,089,000	963,338	1,042,790
Net profit or (loss)	(294,000)	(283,186)	(291,790)

HUNTERS RIDGE COUNTRY CLUB

	BUDGET 2017	ESTIMATED OCT. 2016	BUDGET 2016
OTHER INCOME:			
Other Income	-	8,561	-
Social Dues 555@3,120	1,731,600	1,412,709	1,703,850
Finance Charges	2,500	2,230	6,000
Interest Income	100	92	700
Sales Tax Discount	400	364	350
Lease Applications	10,000	7,733	27,000
Less: Capital Maint Reser	(50,000)	(50,000)	(50,000)
TOTAL OTHER INCOME	1,694,600	1,381,689	1,687,900
Accounting	18,000	23,030	17,000
Activity Payroll	89,800	67,802	88,000
Activity Center - P/R Taxe	7,200	6,223	8,200
Activity Center Expenses	67,000	59,126	65,231
Advertising & Marketing	6,400	6,168	5,900
Bad Debt Allowance	30,000	25,000	60,000
Cleaning Supplies	9,200	8,197	7,000
Cleaning Services	38,900	32,357	41,000
Contractural Services	24,900	23,997	17,000
Credit Card Fees	3,500	3,117	7,000
Employee Meals	12,500	10,303	12,500
Entertainment	18,000	14,750	19,000
Insurance - Health	76,000	59,404	66,000
Insurance - Fire/CGL	98,000	97,844	91,700
Legal	15,000	11,830	50,000
Miscellaneous	10,000	7,745	11,000
Office Supplies	12,000	10,881	13,000
Postage & Federal Expre	13,000	11,318	14,000
Printing	15,000	12,801	16,000
Repairs & Maint - Buildin	40,000	28,915	40,000
Repairs & Maint - Office I	15,000	10,046	15,000
Salaries - Staff	446,500	343,237	412,000
Security Payroll	7,600	7,200	7,200
Security Expenses	21,000	11,136	28,000
Security Contract	149,000	120,862	145,500
Sewer Services - Club	17,600	-	-
Social Activities Expense	6,500	4,669	6,500
Swimming Pools	12,000	3,576	17,000
Taxes - Payroll	35,700	30,662	29,000
Taxes - Unemployment	8,900	3,018	8,000
Telephone	12,000	10,185	12,000
Tennis Courts	19,500	11,256	19,979
Travel & Education	1,700	1,736	1,300
Utilities	46,000	34,639	50,000
Waste Removal	13,000	5,337	13,000
Workers Compensation li	11,300	9,498	7,000
TOTAL G & A EXPENSES	1,427,700	1,127,865	1,421,010
Net Profit or (Loss)	266,900	253,824	266,890

HUNTERS RIDGE COUNTRY CLUB

	BUDGET 2017	ESTIMATED OCT. 2016	BUDGET 2016
Realty Income:			
Commissions	80,000	72,618	90,000
TOTAL REVENUES	80,000	72,618	90,000
Realty Expenses:			
Bank Fees	100	-	100
Board of Realtor Dues	4,200	3,901	4,000
Cleanings	-	-	-
Internet Presence	1,700	-	1,675
Liability Insurance	4,200	3,904	650
Miscellaneous	800	683	780
Telephone	1,900	1,726	1,200
Commissions Expense	40,000	22,903	45,000
TOTAL EXPENSES	52,900	33,117	53,405
Net Profit or (Loss)	27,100	39,501	36,595
		ESTIMATED	BUDGET
Utility Facility Income:	2017	OCT. 2016	2016
Residential -555@39.42	262,560	228,200	273,000
Commercial	39,440	66,000	79,200
TOTAL INCOME	302,000	294,200	352,200
Utility Facility Expenses:			
Chemicals	5,500	4,144	5,500
Engineering	6,400	3,454	6,400
Insurance CGL	14,500	9,034	14,500
Lab Tests	18,000	8,700	18,000
Miscellaneous	6,500	6,174	6,500
Office Supplies	1,300	1,156	1,300
Plant Operator Salaries	121,000	97,892	118,000
Power-F P L	16,000	11,726	17,000
Repairs & Maintenance	35,000	21,223	37,000
Reserves	25,000	25,000	-
Sewer Plant Depreciation	24,800	-	75,000
Sludge Removal	19,000	15,840	19,000
Taxes- Payroll	9,000	2,283	9,000
TOTAL SEWER FACILITY E	302,000	206,626	327,200
Net Profit or (Loss)	-	-	-
Total Net Profit or (Loss)	-	-	-

