

Hunters Ridge Community Association, Inc.

2016 Budget

Summary of 2016 Annual Dues and Costs

Annual Member Dues					2016 Annual	2015 Annual
Golf Dues					\$2,800	\$2,800
Trackage					\$1,500	\$1,500
Social Dues					\$3,070	\$2,870
<b>Other Member Costs</b>	<b>Monthly 2016</b>	<b>Monthly 2015</b>	<b>Quarterly 2016</b>	<b>Quarterly 2015</b>	<b>Annually 2016</b>	<b>Annually 2015</b>
Villa Maintenance Fees SOUTH(134 units)	210	206	630	618	2,520	2,472
Villa Maintenance Reserve SOUTH(134 units)	45	45	135	135	540	540
Common Area cost SOUTH Villas	161	108	<u>483</u>	<u>324</u>	<u>1,932</u>	<u>1,296</u>
			\$ 1,248	1,077	\$ 4,992	\$ 4,308
Villa Maintenance Fees NORTH(72 units)	210	206	630	618	2,520	2,472
Villa Maintenance Reserve NORTH(72 units)	110	110	330	330	1,320	1,320
Common Area cost NORTH Villas	161	108	<u>483</u>	<u>324</u>	<u>1,932</u>	<u>1,296</u>
			\$ 1,443	1,272	\$ 5,772	\$ 5,088
Single Family Maintenance Costs (239)	163	111	489	333	1955	1332

HUNTERS RIDGE COUNTRY CLUB

GOLF COURSE INCOME	PROPOSED	ESTIMATED	BUDGET
	BUDGET 2016	2015 oct	2015
Guest Fees	219,000	218,400	210,000
Cart Rental	95,500	95,200	85,000
Miscellaneous Income GHIN	8,800	8,750	9,000
Golf Dues (322@2,800)	901,600	886,380	870,800
Golf Trackage (200@1,500)	300,000	293,000	297,000
<b>TOTAL GOLF COURSE INCOME</b>	<b>1,524,900</b>	<b>1,500,730</b>	<b>1,471,800</b>
<b>GOLF COURSE EXPENSES</b>			
Building Repair	9,000	8,850	8,000
Chemicals	78,000	76,200	77,000
Course Repair	31,000	30,896	25,000
Depreciation Expense	-	-	10,000
Drainage	4,000	3,325	1,500
Dues & Subscriptions	850	810	500
Electric - Shop	4,900	4,500	5,500
Electric - Cartbarn	4,400	4,250	5,000
Electric - Course	29,000	27,750	28,000
Equipment Purchase	35,000	34,475	30,000
Equipment Rental	5,000	4,850	1,500
Equipment Repair	42,000	41,000	40,000
Fertilizer	75,000	72,665	68,000
Fuels/Oil	42,000	39,400	49,000
Golf Carts - Leasing	16,320	15,000	14,000
Golf Course Accessories	7,000	6,775	9,000
Health Insurance	66,500	64,500	64,000
Irrigation Repair	25,000	22,975	21,000
Lake Maintenance	300	225	300
Miscellaneous	6,000	11,815	3,000
Operating Supplies	8,500	8,200	8,500
Radio Repairs	1,000	1,000	300
Salaries - Golf Course	406,200	398,200	395,000
Salaries - Mechanics	101,400	98,400	102,000
Sand & Top Dressing	18,500	25,740	16,270
Small Tools	3,200	3,100	2,500
Golf Special Events	15,000	14,000	10,000
Taxes - P/R Golf Course	35,000	33,550	34,000
Taxes - P/R Mechanics	8,000	7,800	8,000
Taxes - Unemployment	12,500	11,300	16,000
Telephone	2,000	1,880	1,900
Travel, Education	1,200	1,175	500
Landscaping	16,000	15,200	19,000
Uniforms	7,500	7,200	5,000
Waste Removal	19,000	18,000	20,000
Water	2,600	2,475	2,600
Workers Compensation	12,500	11,900	10,500
<b>SUB-TOTAL COURSE EXP.</b>	<b>1,151,370</b>	<b>1,129,371</b>	<b>1,112,370</b>

