

Suncadia Tumble Creek Village Association
Thirty-Year Cash Flow/Capital Budget Summary
Financial Exhibit

Number of Units, 1/1/2022	351
Annual capital assessment, 1/1/2022	\$ 282,240
Average CY assessment/Unit Interest	\$ 804
Inflation rate	2.50%
Interest rate on investments	0.50%
Tax rate on investment income	0.00%
Capital contingency rate	0.00%

Year	Annual Percent Change to Capital / Reserve Assessment	Capital / Reserve Account Beginning Balance	Expired Useful Life of Components Expressed in Dollars aka "Fully Funded"	Percent Ratio of Fully Funded Value to Capital / Reserve Balance	Annual Dollar Change to Capital / Reserve Assessments	Annual Member Capital / Reserve Assessment	Annual Avg. Capital / Reserve Assessment / Unit Interest	Change in Avg. Annual Capital / Reserve Assessment / Unit Interest	Monthly Avg. Capital / Reserve Assessment / Unit Interest	Change in Avg. Monthly Capital / Reserve Assessment / Unit Interest	Estimated Interest, Net of Tax	Annual Expenditures	Capital Contingency	Ending Balance
1/1/2022	5.00%	1,574,244	4,093,328	38.46%	13,440	282,240	804	38	67	3	8,080	(198,639)	-	1,665,925
1/1/2023	10.00%	1,665,925	4,404,767	37.82%	28,224	310,464	885	80	74	7	8,261	(337,888)	-	1,646,762
1/1/2024	10.00%	1,646,762	4,701,889	35.02%	31,046	341,510	973	88	81	7	8,408	(271,848)	-	1,724,833
1/1/2025	10.00%	1,724,833	5,025,373	34.32%	34,151	375,661	1,070	97	89	8	8,958	(242,006)	-	1,867,447
1/1/2026	10.00%	1,867,447	5,390,375	34.64%	37,566	413,228	1,177	107	98	9	9,621	(299,755)	-	1,990,541
1/1/2027	10.00%	1,990,541	5,693,645	34.96%	41,323	454,550	1,295	118	108	10	10,420	(267,695)	-	2,187,815
1/1/2028	10.00%	2,187,815	6,055,265	36.13%	45,455	500,005	1,425	130	119	11	11,446	(297,262)	-	2,402,005
1/1/2029	10.00%	2,402,005	6,392,096	37.58%	50,001	550,006	1,567	142	131	12	13,065	(128,016)	-	2,837,060
1/1/2030	10.00%	2,837,060	6,896,510	41.14%	55,001	605,007	1,724	157	144	13	15,285	(165,141)	-	3,292,211
1/1/2031	10.00%	3,292,211	7,368,900	44.68%	60,501	665,507	1,896	172	158	14	13,867	(1,703,086)	-	2,268,499
1/1/2032	10.00%	2,268,499	6,298,383	36.02%	66,551	732,058	2,086	190	174	16	6,648	(2,609,979)	-	397,226
1/1/2033	10.00%	397,226	4,342,745	9.15%	73,206	805,264	2,294	209	191	17	1,828	(868,691)	-	335,626
1/1/2034	10.00%	335,626	4,220,358	7.95%	80,526	885,790	2,524	229	210	19	1,058	(1,133,890)	-	88,584
1/1/2035	10.00%	88,584	3,835,318	2.31%	88,579	974,369	2,776	252	231	21	2,324	(221,996)	-	843,281
1/1/2036	8.00%	843,281	4,451,864	18.94%	77,950	1,052,319	2,998	222	250	19	6,394	(181,434)	-	1,720,559
1/1/2037	8.00%	1,720,559	5,114,005	33.64%	84,185	1,136,504	3,238	240	270	20	10,906	(215,300)	-	2,652,668
1/1/2038	8.00%	2,652,668	5,747,461	46.15%	90,920	1,227,424	3,497	259	291	22	14,712	(647,806)	-	3,246,999
1/1/2039	8.00%	3,246,999	5,950,937	54.56%	98,194	1,325,618	3,777	280	315	23	16,798	(1,100,501)	-	3,488,914
1/1/2040	8.00%	3,488,914	5,681,374	61.41%	106,049	1,431,668	4,079	302	340	25	19,583	(576,189)	-	4,363,976
1/1/2041	8.00%	4,363,976	6,024,407	72.44%	114,533	1,546,201	4,405	326	367	27	22,096	(1,435,763)	-	4,496,510
1/1/2042	8.00%	4,496,510	5,570,163	80.72%	123,696	1,669,897	4,758	352	396	29	25,855	(321,078)	-	5,871,183
1/1/2043	8.00%	5,871,183	6,217,738	94.43%	133,592	1,803,489	5,138	381	428	32	33,269	(238,235)	-	7,469,706
1/1/2044	8.00%	7,469,706	6,954,854	107.40%	144,279	1,947,768	5,549	411	462	34	40,886	(532,811)	-	8,925,549
1/1/2045	8.00%	8,925,549	7,413,298	120.40%	155,821	2,103,590	5,993	444	499	37	48,569	(527,252)	-	10,550,455
1/1/2046	8.00%	10,550,455	7,891,164	133.70%	168,287	2,271,877	6,473	479	539	40	57,377	(421,970)	-	12,457,739
1/1/2047	8.00%	12,457,739	8,485,290	146.82%	181,750	2,453,627	6,990	518	583	43	66,981	(576,893)	-	14,401,453
1/1/2048	8.00%	14,401,453	8,940,738	161.08%	196,290	2,649,917	7,550	559	629	47	77,612	(408,145)	-	16,720,837
1/1/2049	8.00%	16,720,837	9,575,060	174.63%	211,993	2,861,910	8,154	604	679	50	89,458	(520,311)	-	19,151,894
1/1/2050	8.00%	19,151,894	10,111,744	189.40%	228,953	3,090,863	8,806	652	734	54	102,791	(278,323)	-	22,067,225
1/1/2051	8.00%	22,067,225	10,897,499	202.50%	247,269	3,338,132	9,510	704	793	59	117,986	(278,276)	-	25,245,067