	HUNTERS RIDGE COMMUNITY ASSOCIATION		
	COMMON	AREA	
	2017	2016	2016
	PROPOSED	ESTIMATED	BUDGET
		OCT. 2016	
COMMON AREA OPERATING INCOME			
Sgl Family Maint Fee So.(178)	377,087	343,896	343,896
Sgl Family Maint Fee No.(61)	129,225	117,855	117,855
Villa Maintenance Fees-So.(134)	283,874	258,888	258,888
Villa Maintenance Fees-No.(72)	152,528	139,104	139,104
Other Income - Grand Pines(46)	97,448	88,872	88,872
Other Income - Pheasant (40)	84,737	77,280	77,280
Other Income - Lynx Pass(24)	50,841	46,368	46,368
TOTAL OPERATING INCOME	1,175,740	1,072,263	1,072,263
COMMON AREA EXPENSES	2017	2016	2016
	PROPOSED	ESTIMATED	BUDGET
Annuals	13,000	6,458	13,000
Bad Debts	17,000	9,916	17,000
Chemicals, Fertilizer, Mulch	1,000	698	1,000
Comcast Cable	550,640	379,564	511,556
Equipment Purchase	1,500	1,502	1,000
Equipment Repair	1,000	474	1,000
Safety Protection	1,600	900	2,000
Fuel, Oils	500	0	1,000
Health Insurance	9,000	2,125	8,400
Irrigation Water	3,250	0	0
Lake Treatment	22,000	23,086	18,500
Landscaping Debris Disposal	18,000	23,936	1,500
Landscaping Contract	245,200	193,033	233,500
Legal	3,000	814	10,000
Salaries	125,000	116,236	106,000
Miscellaneous Expense	6,000	6,523	5,200
Operating Supplies	600	783	300
Postage & Printing	400	342	400
Repair & Replace Landscaping	10,000	7,639	10,000
Repair & Replace Sprinklers	8,000	6,745	8,000
Small Tools	500	346	500
Taxes - Payroll	10,000	9,225	8,000
Uniforms	600	411	1,000
Utilities - Electric	50,250	26,839	35,000
Utilities - Water	200	172	191
Workers Comp Insurance	2,500	1,359	2,600
TOTAL COMMON AREA	1,100,740	819,126	996,647
COMMON AREA RESERVES	75,000	75,616	75,616
	1,175,740	894,742	1,072,263
Cost per Unit per month	176.54		161.00
TOTAL UNITS	Units 555		Units 555

**HUNTERS RIDGE COMMUNITY ASSOCIATION
NORTH VILLA EXPENSES**

	2017 PROPOSED	2016 BUDGET
NORTH VILLA INCOME:		
North Villa Maintenance Fees (72)	185,317	181,503
North Villa Reserves (72)	95,040	95,040
	<u>280,357</u>	<u>276,543</u>

NORTH VILLA EXPENSES

Chemicals, Fertilizer, Mulch	525	630
Fire Safety Protection	525	525
Bad Debt - Villas	4,195	7,000
Insurance-Buildings	77,418	75,250
Landscaping Debris Disposal	175	175
Landscaping Contract	66,059	63,000
Salaries	27,961	26,250
Repair & Replace Landscaping	2,796	2,800
Repair & Replace Mailboxes, Posts	350	700
Repair & Replace Sprinklers	2,097	2,100
Replace Light Bulbs & Photos	70	350
Miscellaneous	210	175
Taxes - Payroll	2,237	1,750
Workers Comp Insurance	699	1,050
Reserves - Villa Ext Maint Res.No.	38,880	38,880
Reserves - Villa Roof Replace-No.	56,160	56,160
TOTAL NORTH VILLA EXPENSES	280,357	276,543

Cost per North Villa per month Units 72 for 2017	214.49	210.07
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	2017 PROPOSED	2016 BUDGET
Villa Units:	72 units	72 units
	NORTH	NORTH
Common Area Expenses	176.54	161.00
North Villa Expenses	214.49	210.07
North Villa Reserve Funds	45.00	45.00
North Villa Roof Replace Reserves	65.00	65.00
North Villa Total Monthly	501.03	481.07
QUARTERLY FEE	1,503.09	1,443.21

	HUNTERS RIDGE COMMUNITY ASSOCIATION		
	SINGLE	FAMILY	
	2017		2016
SINGLE FAMILY INCOME:	PROPOSED		BUDGET
Sgl Family Maint Fee So.(178)	748		4,096
Sgl Family Maint Fee No.(61)	256		1,404
Total Single Family Income	1,004		5,500
SINGLE FAMILY EXPENSES:			
Repair Light Posts	0		2,000
Repair & Replace Mailboxes	1,004		1,000
Replace Bulbs & Photos	0		2,500
TOTAL SINGLE FAMILY EXP	1,004		5,500
Cost Single Family per mo.	0.35		1.92
Units total 239			
	2017		2016
	PROPOSED		BUDGET
Single Family Units:			
Common Area Expenses	176.54		161.00
Single Family Exp	0.35		1.92
Total Monthly	176.89		162.92
QUARTERLY FEE	530.67		488.76