HUNTERS RIDGE COUNTRY CLUB

PRO SHOP EXPENSES	BUDGET 2016	ESTIMATED 2015	BUDGET 2015
Dues & Subscriptions	3,500	3,500	2,600
GHIN Handicap Fees	6,000	4,985	5,100
Health Insurance	40,000	38,000	38,000
Miscellaneous	900	825	1,000
Office Supplies	500	410	300
Printing	1,900	1,900	1,750
Range Supplies	3,000	2,500	3,000
Repairs & Maintenance	1,500	1,450	900
Salaries - Cart Staff	80,500	78,900	80,550
Salaries - Staff	191,800	186,000	184,000
Supplies	300	280	200
Taxes - Payroll	20,400	19,980	20,280
Taxes - Unemployment	6,830	6,690	6,250
Telephone	3,800	3,600	3,300
Uniforms	900	890	1,000
Utilities	5,700	5,400	5,500
Workers Compensation Insura	6,000	5,825	5,700
<b>SUB-TOTAL PRO SHOP EXPENS</b>	<b>373,630</b>	<b>361,135</b>	<b>359,430</b>
<b>TOTAL GOLF COURSE &amp; PRO SI</b>	<b>1,524,900</b>	<b>1,490,506</b>	<b>1,471,800</b>
<b>Net profit or (loss)</b>	<b>-</b>	<b>10,224</b>	<b>-</b>

HUNTERS RIDGE COUNTRY CLUB

RESTAURANT INCOME	BUDGET 2016	ESTIMATED 2015	BUDGET 2016
Dining Room Sales-Food	445,000	425,400	437,000
Dining Room Sales- Bar	154,000	151,000	135,000
Food Minimum Income	62,000	61,921	64,000
Snack Shop- Food	58,000	56,644	65,000
Snack Shop- Bar	32,000	29,764	35,000
<b>TOTAL RESTAURANT &amp; BAR IN</b>	<b>751,000</b>	<b>724,729</b>	<b>736,000</b>
C.O.G. - Rest -Bar	58,165	57,031	60,000
C.O.G. - Rest -Food	230,000	219,991	225,000
C.O.G. - Snack -Food	24,965	24,381	16,000
C.O.G. - Snack -Bar	7,380	6,865	*
<b>TOTAL COST OF GOODS</b>	<b>320,510</b>	<b>308,268</b>	<b>301,000</b>
<b>RESTAURANT EXPENSES</b>	<b>BUDGET 2016</b>	<b>ESTIMATED 2015</b>	<b>BUDGET 2015</b>
China/Silver/Glass	4000	1177	3000
Equipment Rental	7,500	7,065	700
Health Insurance	72,000	64,423	75,000
Licenses	3,900	3,867	3,300
Linen	18,500	18,500	17,000
Misc Rest. & Bar	3,000	2,803	1,700
Repairs & Maint - Restaurant	4,000	3,433	4,000
Salaries - Kitchen	245,000	217,334	206,000
Salaries - Restaurant	231,000	228,460	224,000
Supplies - Cleaning	7,000	5,936	7,000
Supplies - Restaurant	16,000	17,860	14,000
Taxes - Payroll	43,000	42,076	35,000
Taxes - Unemployment	13,700	13,455	11,000
Travel & Education	200	100	200
Uniforms	2,000	1,849	4,000
Workers Compensation Insura	6,700	6,556	8,200
Water	100	*	*
<b>TOTAL RESTAURANT EXPENSE:</b>	<b>677,600</b>	<b>634,894</b>	<b>614,100</b>
			<b>PROPOSED</b>
<b>SNACK SHOP EXPENSES</b>	<b>BUDGET 2016</b>	<b>ESTIMATED 2015</b>	<b>BUDGET 2015</b>
Misc. -Snack Bar	-	375	*
Salaries - Staff	39,000	37,900	52,000
Supplies	1,200	1,189	100
Taxes - Payroll	3,600	3,500	3,500
Taxes - Unemployment	980	941	1,600
<b>TOTAL SNACK SHOP EXPENSE:</b>	<b>44,780</b>	<b>43,905</b>	<b>57,200</b>
<b>REST. EXP &amp; COST OF GOODS</b>	<b>1,042,890</b>	<b>987,067</b>	<b>972,300</b>
<b>Net profit or (loss)</b>	<b>(291,890)</b>	<b>(262,338)</b>	<b>(236,300)</b>

