

2017 Glenmore Community Association Budget

Approved by BOD October 20, 2016

	2016 Budget	Projected Full Year 2016	2017 Budget	2017 Budget Notes
Lots & Dues				
Avg # Lots	805	805	815	
Dues per lot	\$1,020	\$1,020	\$1,020	
% Increase	+ 9.3%	+ 9.3%	+ 0.0%	no dues increase in 2017
Revenue				
Dues (Net)	\$817,816	\$817,816	\$827,975	
Glenmore Country Club's Share of Guard	\$55,157	\$55,157	\$56,811	
Glenmore Farm Inc. Rent	\$120	\$120	\$120	
Interest Earned (Including Reserve Accounts)	\$1,123	\$750	\$850	
Construction Impact Fees	\$16,900	\$7,700	\$18,200	
Other Revenue	\$7,000	\$5,000	\$7,140	
Total Revenue	\$898,115	\$886,543	\$911,096	
Expenses				
Administration				
Miscellaneous Administration	\$4,200	\$4,200	\$4,284	
Administrative Supplies & Postage	\$2,600	\$2,300	\$2,520	
Website & Database	\$4,000	\$3,200	\$4,080	
General Manager	\$25,000	\$0	\$25,000	
Administration/Minutes/Communications	\$21,375	\$12,000	\$21,375	
Bookkeeping	\$7,200	\$7,200	\$10,000	
Common Area Maintenance	\$9,600	\$9,600	\$9,600	
Compliance	\$2,400	\$2,400	\$2,400	
Upgrade Systems & Outreach		\$0	\$25,000	
ARB fee net expenses	\$0	\$0	\$0	
Sub-Total	\$76,375	\$40,900	\$104,259	
Equestrian Parcel				
Equestrian Parcel Debt Service	\$60,196	\$60,196	\$60,196	
Maintenance			\$20,000	
Sub-Total	\$60,196	\$60,196	\$80,196	
Animal Control				
Wild Animal Removal	\$2,000	\$500	\$1,000	
Dog Stations	\$4,000	\$2,535	\$6,000	
Sub-Total	\$6,000	\$3,035	\$7,000	
Common Area Maintenance				
Irrigation Line Maintenance	\$1,700	\$800	\$1,500	
Landscape Maintenance	\$30,000	\$7,300	\$30,000	
Multi-use Trails	\$5,000	\$1,600	\$4,000	
Rentals	\$1,200	\$962	\$1,100	
Sign Maintenance	\$14,000	\$7,324	\$8,000	
Trash Pickup	\$1,000	\$0	\$1,000	
Tree Maintenance & Removal	\$15,000	\$6,000	\$10,000	
Tree Additions & Replacements	\$10,000	\$2,000	\$3,000	
Turf Maintenance	\$80,000	\$77,000	\$80,000	
Walking Path Maintenance	\$5,000	\$20,000	\$5,100	
Sub-Total	\$162,900	\$122,986	\$143,700	
Residential Area Maintenance				
Leaf and Limb Removal	\$18,000	\$18,000	\$25,000	
Sub-Total	\$18,000	\$18,000	\$25,000	
Storm Emergency Cleanup				
Snow Removal	\$10,000	\$38,580	\$20,000	
Storm Cleanup	\$5,000		\$5,000	
Sub-Total	\$15,000	\$38,580	\$25,000	
Water Resources				
Dams & Pond Maintenance	\$30,000	\$20,000	\$25,000	
Ponds Utilities	\$7,000	\$6,000	\$7,000	
Dam, Pond & Stream Regulation/Studies	\$10,000	\$12,000	\$25,000	
Storm Water Infrastructure	\$15,000	\$12,000	\$15,000	
Storm Water Treatment Facilities/Studies	\$5,000	\$0	\$3,000	
Sub-Total	\$67,000	\$50,000	\$75,000	

Roads				
Road Resurfacing and Repair	\$150,000	\$150,120	\$75,000	Note transfer of \$50k to Reserves
Road Resurfacing and Repair GCC Share	\$0	\$0	\$0	
Sub-Total	\$150,000	\$150,120	\$75,000	
Professional Services, Insurance & Taxes				
Attorney and Related Professional Services	\$10,000	\$35,000	\$30,000	
Auditor	\$9,000	\$9,000	\$9,450	
Federal & State Income Taxes	\$500	\$146	\$525	
Insurance	\$12,500	\$11,210	\$13,125	
License and Other Taxes	\$1,600	\$1,145	\$1,680	
Sub-Total	\$33,600	\$56,501	\$54,780	
Access Control				
Gatehouse Maintenance and Repairs	\$3,500	\$4,740	\$5,000	
Supplies	\$2,500	\$3,305	\$2,500	
Computer and Software Maintenance	\$1,500	\$1,000	\$1,500	
Equipment Maintenance Contract	\$3,000	\$3,000	\$3,000	
Utilities	\$7,800	\$8,174	\$7,800	
Guard Contact	\$220,626	\$220,626	\$225,000	
Upgrade Studies			\$0	
Sub-Total	\$238,926	\$240,844	\$244,800	
Crime Safety				
Safety Patrol	\$15,000	\$13,000	\$15,000	
Vehicle Maintenance	\$2,500	\$815	\$2,500	
Sub-Total	\$17,500	\$13,815	\$17,500	
Contingency	\$20,000	\$0	\$20,000	
Total Operational Expenses	\$865,497	\$794,977	\$872,235	
Expenditures from Reserves:				
Gatehouse Equipment				
Entry Gate Replacment				
Emergency Stormwater Infrastructure Repairs				
Storm Cleanup Emergency				
Special Tree Replacement - Bremerton	\$10,000			
Assessment 1 for Roads			-\$50,000	See Assessment 1
Property Management Carryover			-\$34,375	From 2016 Budget Carryover
Other	\$35,900		\$50,000	Primarily for Recreation Area Rv 1
Total Reserve Expenses	\$45,900	\$0	-\$34,375	
Total Operational Expenses & Reserves	\$911,397	\$794,977	\$837,860	
Net Income/(Loss)	-\$13,282	\$91,566	\$73,236	Breakeven
Capital Appropriations				
Vehicle Access System				
Irrigation System				
Equestrian Parcel Acquisition				
Darby Road Footpath Planning & Design				
Common Area Transition from GA	\$11,000			
Soccer Field Equipment	\$15,000		\$15,000	Carry over from 2016
Equipment for new admin Staff	\$5,000			
Vehicle/Pedestrian Safety	\$40,000		\$40,000	Carry over from 2016
Unmanned gate for Running Deer Road Entrance				
Stormwater Modifications				
Recreation Area Construction			\$50,000	Rec Area Const
Total Capital Expenditures	\$71,000	\$0	\$105,000	
Cash Reserves				
Allocated Reserves (Yr End)	\$347,609			
Est. Operating Account Float (Yr End)	\$75,000			
Unallocated Reserves (Yr End)	\$207,647			
Total Yr End Cash	\$630,255			
Net Contribution to Allocated Reserves (From unallocated reserves/net income)	\$64,185			