

Steeple Run Community Council 2016 Budget

OCTOBER 22, 2015 & NOVEMBER 2, 2015

PERRY YOUNGS – SRCC TREASURER



2016 Ten-Year Plan Summary

APPROVED BY THE SRCC BOARD IN AUGUST 2015

SRCC Financial Assumptions

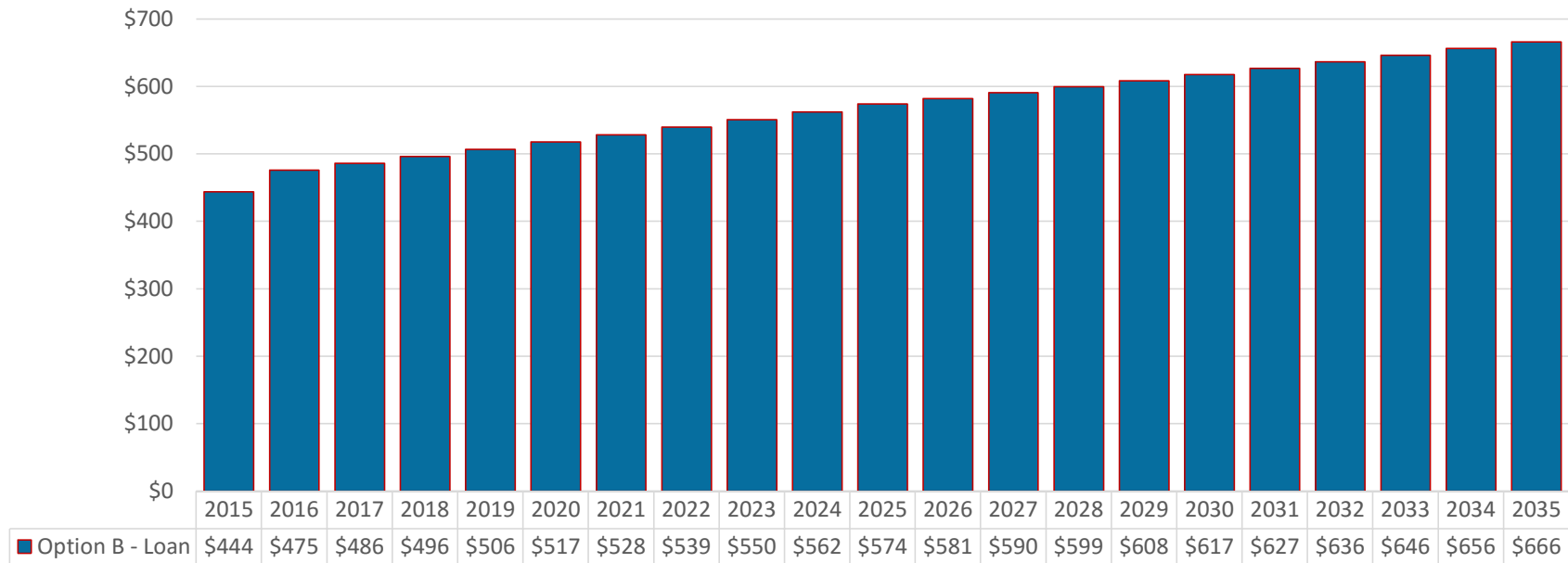
- We will have a \$600,000 budget deficit in 2025
- The approved 2016 Budget uses year-one of the approved ten-year financial plan under “Option B”
 - ✓ + \$100,000 by assessment increases (2016 – 2025)
 - ✓ \$500,000 twenty-year loan beginning in 2025
 - ✓ + \$700,000 in net income before capital expenses (2016 – 2025)

SRCC Asset Replacement Projects Detail (000)

Project	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Total
1-Renovate Boardroom		10															10
2-Renovate Office		10															10
3-Renovate Upper Level & Entry		170															170
4-New Pool Board & repairs 2015	0																0
5-Paint Pool	0																0
6-Common Area path Replace			23														23
7-Repair drain around pool	5																5
8-Treat Ponds				5													5
9- Upgrade Play Area					3												3
10-Furnance replacement Downstairs											10						10
11- Water Heater Downstairs Replacement						2											2
12-Resurface/redesign Parking Lot			70														70
13-Old tennis Court area design																	0
14-Swimming Pool											1000						1000
15-Replace Deck out back								25									25
16-Pond Erosion project					14												14
17-Renovate lower Pool level							25										25
18-Chairs/other pool area assets						4											4
19-Heating/Cooling main area						25											25
20-Office equipment upgrades			5												5		10
21-Furniture & related replacement			14												8		22
25-Misc Rec Center Needs		4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	60
26-Misc Pool Needs		4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	60
27-Misc Park Needs		4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	60
Total	5	202	124	17	29	43	37	37	12	12	1022	12	12	12	25	12	1613

*Option B - SRCC Average Assessment Estimates 2016 through 2035

Option B = +100,000 (2016-2025) and \$500,000 Loan (2025)



*1.75% annual Inflation rate assumption included, Loan of \$500,000 for 20 years at 5% starting in 2026 (\$39,597 expense per year)
Average Assessment = the average of those who take the early pay discount option and those that pay the full assessment

2016 SRCC Budget

APPROVED BY THE SRCC BOARD ON OCTOBER 8, 2016

2016 Budget - Assessments

To add \$100,000 towards the \$600,000 deficit over ten years

- Eight Percent Increase in 2016 (Year-One of the Ten-Year Plan)
- Then COLA increases for the next nine years
- Subject To Change by the re-evaluation of Ten-Year Plan in the summer of each year

