

TCVA

**Tumble Creek Village Association General
2021**

Description	2020 Annual Budget	2021 Annual Budget	Notes
Quarterly Assessment	\$725	\$725 per owner	
Owners	302	310	2.6%
Income			
Assessment - Membership	875,800	899,000	2.6%
Assessment - New Owners	0	0	
Interest Income	0	0	
Late Fee	0	0	
Design Fees	60,000	67,500	12.5% 15 Starts (\$4.5K includes Compliance Fee)
Other Income	0	0	
Other - Transponder Rental	6,500	6,500	
Prior Year Income Rollover	41,500	65,884	
	<u>983,800</u>	<u>1,038,884</u>	5.6%
Expense			
<u>Admin & Contract Services</u>			
Management & Accounting	109,958	113,257	3.0%
DRC Personnel Expense	40,093	41,296	3.0%
Caretakers Cabin	298,283	307,231	3.0% 3% merit increases Audit / Tax Returns / Reserve Study
Professional Services	8,500	8,500	0.0%
Professional Svcs - Website	1,000	1,000	0.0% New Website Software
Legal Services	2,500	2,500	0.0%
DRC Professional Serv	17,000	26,000	52.9% Anticipated professional rate increase
DRC Expense	0	0	0.0%
Bad Debt	0	0	0.0%
	<u>477,334</u>	<u>499,784</u>	4.7%
<u>General Expenses</u>			
Insurance	10,000	10,000	0.0% Awaiting 2020 Indications
Bank Charges	500	1,000	100.0%
Collection Expense	0	0	0.0%
Meeting Expense	0	0	0.0%
Supplies - Office	0	0	0.0%
Supplies - Printing/Stationary	0	0	0.0%
Supplies - Operating			42.9% Additional Transponders for new owners
	10,500	15,000	
Tax - B&O	600	600	0.0%
Tax - Property	2,500	1,000	-60.0%
Other Expense	200	200	0.0%
	<u>24,300</u>	<u>27,800</u>	14.4%

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<u>Description</u>	<u>2020 Annual Budget</u>	<u>2021 Annual Budget</u>	<u>Notes</u>
<u>Maintenance & Repair</u>			
General Repairs & Maintenance	6,000	8,000	33.3% Increased per 2020 actuals and increased road miles
Lake and Stream Expense	2,000	3,000	50.0% Pond dredging
R & M Gates, Access, Camera	15,000	13,000	-13.3% Additional Lots near Greathouse (Div 14)
Landscape Maintenance	37,500	38,500	2.7% Moss control, etc.
Parks Paths & Trails	1,000	1,000	0.0%
Landscape Installation	8,000	8,000	0.0% Cul d sac updates & Misc.
Snow Removal	50,000	55,000	10.0%
Street & Pathway Maintenance	22,000	22,000	0.0% Asphalt sweeping, etc.
Sign Maintenance	7,500	5,000	-33.3%
	<u>149,000</u>	<u>153,500</u>	3.0%
<u>Owner Events</u>			
Fire Prevention/Fuel Reductio	0	0	In reserves/spraying
Weeds/ Open Space/ Wildlife	0	0	SCC
Owner Events/Decorations	6,500	6,500	Q&A, Holiday decorations
	<u>6,500</u>	<u>6,500</u>	
<u>Utilities</u>			
Electricity	18,000	18,000	0.0%
Water and Sewer	35,000	24,000	-31.4% Reduction due to stream liner rehab
Yard Waste Disposal	5,000	7,500	50.0% Residential Yard Waste\
Telephone Service	1,800	1,800	0.0% Caretaker Cottage + Fiber
	<u>59,800</u>	<u>51,300</u>	-14.2%
<u>Contingency & Reserve</u>			
Contingency	34	10,000	29311.8%
Reserves Contribution	268,000	290,000	8.2% per study
	<u>268,034</u>	<u>300,000</u>	11.9%
TOTAL EXPENSES	<u>984,968</u>	<u>1,038,884</u>	
Current Year Net Income/(loss)	<u>(1,168)</u>	<u>0</u>	
Cash Operating Reserves as of 8/31/20		319,062	
Expense per month		86,574	
Months		3.69	

**Tumble Creek Village Association General
2021 Capital Budget**

Balance 12/31/19	\$1,338,654
YTD Contributions	134,000
Interest	9,876
YTD Expenditures	
<u>Gates</u>	(7,665)
Streets	(40,482)
Signs	(6,832)
Computers; Cameras	(3,264)
Lakes	(3,780)
	<u>(62,023)</u>
Balance 8/31/20	1,420,507
Remaining Contributions	134,000
Interest	7,407
Remaining Expenditures	
<u>Signs</u>	(3,000)
Ending 12/31/20	<u>1,558,914</u>
2021 Contribution	290,000
Interest	3,897
2021 Expenditures	
Tumble Creek Caretaker Cottage	(4,041) Entrance Gate Operators
Various	(15,154) Street Signs
Tumble Creek Caretaker Cottage	(2,873) Access Management System
HONOLULU PATH	(3,462) Asphalt Seal Coat
LAST EAGLE LANE	(2,740) Asphalt Seal Coat
SCATTER CREEK LOOP	(3,537) Asphalt Seal Coat
JUMBO MINE LANE	(3,744) Asphalt Seal Coat
ORPHAN NUGGET LANE	(5,247) Asphalt Seal Coat
RUBY KING SOUTH PATH	(8,857) Asphalt Seal Coat
LEADEN QUEEN LANE	(5,872) Asphalt Seal Coat
RUBY KING NORTH PATH	(7,127) Asphalt Seal Coat
FORTUNE CREEK LANE	(14,806) Asphalt Seal Coat
IRON MONARCH LOOP	(20,312) Asphalt Seal Coat
Tumble Creek Caretaker Cottage	(4,546) Built-in Cabinets
Scatter Creek stream	(9,114) Ebara Submersible Sewage Pump 25 hp
Big Bug Creek	(9,114) Scot Motor Pump 16 hp
Tumble Creek Caretaker Cottage	(1,818) Vehicle Ground Sensors
Various	(9,774) Repaint Street Lights
Tumble Creek Caretaker Cottage	(5,051) Gate R&R
Tumble Creek Caretaker Cottage	(5,051) Gate Access System
Asphalt R&R	(10,103) Repairs
Tumble Creek Caretaker Cottage	(2,021) Access Camera System
TUMBLE CREEK DRIVE	(144,754) Asphalt Seal Coat
Grand Total	<u>(299,118)</u>
Ending 12/31/21	<u>\$1,553,693</u>

