



HUNTERS RIDGE COMMUNITY ASSOCIATION

SUMMARY OF 2018 ANNUAL DUES:

	<u>2018</u>	<u>2017</u>
Golf Dues	\$ 2,900.00	\$ 2,900.00
Trackage	\$ 1,500.00	\$ 1,500.00
Social Dues	\$ 3,210.00	\$ 3,120.00
Food & Beverage Minimum	\$ 900.00	\$ 900.00

OTHER MONTHLY FEES/COSTS:

	<u>2018</u>	<u>2017</u>
Monthly Sewer Services Fee	\$ 39.42	\$ 39.42
Monthly Common Area Cost	\$ 176.54	\$ 176.54
Monthly South Villa Cost	\$ 216.66	\$ 216.66 <i>*Plus Reserves</i>
Monthly North Villa Cost	\$ 214.49	\$ 214.49 <i>*Plus Reserves</i>
Monthly Single Family Cost	\$ 0.35	\$ 0.35

GOLF COURSE INCOME	BUDGET 2018	BUDGET 2017
Guest Fees	220,000	220,000
Cart Rental	96,000	96,000
Miscellaneous Income GHIN	8,700	8,700
Golf Dues	942,500	942,500
Golf Trackage	300,000	300,000
TOTAL GOLF COURSE INCOME	1,567,200	1,567,200
GOLF COURSE EXPENSES		
Building Repair	9,000	9,000
Chemicals	77,000	78,000
Course Repair	29,000	29,000
Depreciation Expense	-	-
Drainage	1,000	2,140
Dues & Subscriptions	500	850
Electric - Shop	5,000	5,000
Electric - Cartbarn	4,500	4,500
Electric - Course	21,940	27,000
Equipment Purchase	35,000	35,000
Equipment Rental	6,000	5,500
Equipment Repair	42,000	42,000
Fertilizer	74,000	75,000
Fuels/Oil	40,000	40,000
Golf Carts - Leasing	14,000	14,000
Golf Course Accessories	7,000	7,000
Health Insurance	74,500	67,900
Irrigation Repair	20,000	20,850
Irrigation Water	11,160	11,160
Lake Maintenance	2,000	500
Miscellaneous	9,000	9,000
Operating Supplies	6,500	6,500
Radio Repairs	1,000	1,000
Salaries - Golf Course	423,000	415,000
Salaries - Mechanics	106,000	103,500
Sand & Top Dressing	18,500	19,500
Sewer Services	2,400	2,400
Small Tools	3,000	3,500
Golf Special Events	17,000	15,000
Taxes - P/R Golf Course	36,100	35,500
Taxes - P/R Mechanics	9,000	8,800
Taxes - Unemployment	8,000	10,500
Telephone	2,100	2,100
Travel, Education	1,000	700
Landscaping	8,000	15,000
Uniforms	7,500	7,500
Waste Removal	16,500	20,000
Water	2,500	2,500
Workers Compensation	10,000	12,000
SUB-TOTAL COURSE EXP.	1,160,700	1,164,400

HUNTERS RIDGE COUNTRY CLUB

PRO SHOP EXPENSES	BUDGET 2018	BUDGET 2017
Dues & Subscriptions	1,600	3,500
GHIN Handicap Fees	6,100	6,000
Health Insurance	66,000	59,200
Miscellaneous	1,500	2,000
Office Supplies	500	500
Printing	1,600	2,700
Range Supplies	3,000	3,000
Repairs & Maintenance	1,000	2,000
Salaries - Cart Staff	83,800	82,200
Salaries - Staff	200,000	196,000
Supplies	200	200
Taxes - Payroll	24,200	23,700
Taxes - Unemployment	4,000	5,600
Telephone	3,500	3,900
Uniforms	500	1,300
Utilities	5,000	5,200
Workers Compensation Insurance	4,000	5,800
SUB-TOTAL PRO SHOP EXPENSES	406,500	402,800
TOTAL GOLF COURSE & PRO SHOP EXPI	-	-