30-Year Expenditure Report	Inflation Rate	2.50%	Suncadia Tumble Creek Village Association										Suncadia Tumble Creek Village Association										Suncadia Tumble Creek Village Association													
			2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051				
			Year1	Year2	Year3	Year4	Year5	Year6	Year7	Year8	Year9	Year10	Year11	Year12	Year13	Year14	Year15	Year16	Year17	Year18	Year19	Year20	Year21	Year22	Year23	Year24	Year25	Year26	Year27	Year28	Year29	Year30				
Total Year Beginning	01/01/22				\$ (198,439)	\$ (337,888)	\$ (271,848)	\$ (242,004)	\$ (229,750)	\$ (247,495)	\$ (297,262)	\$ (128,016)	\$ (145,141)	\$ (1,703,084)	\$ (2,409,979)	\$ (868,491)	\$ (1,133,893)	\$ (221,994)	\$ (181,434)	\$ (213,300)	\$ (447,854)	\$ (1,100,501)	\$ (576,189)	\$ (1,435,743)	\$ (321,078)	\$ (238,233)	\$ (332,811)	\$ (327,252)	\$ (421,920)	\$ (574,893)	\$ (408,143)	\$ (320,311)	\$ (278,323)	\$ (278,274)		
Category	Component	Location																																		
Signage	Monument Sign	Brnk Spn																																		
Signage	Pathway Marking	Volbus			5,051			5,439							6,308																					
Signage	Street Signs	Volbus		15,184				16,727	17,145	17,214				18,013	18,444	18,925	19,398	19,883	20,380	20,890	21,412	21,947	22,494	23,058	23,635	24,224	24,831	25,455	26,089	26,741	27,409	28,094	28,797	29,517	30,255	31,011
Street Lighting	Report Street Lights	Volbus		7,652						8,601							9,731																			
Street Lighting	Residence Light Fixtures	Volbus																																		
Structural	Exterior Wood R/R	Tumble Creek Corelaker Cottage				9,022																														
Structural	Tumble Creek Bridge Inspection	Tumble Creek Bridge																																		
Structural	Tumble Creek Bridge R/R	Tumble Creek Bridge																																		
Windows/Doors	Window/Door R/R	Tumble Creek Corelaker Cottage																																		