Tumble Creek Village Association Cab Assessment Breakdown Schedule

2121

<u>Description</u>	<u>Common</u>	<u>Improved</u>	<u>Carbarns</u>	<u>Total</u>	<u>Change</u>
	47	33	30	47	
Assessment Lot	\$34	\$34			
Assessment Cabin		\$177	\$82		
Total	\$34	\$210	\$82		
Income					
Assessment - Members - TC Cab	19,003	70,002	29,347	118,352	3.0%
Prior Years Roll Over		0	0	0	
Subtotal Income	19,003	70,002	29,347	118,352	3.0%
Expense					
<u>Admin & Contract Services</u>					
Mgmt & Accounting - TC Cabins	2,500	6,502	0	9,002	2.9%
Professional Services	90	0	810	900	-55.6%
Legal Services				0	0.0%
Bad Debt Cabins					
	2,590	6,502	810	9,902	-2.4%
<u>General Expenses</u>					
Insurance Premiums	0	0	0	0	0.0%
Insurance Premiums -Car Barns	0		2,000	2,000	70.0%
	0	0	2,000	2,000	70.0%
<u>Maintenance & Repair</u>					
Gen Repairs/Maintenance	0	0	1,500	1,500	0.0%
Grounds/Landsc Maintenance- Improved	0	41,500		41,500	0.0%
Grounds/Landsc Maintenance - Common 20%	10,350			10,350	
					0.0%
Lake Expense	1,500	0		1,500	66.7%
Snow Removal		16,500		16,500	0.0%
	11,850	58,000	1,500	71,350	1.5%

\$3K added per
owner requests
Cattail control

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	47	33	30	47	
<u>Owner Events</u>					
Owner Events	1,750			1,750	0.0%
	1,750	0	0	1,750	0.0%
<u>Utilities</u>					
Electricity -Car Barns	0	0	1,800	1,800	0.0%
Electricity -Lake Pump	200			200	0.0%
Fire Pit Utilies	250			250	0.0%
Water & Sewer	768	0	6,432	7,200	0.0%
Waste Removal/Recycling		5,500		5,500	-18.2%
	1,218	5,500	8,232	14,950	-6.7%
<u>Contingency & Reserve</u>					
<u>Contingency</u>					
Reserves Contribution	0	0	16,805	16,805	-28.6%
Reserves Contribution - Common	1,595			1,595	0.0%
Contingency & Reserve	1,595	0	16,805	18,400	-26.1%
TOTAL EXPENSES	19,003	70,002	29,347	118,352	-3.2%
Current Year Net Income/(loss)	0	0	0	0	
Cash Operating Reserves as of 8/31/20				17,637	
Expense per month				9,863	
Months				1.8	

Cabin Capital

**Tumble Creek Village Association Cabins
2021 Capital Budget**

Balance 12/31/19	\$93,685
YTD Contributions	9,200
<u>YTD Expenditures</u>	
Balance 8/31/20	<u>102,885</u>
Remaining Contributions	9,200
<u>Remaining Expenditures</u>	
Ending 12/31/20	<u><u>112,085</u></u>
2021 Contributions	18,400
2021 Expenditures	0
Fire Supression Barns	(5,000) Repairs if needed
	<u>0</u>
Balance 12/31/21	<u><u>\$130,485</u></u>

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Prior Years Roll Over		0	0	0	
Subtotal Income	19,003	70,002	29,347	118,352	3.0%
Expense					
<u>Admin & Contract Services</u>					
Mgmt & Accounting - TC Cabins	2,500	6,502	0	9,002	2.9%
Professional Services	90	0	810	900	-55.6%
Legal Services				0	0.0%
Bad Debt Cabins					
	2,590	6,502	810	9,902	-2.4%
<u>General Expenses</u>					
Insurance Premiums	0	0	0	0	0.0%
Insurance Premiums -Car Barns	0		2,000	2,000	70.0%
	0	0	2,000	2,000	70.0%
<u>Maintenance & Repair</u>					
Gen Repairs/Maintenance	0	0	1,500	1,500	0.0%
Grounds/Landsc Maintenance- Improved	0	41,500		41,500	0.0%
Grounds/Landsc Maintenance - Common 20%	10,350			10,350	
					0.0%
Lake Expense	1,500	0		1,500	66.7%
Snow Removal		16,500		16,500	0.0%
	11,850	58,000	1,500	71,350	1.5%

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2121**

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<u>Owner Events</u>					
Owner Events	1,750			1,750	0.0%
	1,750	0	0	1,750	0.0%
<u>Utilities</u>					
Electricity -Car Barns	0	0	1,800	1,800	0.0%
Electricity -Lake Pump	200			200	0.0%
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