HUNTERS RIDGE COUNTRY CLUB

RESTAURANT INCOME	BUDGET 2018	BUDGET 2017
Dining Room Sales-Food	470,000	464,000
Dining Room Sales- Bar	180,000	168,000
Banquet -Restaurant	5,000	13,000
Food Minimum Income	55,000	55,000
Snack Shop- Food	56,000	61,000
Snack Shop- Bar	36,000	34,000
TOTAL RESTAURANT & BAR INCOME	802,000	795,000
C.O.G. - Rest -Bar	53,000	59,000
C.O.G. - Rest -Food	234,000	231,600
C.O.G. - Snack -Food	21,500	22,400
C.O.G. - Snack -Bar	11,500	10,400
TOTAL COST OF GOODS	320,000	323,400
RESTAURANT EXPENSES	BUDGET 2018	BUDGET 2017
China/Silver/Glass	4,000	4,000
Equipment Rental	4,000	5,000
Health Insurance	119,500	83,200
Licenses	1,000	1,000
Linen	28,000	18,000
Misc Rest. & Bar	7,000	5,000
Repairs & Maint - Restaurant	2,500	3,600
Salaries - Kitchen	225,000	249,300
Salaries - Restaurant	262,000	259,000
Supplies - Cleaning	4,300	6,000
Supplies - Restaurant	9,000	16,000
Taxes - Payroll	40,000	42,000
Taxes - Unemployment	7,500	10,500
Travel & Education	400	200
Uniforms	1,800	3,200
Workers Compensation Insurance	8,000	8,800
TOTAL RESTAURANT EXPENSES	724,000	714,800
SNACK SHOP EXPENSES	BUDGET 2018	BUDGET 2017
Misc. -Snack Bar	1,000	800
Salaries - Staff	44,500	43,700
Supplies	2,000	300
Taxes - Payroll	5,500	5,100
Taxes - Unemployment	600	900
TOTAL SNACK SHOP EXPENSES	53,600	50,800
REST. EXP & COST OF GOODS	1,097,600	1,089,000
Net profit or (loss)	(295,600)	(294,000)

HUNTERS RIDGE COUNTRY CLUB

	BUDGET 2018	BUDGET 2017
Other Income	-	-
Social Dues 555@3,210	1,781,600	1,731,600
Finance Charges	4,400	2,500
Interest Income	200	100
Sales Tax Discount	400	400
Lease Applications	8,000	10,000
Less: Capital Maint Reserve	(100,000)	(50,000)
TOTAL OTHER INCOME	1,694,600	1,694,600
Accounting	18,000	18,000
Activity Payroll	91,600	89,800
Activity Center - P/R Taxes	7,300	7,200
Activity Center Expenses	65,000	67,000
Advertising & Marketing	6,000	6,400
Bad Debt Allowance	30,000	30,000
Cleaning Supplies	9,200	9,200
Cleaning Services	41,100	38,900
Contractural Services	26,000	24,900
Credit Card Fees	3,500	3,500
Employee Meals	12,500	12,500
Entertainment	18,000	18,000
Insurance - Health	99,600	76,000
Insurance - Fire/CGL	101,000	98,000
Legal	10,000	15,000
Miscellaneous	10,000	10,000
Office Supplies	12,000	12,000
Postage & Federal Express	12,000	13,000
Printing	15,000	15,000
Repairs & Maint - Buildings	36,000	40,000
Repairs & Maint - Office Equip	10,000	15,000
Salaries - Staff	430,000	446,500
Security Payroll	7,600	7,600
Security Expenses	20,000	21,000
Security Contract	152,500	149,000
Sewer Services - Club	17,600	17,600
Social Activities Expense	6,500	6,500
Swimming Pools	15,000	12,000
Taxes - Payroll	34,000	35,700
Taxes - Unemployment	8,500	8,900
Telephone	14,000	12,000
Tennis Courts	17,000	19,500
Travel & Education	2,500	1,700
Utilities	50,000	46,000
Waste Removal	12,000	13,000
Workers Compensation Insurance	9,000	11,300
TOTAL G & A EXPENSES	1,430,000	1,427,700
Net Profit or (Loss)	264,600	266,900

