

TCVA

**Tumble Creek Village Association General
2022**

Description	Estimated Actual 2021	2021 Annual Budget	2022 Annual Budget
Quarterly Assessment		\$725	\$725
Owners		310	378
Income			
Assessment - Membership	954,581	899,000	1,096,200
Assessment - New Owners	2,036	0	0
Interest Income	2,076	0	0
Late Fee	3,465	0	0
Design Fees	163,125	67,500	125,000
Other Income	300	0	4,133
Other - Transponder Rental	9,810	6,500	6,500
Prior Year Income Rollover		65,884	0
	<u>1,135,393</u>	<u>1,038,884</u>	<u>1,231,833</u>
Expense			
<u>Admin & Contract Services</u>			
Management & Accounting	113,257	113,257	116,654
DRC Personnel Expense	41,295	41,296	42,534
Caretakers Cabin			
	307,232	307,231	315,778
Professional Services			
	8,500	8,500	8,500
Professional Svcs - Website	1,652	1,000	2,000
Legal Services	(380)	2,500	2,500
DRC Professional Serv			
	52,035	26,000	52,000
DRC Expense	1,013	0	1,000
Bad Debt	0	0	0
	<u>524,603</u>	<u>499,784</u>	<u>540,967</u>
<u>General Expenses</u>			
Insurance	3,922	10,000	4,000
Bank Charges	1,754	1,000	2,000
Collection Expense	0	0	0
Meeting Expense	972	0	1,000
Supplies - Office	0	0	0
Supplies - Printing/Stationary	0	0	0
Supplies - Operating			
	7,841	15,000	15,000
Tax - B&O	2,256	600	2,300
Tax - Property	672	1,000	1,000
Other Expense	2,218	200	200

**Tumble Creek Village Association General
2022**

Description	Estimated Actual 2021	2021 Annual Budget	2022 Annual Budget
	19,634	27,800	25,500
<u>Maintenance & Repair</u>			
General Repairs & Maintenance	8,908	8,000	8,000
Lake and Stream Expense	1,546	3,000	3,000
R & M Gates, Access, Camera	38,364	13,000	13,000
Compliance and Operations	0	0	0
Landscape Maintenance	37,296	38,500	42,500
Parks Paths & Trails	783	1,000	1,000
Landscape Installation	8,957	8,000	8,000
Snow Removal	60,075	55,000	124,000
Street & Pathway Maintenance	19,298	22,000	22,000
Sign Maintenance	3,716	5,000	5,000
	<u>178,943</u>	<u>153,500</u>	<u>226,500</u>
<u>Owner Events</u>			
Fire Prevention/Fuel Reductio	324	0	0
Weeds/ Open Space/ Wildlife	0	0	0
Owner Events/Decorations	4,000	6,500	6,500
	<u>4,324</u>	<u>6,500</u>	<u>6,500</u>
<u>Utilities</u>			
Electricity	20,042	18,000	35,000
Water and Sewer	27,858	24,000	30,000
Yard Waste Disposal	11,852	7,500	12,000
Telephone Service	890	1,800	1,000
	<u>60,641</u>	<u>51,300</u>	<u>78,000</u>
<u>Contingency & Reserve</u>			
Contingency	0	10,000	72,126
Reserves Contribution	290,000	290,000	282,240
	<u>290,000</u>	<u>300,000</u>	<u>354,366</u>
TOTAL EXPENSES	<u>1,078,145</u>	<u>1,038,884</u>	<u>1,231,833</u>
Current Year Net Income/(loss)	<u>57,248</u>	<u>0</u>	<u>(0)</u>

TCVA Capital

Tumble Creek Village Association General
2022 Capital Budget

Balance 8/31/21	1,742,760
Remaining Contributions	72,500
Interest	4,357
<u>Remaining Expenditures</u>	
Signs	(10,000)
Ending 12/31/21	<u>1,809,617</u>
2022 Contribution	282,240
Interest	4,524
2022 Expenditures	
Repairs	12,628
Scot Motor Pump 16 hp	9,114
Landscape Restoration Allowance	15,154
Wire Fencing	16,732
Ebara Submersible Sewage Pump 25 hp	9,114
Scatter Creek 9 Vegetation R&R	5,051
Asphalt Seal Coat	17,164
Tumble Creek Bridge Inspection	6,163
Tumble Creek Bridge R/R	7,577
Built-in Cabinets	4,546
A/C Condenser	2,829
Furnance	2,526
Gate R&R	5,051
Forestry/Firewise	50,616
Street Signs	15,154
Pathway Markings	5,051
Repaint Street Lights	7,602
Playground R/R	4,041
Play Structure Painting	2,526
Grand Total	<u>198,639</u>
Ending 12/31/22	<u>\$1,897,742</u>

