

Tumble Creek Village Association General

2023

Description	Months Remaining		Estimated Actual 2022	2022 Annual Budget	2023 Annual Budget	Notes
	9/30/2022 Year-To-Date Actual	3 Estimated Oct - Dec				
Quarterly Assessment				\$ 725	\$ 845	16.6%
Owners				378	410	8.5% projecting new 2023 owners
Income						
Assessment - Membership	859,310	286,437	1,145,747	1,096,200	1,385,800	26.4%
Assessment - New Owners	0	0	0	0	0	
Interest Income	(61)	0	(61)	0	0	
Late Fee	(101)	0	(101)	0	0	
Fines	(150)	0	(150)	0	0	
Design Fees	165,230	55,077	220,307	125,000	150,000	20.0% Estimate 30 new submissions
Other Income	0	0	0	4,133	0	
Other - Transponder Rental	8,460	0	8,460	6,500	4,000	-38.5% Vendor purchases of xponders
Prior Year Income Rollover	0			0	0	
	1,032,689	341,513	1,374,202	1,231,833	1,539,800	25.0%
Expense						
<u>Admin & Contract Services</u>						
Management & Accounting	87,491	29,164	116,654	116,654	128,320	10.0% Added mgt staff/increased owners
Contract Mgt. SMC	40,172	13,391	53,563	0	94,808	0.0% per SMC mgt agreement
DRC Personnel Expense	70,113	23,371	93,484	42,534	85,000	99.8% Offset by DRC Fees
Caretakers Cabin	222,750	74,250	297,000	315,778	0	-100.0% Personnel increases or Outsource Caretaker
Caretakers Cabin - Outsource	0	0	0	0	278,200	
Professional Services	1,050	16,000	17,050	8,500	19,000	123.5% Audit / Tax Returns
Professional Svcs - Website	347	1,653	2,000	2,000	2,000	0.0% FrontSteps
Legal Services	294	98	392	2,500	2,500	0.0%
DRC Professional Serv	40,728	13,576	54,304	52,000	40,000	-23.1%
DRC Expense	713	238	950	1,000	1,000	0.0%
Bad Debt	0	0	0	0	0	0.0%
	463,658	171,740	635,397	540,966	650,828	20.3%
<u>General Expenses</u>						
Insurance	935	12,500	13,435	4,000	14,000	250.0%
Bank Charges	0	0	0	2,000	500	-75.0%
Collection Expense	76	0	76	0	0	0.0%
Meeting Expense	809	0	809	1,000	1,000	0.0%
Supplies - Office	0	0	0	0	0	0.0%
Supplies - Printing/Stationary	0	0	0	0	0	0.0%
Supplies - Operating	11,761	3,920	15,682	15,000	11,000	-26.7%
Tax - B&O	1,914	638	2,551	2,300	2,300	0.0%
Tax - Property	309	103	412	1,000	1,000	0.0% Open Spaces & Caretakers Cabin
07899-000 Other Expense	(550)	(183)	(733)	200	1,000	400.0%
Other Expense	0	0	0	0	0	0.0%
	15,254	16,978	32,231	25,500	30,800	20.8%
<u>Maintenance & Repair</u>						
08224-000 Fire System	461	154	614	0	750	0.0%
General Repairs & Maintenance	5,389	1,796	7,185	8,000	8,000	0.0%
R & M Gates, Access, Camera	12,538	1,000	13,538	13,000	13,000	0.0%
Landscape Maintenance	53,557	4,500	58,057	42,500	50,000	17.6% Includes new divisions, contract increase, tree removals
Hazard Trees/Blowdowns	0	0	0	0	10,000	0.0% Previously included in Landscape Maintenance
Lake and Stream Expense	2,213	738	2,950	3,000	3,000	0.0% Pond dredging
Parks Paths & Trails	4,267	0	4,267	1,000	10,000	900.0% Moss control, Weekley Parks
Landscape Installation	0	0	0	8,000	8,000	0.0% Cul d sac updates & Misc.