Assessment Type	2016	2015	2014
Regular – Taking Discount Offer	\$470	\$435	\$435
Regular – Not Taking Discount	\$490	\$455	\$455
Non Pool – Taking Discount Offer	\$420	\$385	\$385
Non Pool – Not Taking Discount	\$440	\$405	\$405

- The Estimated 2016 Average Assessment = \$479 versus \$443 in 2015
- The 2016 Average Assessment is based upon the estimated number of households that choose to take the discounted early payment offer

2016 Budget – Assessment Payment Dates

- The SRCC board has decided to modify the Assessment payment calendar for 2016 with changes below in **Red**

Assessment Payment Activity	2016 Date	2015 Date
Discount Payment or ½ of Full Payment is due	02/01/2016	02/01/2015
Second ½ of Full Payment is due	04/01/2016	04/01/2015
The *interest charge on 2016 unpaid balances begins	04/01/2016	05/01/2015
One time 2016 Office Admin. Fee for unpaid balances	05/01/2016	06/01/2015
Potential Lien and legal fee for unpaid balances	05/01/2016	07/02/2015

* The interest rate on un-paid balances is 1.5% per month

2016 Budget – Assessment Fees

- The SRCC Board has decided to increase the potential fees associated with unpaid assessment balances for 2016 which is based upon increasing SRCC costs

Fee Type	2016	2015	2014
Rental Household Administration Fee	\$40.00	\$36.50	\$30.00
Unpaid Assessment Balance Administration fee	\$40.00	\$36.50	\$30.00
Potential Legal Fee	\$300.00	250.00	\$250.00

2016 Budget – Capital Expenditures

- The SRCC Board has approved the following Capital Expenditure Budget for 2016
 - This means that the SRCC Board now has the ability to approve the following Capital Expenditures in 2016

2016 Budgeted Capital Expenditure Items	Amount
Steeple Run Clubhouse Renovation	\$170,000
Steeple Run Office Renovation	\$10,000
Steeple Run Board Room Renovation	\$10,000
Misc. Rec. Center needs	\$4,000
Misc. Swimming Pool needs	\$4,000
Misc. Parks and Common Area needs	\$4,000
TOTAL 2016 BUDGETED CAPITAL EXPENDITURES	\$202,000

2016 P&L Budget (Page 1)

	2016 Budget	2015 Budget	2015 Actual Sep YTD	2014 Actual
Assessment Income	\$228,350	\$210,795	\$186,702	213,385
Other Income	<u>19,945</u>	<u>19,675</u>	<u>13,649</u>	<u>20,909</u>
TOTAL INCOME	\$248,295	\$230,470	\$200,351	\$234,194
Rec. Center - Salaries	\$18,800	\$18,100	\$15,680	\$18,803
Rec. Center - Utilities	19,600	19,000	15,294	18,906
Rec. Center - Maintenance	8,400	8,300	6,209	8,193
Rec. Center – Other Expenses	<u>4,200</u>	<u>3,500</u>	<u>1,408</u>	<u>3,189</u>
REC. CENTER– TOTAL EXPENSES	\$51,000	\$48,900	\$38,591	\$49,091

2016 P&L Budget (Page 2)

	2016 Budget	2015 Budget	2015 Actual Sep YTD	2014 Actual
Pool - Salaries	\$37,000	\$35,800	\$34,471	\$32,568
Pool - Maintenance	7,450	7,450	3,000	1,927
Pool – Supplies/Equip./Chem.	3,200	3,000	1,668	2,414
Pool – Other Expenses	<u>2,350</u>	<u>2,250</u>	<u>6</u>	<u>3,881</u>
POOL – TOTAL EXPENSES	\$50,000	\$48,500	\$39,145	\$40,790
Parks – Cut / Prune & Care	\$29,000	\$30,000	\$13,024	\$19,170
Parks – Snow Removal	7,100	7,100	2,900	6,795
Parks – Other Expenses	<u>800</u>	<u>900</u>	<u>0</u>	<u>0</u>
REC. CENTER– TOTAL EXPENSES	\$36,900	\$38,000	\$15,924	\$25,965

2016 P&L Budget (Page 3)

	2016 Budget	2015 Budget	2015 Actual Sep YTD	2014 Actual
Admin – Payroll Taxes	\$5,700	\$5,400	\$4,455	\$5,192
Admin – Supplies & Publications	7,900	7,500	3,010	6,446
Admin– Insurance	13,500	13,000	13,569	12,839
Admin – Accounting & Legal	*20,000	10,700	2,610	7,793
Admin – Other Expenses	6,000	2,200	1,137	1,664
ADMIN – TOTAL EXPENSES	\$53,100	\$38,800	\$24,781	\$33,934
TOTAL EXPENSES – Before Cap. Exp.	\$191,000	\$174,200	\$118,441	\$149,780
NET INCOME – Before Cap. Exp.	\$57,295	\$56,270	\$81,910	\$84,414

* Potential Financial Services Change, Book Keeper function outsourcing and legal expenses associated with anticipated Covenant and By-Law work

2016 P&L Budget (Page 4)

	2016 Budget	2015 Budget	2015 Actual Sep YTD	2014 Actual
TOTAL CAPITAL EXPENDITURES	\$202,000	\$130,550	\$16,031	\$61,545
NET INCOME – AFTER CAP. EXP.	-\$144,705	-\$74,280	\$65,879	\$22,869

Q & A