HUNTERS RIDGE COUNTRY CLUB

	BUDGET 2016	ESTIMATED 2015	BUDGET 2015
<b>OTHER INCOME:</b>			
Other Income	-	-	-
Social Dues 555@3,070.	1,703,850	1,567,454	1,592,850
Finance Charges	6,000	4,592	16,000
Interest Income	700	675	1,400
Sales Tax Discount	350	350	350
Lease Applications	27,000	25,497	21,000
Less: Capital Maint Reserve	(50,000)	(50,000)	(50,000)
<b>TOTAL OTHER INCOME</b>	<b>1,687,900</b>	<b>1,548,468</b>	<b>1,581,600</b>
<b>Accounting</b>	<b>17,000</b>	<b>16,999</b>	<b>17,000</b>
<b>Activity Payroll</b>	<b>88,000</b>	<b>85,110</b>	<b>88,800</b>
<b>Activity Center - P/R Taxes</b>	<b>8,200</b>	<b>7,775</b>	<b>8,500</b>
<b>Activity Center Expenses</b>	<b>65,231</b>	<b>59,231</b>	<b>84,000</b>
<b>Advertising &amp; Marketing</b>	<b>5,900</b>	<b>5,900</b>	<b>5,900</b>
<b>Bad Debt Allowance</b>	<b>60,000</b>	<b>57,314</b>	<b>55,000</b>
<b>Cleaning Supplies</b>	<b>7,000</b>	<b>6,860</b>	<b>7,000</b>
<b>Cleaning Contract</b>	<b>41,000</b>	<b>40,668</b>	<b>50,000</b>
<b>Contractural Services</b>	<b>17,000</b>	<b>16,300</b>	<b>16,000</b>
<b>Credit Card Fees</b>	<b>7,000</b>	<b>5,178</b>	<b>15,000</b>
<b>Depreciation Expense</b>	<b>9,500</b>	<b>1,590</b>	<b>9,500</b>
<b>Dues &amp; Subscriptions</b>	<b>500</b>	<b>489</b>	<b>300</b>
<b>Employee Meals</b>	<b>12,500</b>	<b>12,279</b>	<b>12,500</b>
<b>Entertainment</b>	<b>19,000</b>	<b>13,715</b>	<b>14,000</b>
<b>Insurance - Health</b>	<b>66,000</b>	<b>64,840</b>	<b>65,500</b>
<b>Insurance - Fire/CGL</b>	<b>91,700</b>	<b>78,592</b>	<b>96,000</b>
<b>Interest Expense</b>	<b>5,297</b>	<b>5,297</b>	<b>5,297</b>
<b>Legal</b>	<b>50,000</b>	<b>48,004</b>	<b>14,000</b>
<b>Miscellaneous</b>	<b>11,000</b>	<b>8,749</b>	<b>11,000</b>
<b>Office Supplies</b>	<b>13,000</b>	<b>13,002</b>	<b>14,000</b>
<b>Postage &amp; Federal Express</b>	<b>14,000</b>	<b>13,302</b>	<b>16,000</b>
<b>Printing</b>	<b>16,000</b>	<b>16,201</b>	<b>15,000</b>
<b>Repairs &amp; Maint - Buildings</b>	<b>40,000</b>	<b>38,399</b>	<b>45,000</b>
<b>Repairs &amp; Maint - Office Equip</b>	<b>15,000</b>	<b>12,696</b>	<b>16,000</b>
<b>Salaries - Staff</b>	<b>412,000</b>	<b>351,281</b>	<b>334,600</b>
<b>Security Payroll</b>	<b>7,200</b>	<b>3,210</b>	<b>7,200</b>
<b>Security Expenses</b>	<b>28,000</b>	<b>27,449</b>	<b>35,000</b>
<b>Security Contract</b>	<b>145,500</b>	<b>133,825</b>	<b>140,000</b>
<b>Social Activities Expense</b>	<b>6,500</b>	<b>4,895</b>	<b>5,000</b>
<b>Swimming Pools</b>	<b>17,000</b>	<b>11,598</b>	<b>22,000</b>
<b>Taxes - Payroll</b>	<b>29,000</b>	<b>26,117</b>	<b>26,800</b>
<b>Taxes - Unemployment</b>	<b>8,000</b>	<b>5,970</b>	<b>6,700</b>
<b>Telephone</b>	<b>12,000</b>	<b>11,857</b>	<b>11,000</b>
<b>Tennis Courts</b>	<b>19,979</b>	<b>18,808</b>	<b>17,000</b>
<b>Travel &amp; Education</b>	<b>1,300</b>	<b>3,910</b>	<b>1,200</b>
<b>Utilities</b>	<b>50,000</b>	<b>46,000</b>	<b>50,000</b>
<b>Waste Removal</b>	<b>13,000</b>	<b>9,049</b>	<b>13,000</b>
<b>Workers Compensation Insuranc</b>	<b>7,000</b>	<b>6,442</b>	<b>10,000</b>
<b>TOTAL G &amp; A EXPENSES</b>	<b>1,431,010</b>	<b>1,287,901</b>	<b>1,348,300</b>
<b>Net Profit or (Loss)</b>	<b>256,890</b>	<b>260,567</b>	<b>233,300</b>