HUNTERS RIDGE COMMUNITY ASSOCIATION							
RESERVE FUNDING SCHEDULE 2017 (1of2)							
Component	Current	Estimated	Remain	Cost	Beginning	Unfunded	Full Funding
	Cost	Life	Life	per year	Balance	Balance	Contribution
			YEARS				2017
SOCIAL - NON GOLF							
Roof Replacement:							
Clubhouse	180,000	25yrs	20	9,000			8,337
Activity Center	105,000	20yrs	2	52,500			48,631
Painting							
Clubhouse	12,000	5yrs	5	2,400			2,223
Activity Center	6,000	5yrs	1	6,000			5,558
Pools Resurfacing/Improve	45,000	10yrs	2	22,500			20,842
Property Insurance Ded.	300,000	5yrs	1	300,000			277,890
Tennis Courts	110,000	20 yrs	4	27,500			25,473
Air Condition Units	125,000	10yrs	9	13,889			12,865
Floor Covering	60,000	5yrs	4	15,000			13,895
Furniture	75,000	5yrs	4	18,750			17,368
Restaurant Equipment	50,000	5yrs	4	12,500			11,579
Computer & Software	50,000	10yrs	9	5,556			5,146
TOTAL FUNDING REQUIRED	1,118,000			485,594	82,395	1,035,605	449,807
						92.6%	
GOLF							
Roof Replacement:							
1/2 Maint Facility	20,000	25yrs	2	10,000			8,542
Cart Barn	100,000	25yrs	20	5,000			4,271
Greens Replacement	500,000	15yrs	2	250,000			213,553
Fairway Turf Replacement	762,000	25yrs	8	95,250			81,364
Irrig. System-Pump Station	400,000	20yrs	20	20,000			17,084
Golf Carts	100,000	15yrs	10	10,000			8,542
Painting Cartbarn	7,000	5yrs	1	7,000			5,979
Bridges & Retaining Walls	500,000	30yrs	12	41,667			35,592
Golf Course Equipment	250,000	10yrs	4	62,500			53,388
TOTAL FUNDING REQUIRED	2,639,000			501,417	384,737	2,254,263	428,316
						85.4%	
COMMUNITY ASSOCIATION							
Perimeter Fencing	110,000	15yrs	2	55,000			42,464
Resurface Roads	500,000	25yrs	4	125,000			96,510
Well Pumps & Fountains	30,000	5yrs	1	30,000			23,162
Security Entrance Roof	25,000	20yrs	3	8,333			6,434
1/2 Maint Roof Replacement	20,000	25yrs	2	10,000			7,721
TOTAL FUNDING REQUIRED	685,000			228,333	156,125	528,875	176,292
						77.2%	
VILLA INSURANCE DEDUCT.	20,000				40,699		
VILLA SOUTH							
Exterior	200,000	6	3	66,667			56,214
Roof Replacement	2,378,500	30yrs	21	113,262			95,503
TOTAL FUNDING REQUIRED	2,578,500			179,929	404,301	2,174,199	151,716
						84.3%	
VILLA NORTH							
Exterior	72,000	5yrs	1	72,000			51,799
Roof Replacement	1,400,000	20yrs	2	700,000			503,605
	1,472,000			772,000	412,991	1,059,009	555,404
						71.9%	
SUB TOTALS	8,512,500			2,167,273	1,481,248	7,051,950	1,761,535

HUNTERS RIDGE COMMUNITY ASSOCIATION							
RESERVE FUNDING SCHEDULE 2017 (2of2)							
Component	Current	Estimated	Remain	Cost	Beginning	Unfunded	Full Funding
	Cost	Life	Life	per year	Balance	Balance	Contribution
			YEARS				2017
SEWER PLANT							
Air Blowers	25,000	15yrs	6	4,167			2,674
Clarifier Pumps	4,000	10yrs	3	1,333			856
Control Panels	4,000	8yrs	2	2,000			1,283
Effluent Pumps	8,000	10yrs	5	1,600			1,027
Electrical Panels	6,000	20yrs	11	545			350
Generator	60,000	25yrs	24	2,500			1,604
Lift Stations	40,000	10yrs	4	10,000			6,417
Portable Pumps	12,000	15yrs	6	2,000			1,283
Storage Tanks	30,000	25yrs	2	15,000			9,625
Surge Pumps	10,000	10yrs	5	2,000			1,283
Instrumentation	4,000	10yrs	3	1,333			856
Permit Renewal, Mon.Wells	20,000	5yrs	2	10,000			6,417
TOTAL FUNDING REQUIRED	223,000			52,479	62,707	143,095	33,675
						64.2%	
TOTALS	8,735,500			2,219,752	1,543,955	7,195,046	1,795,209