Tumble Creek Village Association General

2023

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		Estimated Oct - Dec				
Snow Removal	394,351	26,000	420,351	124,000	357,000	187.9% New Vendor and Equipment (\$154K fixed costs + Call outs +\$176K+ \$27K WSST)
Street & Pathway Maintenance	24,604	2,500	27,104	22,000	32,000	45.5% Asphalt sweeping, etc. Catch Basins
Sign Maintenance	934	311	1,246	5,000	1,200	-76.0%
	498,313	36,999	535,311	226,500	492,950	117.6%
Forestry/Owner Events						
Fire Prevention/Fuel Reduction	0	0	0	0	0	In reserves/spraying
Weeds/ Open Space/ Wildlife	0	0	0	0	0	SCC
Owner Events/Decorations	3,661	1,220	4,881	6,500	6,500	Q&A, Holiday decorations
	3,661	1,220	4,881	6,500	6,500	
Utilities						
Electricity	34,686	8,562	43,248	35,000	44,000	25.7% Add new lakes-pumps
Water and Sewer	32,441	10,814	43,255	30,000	30,000	0.0%
Yard Waste Disposal	12,809	750	13,559	12,000	12,000	0.0% Residential Firewise Waste
Telephone Service	1,483	494	1,977	1,000	1,000	0.0% Caretaker Cottage + Fiber
	81,418	20,620	102,039	78,000	87,000	11.5%
Contingency & Reserve						
Contingency	0	0	0	72,127	0	-100.0%
Reserves Contribution	70,560	(70,560)	0	282,240	285,062	1.0% Per study
	70,560	(70,560)	0	354,367	285,062	-19.6%
TOTAL EXPENSES	1,132,863	176,997	1,309,860	1,231,833	1,553,140	26.1%
Current Year Net Income/(loss)	(100,175)	164,517	64,342	0	(13,340)	

**Tumble Creek Village Association General
2023 Capital Budget**

Balance 9/30/22	1,757,622	
Remaining Contributions	0	No contributions in 2022, in lieu of special assessment
Interest	4,394	
Remaining Expenditures		
Signs / Street Lights	<u>(5,000)</u>	
Projected ending balance, 12/31/2022	<u>1,757,016</u>	
2023 Contribution	285,062	
Interest	4,393	

Projected 2023 Expenditures per Reserve Study		
Pond Aerator Compressor	2,526	Misc. Component
Wire Fencing	16,732	Fencing
Ebara Submersible Sewage Pump 25 hp	9,114	Pumps/Motors
Asphalt Overlay	229,834	Asphalt Surfaces
A/C Condenser	2,829	HVAC
Asphalt Seal Coat	4,493	Asphalt Surfaces
Asphalt Seal Coat	6,296	Asphalt Surfaces
Asphalt Seal Coat	3,767	Asphalt Surfaces
Asphalt Seal Coat	4,895	Asphalt Surfaces
Asphalt Seal Coat	4,244	Asphalt Surfaces
Asphalt Seal Coat	6,099	Asphalt Surfaces
Repairs	15,154	Asphalt Surfaces
Street Signs	15,154	Signage
Forestry/Firewise	50,513	Forest Health
Fire System R/R	5,051	Fire Protection
Court Resurface	5,428	Parks
Tumble Creek Bridge R/R	7,577	Structural
Electrical Pedestal	2,829	Electrical
Paintbrush Lake R/R	5,051	Landscape
Scatter Creek 9 Vegetation R&R	5,051	Misc. Component
Big Bug Creek 7 Vegetation R&R	5,051	Misc. Component
Monument Sign	10,103	Signage
Grand Total	<u><u>\$417,792</u></u>	

**Tumble Creek Village Association
Cabins**

Assessment Breakdown Schedule / Mo.