**HUNTERS RIDGE COUNTRY CLUB  
BUDGET  
2016**

**Realty Income:**

**Commissions** 90,000

**TOTAL REVENUES** 90,000

**Realty Expenses:**

**Annual Report** 150

**Bank Fees** 100

**Board of Realtor Dues** 4,000

**Internet Presence** 1,675

**Liability Insurance** 650

**Miscellaneous** 780

**Showings.com** 510

**Super Key** 420

**Telephone** 1,200

**Website Hosting** 515

**Commissions Expense** 45,000

**TOTAL EXPENSES** 55,000

**Net Profit or (Loss)** 35,000

**Net Profit or (Loss)**

	<b>2016</b>	<b>ESTIMATED 2015</b>	<b>BUDGET 2015</b>
<b>Utility Facility Income:</b>			
<b>Residential</b>	273,000	272,828	273,000
<b>Multi-Family</b>	79,200	79,200	79,200
<b>Reserves-Utility Facility</b>	(25,000)	(25,000)	(25,000)
<b>TOTAL MEASURED REVENUES</b>	<b>327,200</b>	<b>327,028</b>	<b>327,200</b>
<b>Utility Facility Expenses:</b>			
<b>Chemicals</b>	5,500	6,000	5,000
<b>Engineering</b>	6,400	8,700	5,000
<b>Insurance CGL</b>	14,500	14,145	17,000
<b>Lab Tests</b>	18,000	18,583	25,000
<b>Miscellaneous</b>	6,500	6,500	6,000
<b>Office Supplies</b>	1,300	1,300	1,600
<b>Plant Operator Salaries</b>	118,000	115,000	115,000
<b>Power-Florida Power &amp; Light</b>	17,000	17,000	17,500
<b>Repairs &amp; Maintenance</b>	37,000	36,500	31,025
<b>Sewer Plant Depreciation</b>	75,000	75,000	65,000
<b>Sludge Removal</b>	19,000	19,000	16,000
<b>Taxes- Payroll</b>	9,000	8,800	8,550
<b>TOTAL SEWER FACILITY EXP.</b>	<b>327,200</b>	<b>326,528</b>	<b>312,675</b>
<b>Net Profit or (Loss)</b>	-	500	14,525