**Suncadia Tumble Creek Village Association
Budget to Actual by Category**

FY Beginning: 1/1/2022
(Favorable) /
Unfavorable
Variance

Component	Location	Service Date	Est. Useful Life	Adjusted Life	Replacement Date	Comments	Budget	Actual	Variance
Asphalt Surfaces									
Asphalt Seal Coat	TC BRIDGE PATH	6/1/2007	9.00	6.00	05/31/22	(blank)	\$ 17,164	\$ 17,164	\$ -
Repairs	Asphalt R&R	6/1/2021	1.00	-	06/01/22	(blank)	\$ 12,628	\$ 12,628	\$ -
Asphalt Surfaces Total							\$ 29,793	\$ 29,793	\$ -
Cabinetry									
Built-in Cabinets	Tumble Creek Carel	6/1/2007	15.00	-	05/31/22	(blank)	\$ 4,546	\$ 4,546	\$ -
Cabinetry Total							\$ 4,546	\$ 4,546	\$ -
Fencing									
Wire Fencing	Jenkins Drive	6/1/2007	20.00	(5.00)	05/31/22	(blank)	\$ 16,732	\$ 16,732	\$ -
Fencing Total							\$ 16,732	\$ 16,732	\$ -
Forest Health									
Forestry/Firewise	Various	7/1/2019	1.00	2.00	06/30/22	(blank)	\$ 50,616	\$ 50,616	\$ -
Forest Health Total							\$ 50,616	\$ 50,616	\$ -
HVAC									
A/C Condenser	Tumble Creek Carel	6/1/2007	15.00	-	05/31/22	(blank)	\$ 2,829	\$ 2,829	\$ -
Furnance	Tumble Creek Carel	6/1/2007	15.00	-	05/31/22	(blank)	\$ 2,526	\$ 2,526	\$ -
HVAC Total							\$ 5,354	\$ 5,354	\$ -
Landscape									
Landscape Restoration Allowance	Cul-D-Sacs	6/1/2021	1.00	-	06/01/22	(blank)	\$ 15,154	\$ 15,154	\$ -
Landscape Total							\$ 15,154	\$ 15,154	\$ -
Misc. Component									
Scatter Creek 9 Vegetation R&R	Streams	6/1/2020	3.00	(1.00)	06/01/22	(blank)	\$ 5,051	\$ 5,051	\$ -
Misc. Component Total							\$ 5,051	\$ 5,051	\$ -
Parks									
Play Structure Painting	Weekley Park	6/1/2014	2.00	6.00	06/01/22	(blank)	\$ 2,526	\$ 2,526	\$ -
Playground R/R	Weekley Park	6/1/2014	5.00	3.00	06/01/22	(blank)	\$ 4,041	\$ 4,041	\$ -
Parks Total							\$ 6,567	\$ 6,567	\$ -
Pumps/Motors									
Ebara Submersible Sewage Pump 25 hp	Scatter Creek strear	6/1/2007	12.00	3.00	05/31/22	(blank)	\$ 9,114	\$ 9,114	\$ -
Scot Motor Pump 16 hp	Big Bug Creek	6/1/2007	15.00	-	05/31/22	(blank)	\$ 9,114	\$ 9,114	\$ -
Pumps/Motors Total							\$ 18,228	\$ 18,228	\$ -
Security									
Gate R&R	Tumble Creek Carel	6/1/2021	1.00	-	06/01/22	(blank)	\$ 5,051	\$ 5,051	\$ -
Security Total							\$ 5,051	\$ 5,051	\$ -
Signage									
Pathway Markings	Various	5/31/2017	3.00	2.00	05/31/22	(blank)	\$ 5,051	\$ 5,051	\$ -
Street Signs	Various	6/1/2021	1.00	-	06/01/22	(blank)	\$ 15,154	\$ 15,154	\$ -

**Suncadia Tumble Creek Village Association
Budget to Actual by Category**

FY Beginning: 1/1/2022
(Favorable) /
Unfavorable
Variance

Component	Location	Service Date	Est. Useful Life	Adjusted Life	Replacement Date	Comments	Budget	Actual	
Signage Total							\$ 20,205	\$ 20,205	\$ -
Street Lighting									
Repaint Street Lights	Various	6/1/2015	5.00	2.00	05/31/22	(blank)	\$ 7,602	\$ 7,602	\$ -
Street Lighting Total							\$ 7,602	\$ 7,602	\$ -
Structural									
Tumble Creek Bridge Inspection	Tumble Creek Bridg	6/1/2017	4.00	1.00	06/01/22	(blank)	\$ 6,163	\$ 6,163	\$ -
Tumble Creek Bridge R/R	Tumble Creek Bridg	6/1/2017	4.00	1.00	06/01/22	(blank)	\$ 7,577	\$ 7,577	\$ -
Structural Total							\$ 13,740	\$ 13,740	\$ -
Grand Total							\$ 198,639	\$ 198,639	\$ -