HUNTERS RIDGE COUNTRY CLUB

	BUDGET 2018	BUDGET 2017
Realty Income:		
Commissions	84,000	80,000
TOTAL REVENUES	84,000	80,000
Realty Expenses:		
Bank Fees	100	100
Board of Realtor Dues	2,700	4,200
Cleanings	-	-
Internet Presence	1,700	1,700
Liability Insurance	4,200	4,200
Miscellaneous	400	800
Telephone	1,900	1,900
Commissions Expense	42,000	40,000
TOTAL EXPENSES	53,000	52,900
Net Profit or (Loss)	31,000	27,100
	BUDGET 2018	BUDGET 2017
Utility Facility Income:		
Residential	262,560	262,560
Commercial	39,440	39,440
TOTAL INCOME	302,000	302,000
Utility Facility Expenses:		
Chemicals	5,500	5,500
Engineering	6,400	6,400
Insurance CGL	14,500	14,500
Lab Tests	20,000	18,000
Miscellaneous	4,500	6,500
Office Supplies	800	1,300
Plant Operator Salaries	123,500	121,000
Power-F P L	16,000	16,000
Repairs & Maintenance	32,000	35,000
Reserves	25,000	25,000
Sewer Plant Depreciation	24,800	24,800
Sludge Removal	19,000	19,000
Taxes- Payroll	10,000	9,000
TOTAL SEWER FACILITY EXP.	302,000	302,000
Net Profit or (Loss)	-	-
Total Net Profit or (Loss)	-	-

HUNTERS RIDGE COMMUNITY ASSOCIATION		
	COMMON	
	2018	2017
		BUDGET
COMMON AREA OPERATING INCOME		
Sgl Family Maint Fee So.(178)	377,087	377,087
Sgl Family Maint Fee No.(61)	129,225	129,225
Villa Maintenance Fees-So.(134)	283,874	283,874
Villa Maintenance Fees-No.(72)	152,528	152,528
Other Income - Grand Pines(46)	97,448	97,448
Other Income - Pheasant (40)	84,737	84,737
Other Income - Lynx Pass(24)	50,841	50,841
TOTAL OPERATING INCOME	1,175,740	1,175,740
	2018	2017
COMMON AREA EXPENSES		
		BUDGET
Annuals	10,000	13,000
Bad Debts	10,000	17,000
Chemicals, Fertilizer, Mulch	1,000	1,000
Comcast Cable	567,200	550,640
Equipment Purchase	500	1,500
Equipment Repair	500	1,000
Fire Safety Protection	1,700	1,600
Fuel, Oils	500	500
Health Insurance	9,800	9,000
Irrigation Water	3,250	3,250
Lake Treatment	15,000	22,000
Landscaping Debris Disposal	15,000	18,000
Landscaping Contract	252,600	245,200
Legal	2,000	3,000
Salaries	127,500	125,000
Miscellaneous Expense	5,000	6,000
Operating Supplies	500	600
Postage & Printing	200	400
Repair & Replace Landscaping	7,000	10,000
Repair & Replace Sprinklers	7,000	8,000
Small Tools	300	500
Taxes - Payroll	10,200	10,000
Uniforms	100	600
Utilities - Electric	51,140	50,250
Utilities - Water	250	200
Workers Comp Insurance	2,500	2,500
TOTAL COMMON AREA	1,100,740	1,100,740
COMMON AREA RESERVES	75,000	75,000
	1,175,740	1,175,740
Cost per Unit per month	176.54	176.54
TOTAL UNITS	Units 555	Units 555

HUNTERS RIDGE COMMUNITY ASSOCIATION

SINGLE

2018

2017

BUDGET

SINGLE FAMILY INCOME:

Sgl Family Maint Fee So.(178)	748	748
Sgl Family Maint Fee No.(61)	256	256
Total Single Family Income	1,004	1,004

SINGLE FAMILY EXPENSES:

Repair Light Posts	0	0
Repair & Replace Mailboxes	1,004	1,004
Replace Bulbs & Photos	0	0
TOTAL SINGLE FAMILY EXP	1,004	1,004
Cost Single Family per mo.	0.35	0.35
Units total 239		

2018

2017

BUDGET

Single Family Units:

Common Area Expenses	176.54	176.54
Single Family Exp	0.35	0.35
Total Monthly	176.89	176.89

QUARTERLY FEE 530.67 530.67

**HUNTERS RIDGE COMMUNITY ASSOCIATION
RESERVE FUNDING SCHEDULE 2018 (1 of 2)**

Component	Current Cost	Estimated Life	Remain Life YEARS	Cost per year	Beginning Balance	Unfunded Balance	Full Funding Contribution 2018
SOCIAL - NON GOLF							
Roof Replacement:							
Clubhouse	180,000	25yrs	20	9,000			8,893
Activity Center	90,000	20yrs	2	45,000			44,467
Paintings:							
Clubhouse	12,000	5yrs	4	3,000			2,964
Activity Center	6,000	5yrs	1	6,000			6,929
Pool Deck Expansion	75,000	25yrs	5	15,000			14,822
Pool/Spa Resurfacing	45,000	10yrs	2	22,500			22,233
Tennis Courts	110,000	20 yrs	5	22,000			21,739
Air Conditioning Units:							
Clubhouse	125,000	10yrs	8	15,625			15,440
Activity Center	75,000	10yrs	4	18,750			18,528
Floor Coverings:							
Clubhouse	40,000	5yrs	3	13,333			13,175
Activity Center	20,000	5yrs	2	10,000			9,882
Furniture:							
Restaurant-Tables/Chairs	50,000	5yrs	3	16,667			16,469
Pool-Tables/Chairs	25,000	5yrs	2	12,500			12,352
Clubhouse-Awnings	50,000	10yrs	8	6,250			6,176
Restaurant Equipment	50,000	5yrs	3	16,667			16,469
Computer & Software	50,000	10yrs	8	6,250			6,176
Activity Center Renovation	650,000	25yrs	4	162,500			160,575
Property Insurance Ded.	300,000	5yrs	1	300,000			296,446
TOTAL FUNDING REQUIRED	1,953,000			701,042	23,135	1,929,865	692,737
						98.8%	
GOLF							
Roof Replacement:							
1/2 Maint Facility	35,000	25yrs	25	1,400			1,277
Cart Barn	100,000	25yrs	19	5,263			4,801
1/2 Maint. Bldg. O/H Doors	15,000	15yrs	15	1,000			912
Cart Path/Pro Shop Pavers	60,000	20yrs	19	3,158			2,880
Greens Replacement	500,000	15yrs	4	125,000			114,019
Fairway Turf Replacement	762,000	25yrs	7	108,857			99,295
Irrig. System-Pump Station	400,000	20yrs	19	21,053			19,203
Golf Carts	100,000	10yrs	9	11,111			10,135
Painting Cartbarn	7,000	5yrs	1	7,000			6,355
Bridges & Retaining Walls	500,000	30yrs	11	45,455			41,462
Golf Course Equipment	250,000	10yrs	5	50,000			45,608
TOTAL FUNDING REQUIRED	2,729,000			379,296	239,729	2,489,271	345,977
						91.2%	
COMMUNITY ASSOCIATION							
Repave Rds.-South Tract	250,000	25yrs	1	250,000			219,056.2
Repair Rd. Drainage-South	25,000	25yrs	1	25,000			21,905.8
Repave Rds.-North Tract	150,000	25yrs	7	21,429			18,776.4
Repair Rd. Drainage-North	25,000	25yrs	7	3,571			3,129.4
Repave Club Parking Lot	65,000	25yrs	24	2,708			2,373.1
Repave D. Range Park. Lot	75,000	25yrs	24	3,125			2,736.2
Perimeter Fencing	225,000	20yrs	20	11,250			9,856
Well Pumps, Lake Founts.	60,000	5yrs	3	20,000			17,525
Security Building Roof	25,000	20yrs	2	12,500			10,953
1/2 Maint Roof Replacement	35,000	25yrs	25	1,400			1,227
1/2 Maint Bldg. O/H Doors	15,000	15yrs	15	1,000			876
TOTAL FUNDING REQUIRED	950,000			351,983	117,579	832,421	306,419
						87.6%	