	HUNTERS RIDGE COMMUNITY ASSOCIATION		
		COMMON	AREA
	2016	2015	2015
		ESTIMATED	BUDGET
<b>COMMON AREA OPERATING INCOME</b>			
Sgl Family Maint Fee So.(178)	343,896	232,440	232,440
Sgl Family Maint Fee No.(61)	117,855	79,656	79,656
Villa Maintenance Fees-So.(134)	258,888	174,983	174,983
Villa Maintenance Fees-No.(72)	139,104	94,020	94,020
Other Income - Grand Pines(46)	88,872	60,069	60,069
Other Income - Pheasant (40)	77,280	52,234	52,234
Other Income - Lynx Pass(24)	46,368	31,340	31,340
<b>TOTAL OPERATING INCOME</b>	<b>1,072,263</b>	<b>724,742</b>	<b>724,742</b>
<b>COMMON AREA EXPENSES</b>			
Annuals	13,000	13,000	13,000
Bad Debts	17,000	15,000	17,000
Chemicals, Fertilizer, Mulch	1,000	50	1,000
Comcast Cable	511,556	245,000	235,500
Equipment Purchase	1,000	3,700	1,000
Equipment Repair	1,000	1,000	1,000
Fire Safety Protection	2,000	2,000	5,000
Fuel, Oils	1,000	1,000	1,000
Health Insurance	8,400	8,400	8,400
Lake Treatment	18,500	18,500	15,000
Landscaping Debrls Disposal	1,500	1,500	2,000
Landscaping Contract	233,500	223,000	222,300
Legal	10,000	10,000	12,000
Salaries	106,000	104,000	104,000
Miscellaneous Expense	5,200	5,200	5,200
Operating Supplies	300	300	500
Postage & Printing	400	350	500
Repair & Replace Landscaping	10,000	10,000	10,000
Repair & Replace Sprinklers	8,000	8,000	8,000
Small Tools	500	500	1,000
Taxes - Payroll	8,000	8,000	8,000
Uniforms	1,000	1,000	1,500
Utilities - Electric	35,000	33,200	25,000
Utilities - Water	191	200	200
Workers Comp Insurance	2,600	2,600	2,600
<b>TOTAL COMMON AREA</b>	<b>996,647</b>	<b>715,500</b>	<b>700,700</b>
<b>COMMON AREA RESERVES</b>	<b>75,616</b>	<b>25,000</b>	<b>25,000</b>
	<b>1,072,263</b>	<b>740,500</b>	<b>725,700</b>
Cost per Unit per month	161.00	111.19	108.82
<b>TOTAL UNITS</b>	<b>Units 555</b>		<b>Units 555</b>





	<b>HUNTERS RIDGE COMMUNITY ASSOCIATION</b>		
	<b>SINGLE</b>	<b>FAMILY</b>	
	<b>2016</b>	<b>2016</b>	<b>2015</b>
<b>SINGLE FAMILY INCOME:</b>		<b>ESTIMATED</b>	<b>BUDGET</b>
<b>Sgl Family Maint Fee So.(178)</b>	<b>4,096</b>	<b>4,096</b>	<b>4,096</b>
<b>Sgl Family Maint Fee No.(61)</b>	<b>1,404</b>	<b>1,404</b>	<b>1,404</b>
<b>Total Single Family Income</b>	<b>5,500</b>	<b>5,500</b>	<b>5,500</b>
<b>SINGLE FAMILY EXPENSES:</b>			
<b>Repair Light Posts</b>	<b>2,000</b>	<b>2,000</b>	<b>2,000</b>
<b>Repair &amp; Replace Mailboxes</b>	<b>1,000</b>	<b>1,000</b>	<b>1,000</b>
<b>Replace Bulbs &amp; Photos</b>	<b>2,500</b>	<b>2,500</b>	<b>2,500</b>
<b>TOTAL SINGLE FAMILY EXP</b>	<b>5,500</b>	<b>5,500</b>	<b>5,500</b>
<b>Cost Single Family per mo.</b>	<b>1.92</b>		<b>1.92</b>
<b>Units total 239</b>			
	<b>2016</b>		<b>2015</b>
			<b>BUDGET</b>
<b>Single Family Units:</b>			
<b>Common Area Expenses</b>	<b>161.00</b>		<b>108.82</b>
<b>Single Family Exp</b>	<b>1.92</b>		<b>1.92</b>
<b>Total Monthly</b>	<b>162.92</b>		<b>110.74</b>
<b>QUARTERLY FEE</b>	<b>488.76</b>		<b>332.22</b>