**Tumble Creek Village Association
Cabins**

Assessment Breakdown Schedule

2022 <u>Description</u>	Estimated	2021	2022	Assessment Breakdown Schedule				2021 -2022 Change	Notes
	Actual 2021	Annual Budget	Annual Budget	Common 47	Improved 33	Carbarns 30	Total 47		
Assessment Lot		\$34	\$34	\$34	\$34				
Assessment Cabin		\$210	\$250		\$250	\$82			
Total		\$244	\$284	\$34	\$284	\$82		14.0%	
Income									
Assessment - Members - TC Cab	107,260	118,352	147,354	19,003	99,004	29,347	147,354	19.7%	
Prior Years Roll Over			(29,000)			0	0		
Subtotal Income	107,260	118,352	118,354	19,003	99,004	29,347	147,354	0.0%	
Expense									
<u>Admin & Contract Services</u>									
Mgmt & Accounting - TC Cabins	7,424	8,742	9,004	2,500	6,504	0	9,004	2.9%	
Professional Services	1,613	900	900	90	0	810	900	0.0%	
Legal Services	0						0	0.0%	
Bad Debt Cabins	0	0	0						
	9,037	9,642	9,904	2,590	6,504	810	9,904	2.6%	
<u>General Expenses</u>									
Insurance Premiums		0	0	0	0	0	0	0.0%	
Insurance Premiums -Car Barns	0	2,000	2,000	0		2,000	2,000	0.0%	
	0	2,000	2,000	0	0	2,000	2,000	0.0%	
<u>Maintenance & Repair</u>									
Gen Repairs/Maintenance	4,049	1,500	1,500	0	0	1,500	1,500	0.0%	
Grounds/Landsc Maintenance- Improved	52,051	41,500	41,500	0	41,500		41,500	0.0%	
Grounds/Landsc Maintenance - Common 20%		7,350	7,350	10,350			10,350	0.0%	\$3K added per owner requests
Lake Expense	1,797	1,500	1,500	1,500	0		1,500	0.0%	Cattail control
Snow Removal	39,007	16,500	16,500		16,500		16,500	0.0%	

**Tumble Creek Village Association
Cabins**

Assessment Breakdown Schedule

2022 Description	Estimated	2021	2022					2021 -2022 Change	Notes
	Actual 2021	Annual Budget	Annual Budget	Common 47	Improved 33	Carbarns 30	Total 47		
	96,903	68,350	68,350	11,850	58,000	1,500	71,350	0.0%	
<u>Owner Events</u>									
Owner Events	1,750	1,750	1,750	1,750			1,750	0.0%	
	1,750	1,750	1,750	1,750	0	0	1,750	0.0%	
<u>Utilities</u>									
Electricity -Car Barns	1,565	1,800	1,800	0	0	1,800	1,800	0.0%	
Electricity -Lake Pump	0	200	200	200			200	0.0%	
Fire Pit Utilities	323	250	250	250			250	0.0%	
Water & Sewer	6,351	7,200	7,200	768	0	6,432	7,200	0.0%	
Waste Removal/Recycling	0	5,500	5,500		5,500		5,500	0.0%	
	8,238	14,950	14,950	1,218	5,500	8,232	14,950	0.0%	
<u>Contingency & Reserve</u>									
Contingency	0				29,000				
Reserves Contribution	18,400	16,805	16,805	0	0	16,805	16,805	0.0%	
Reserves Contribution - Common		1,595	1,595	1,595			1,595	0.0%	
Contingency & Reserve	18,400	18,400	18,400	1,595	29,000	16,805	18,400	0.0%	
TOTAL EXPENSES	134,327	115,092	115,354	19,003	99,004	29,347	118,354	0.2%	
Current Year Net Income/(loss)	(27,067)	3,260	3,000	0	0	(0)	29,000		
Prior years equity				Cash Operating Reserves as of 8/31/21			-8,894		
2020 loss				Expense per month			9,863		
2021 projected loss				Months			-0.9		

Cabin Capital

**Tumble Creek Village Association Cabins
2022 Capital Budget**

Balance 8/31/21	121,295
Remaining Contributions	9,200
<u>Remaining Expenditures</u>	
Ending 12/31/21	<u>130,495</u>
2022 Contributions	18,400
2022 Expenditures	
Fire Pit R/R	2,016
Car Barns	2,200
Vertex Pond Aerators Compressors	2,521
Landscape Refurbishment	<u>2,016</u>
	8,753
Balance 12/31/22	<u><u>\$140,142</u></u>