2023		Estimated	2022	2023					2022 -2023
Account	Description	Actual	Annual	Annual	Common	Improved	Carbarns	Total	Change
		2022	Budget	Budget	47	36	32	47	
INCOME:	Assessment Lot				\$ 68	\$ 68	\$ -		
	Assessment Cabin					\$ 196	\$ 87		
	Total				\$ 68	\$ 264	\$ 87		0.0%
	Income								
06010-810	Assessment - Members - TC Cab	146,760	147,354	156,827	38,618	84,667	33,542	156,827	6.4%
	Prior Years Roll Over		0	0			0	0	
	Subtotal Income	146,760	147,354	156,827	38,618	84,667	33,542	156,826.91	6.4%
EXPENSES	Expense								
	<u>Admin & Contract Services</u>								
07110-810	Mgmt & Accounting - TC Cabins	9,004	9,004	9,904	2,500	7,404	0	9,904	10.0%
07130-810	Contract Mgt. - TC Cabins	13,502	0	11,729	2,700	9,029	0	11,729	0.0%
07310-810	Professional Services	0	900	900	90	0	810	900	0.0%
07320-810	Legal Services	0	0					0	0.0%
07400-810	Bad Debt Cabins	0	0	0					
		22,506	9,904	22,533	5,290	16,433	810	22,533	127.5%
	<u>General Expenses</u>								
07510-810	Insurance Premiums - Car Barns	4,000	2,000	4,500	0	0	4,500	4,500	125.0%
		4,000	2,000	4,500	0	0	4,500	4,500	125.0%
	<u>Maintenance & Repair</u>								
08310-810	Gen Repairs/Maintenance	504	1,500	1,500	0	0	1,500	1,500	0.0%
08320-810	Grounds/Landsc Maintenance- Improved	49,194	51,850	37,734	0	37,734		37,734	-27.2%
	Grounds/Landsc Maintenance - Common 20%		0	11,460	11,460			11,460	0.0%
08322-810	Lake Expense	0	1,500	1,500	1,500	0		1,500	0.0%
08410-810	Snow Removal	35,312	16,500	27,500		27,500		27,500	66.7%
		85,011	71,350	79,694	12,960	65,234	1,500	79,694	11.7%
	<u>Owner Events</u>								
08715-810	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>								
09010-810	Electricity -Car Barns	2,306	2,000	2,300	0	0	2,300	2,300	15.0%
	Electricity -Lake Pump	0	0	200	200			200	0.0%
09020-810	Fire Pit Utilities	238	250	250	250			250	0.0%
09030-810	Water & Sewer	7,064	7,200	7,200	768	0	6,432	7,200	0.0%
09040-810	Waste Removal/Recycling	2,623	5,500	3,000		3,000		3,000	-45.5%
		12,231	14,950	12,950	1,218	3,000	8,732	12,950	-13.4%
	<u>Contingency & Reserve</u>								
09500-810	Contingency	0	29,000	17,000	17,000	0		17,000	
09999-810	Reserves Contribution	0	18,400	18,000	0	0	18,000	18,000	-2.2%
	Reserves Contribution - Common		0	400	400			400	0.0%

**Tumble Creek Village Association
Cabins**

Assessment Breakdown Schedule / Mo.

2023		Estimated	2022	2023					2022 -2023
Account	Description	Actual	Annual	Annual	Common	Improved	Carbarns	Total	Change
		2022	Budget	Budget	47	36	32	47	
	Contingency & Reserve	0	47,400	35,400	17,400	0	18,000	35,400	-25.3%
	TOTAL EXPENSES	125,498	147,354	156,827	38,618	84,667	33,542	156,827	6.4%
					24.6%	54.0%	21.4%	100.0%	
	Current Year Net Income/(loss)	21,262	0	0	0	0	0	0	

Cabins Capital

**Tumble Creek Village Association Cabins
2023 Capital Budget**

Balance 9/30/22	\$	135,070	
Remaining Contributions		0	No contributions in 2022, in lieu of special assessment
<u>Remaining Expenditures</u>			
Projected Ending Balance 12/31/22		148,869	
2023 Contributions		18,400	
<u>Projected 2023 Expenditures per Reserve Study</u>			
Landscape Refurbishment		2,025	
Vertex Pond Aerators Compressors		2,531	
Fire Pit R/R		2,025	
		<u>6,580</u>	
Projected Balance 12/31/23	\$	<u>160,689</u>	