

Tumble Creek Village Association General
2018

Account	Description	8/31/2017 Year-To-Date Actual	Estimated Sep -Dec	Estimated Actual 2017	2017 Annual Budget	2018 Annual Budget
	Quarterly Assessment				\$725	\$725
	Owners				266	275
	Income					
06010-000	Assessment - Membership	593,050	199,375	792,425	771,400	797,500
06020-000	Assessment - New Owners	1,439		1,439	0	0
06510-000	Interest Income	(1,093)	(547)	(1,640)	0	0
06520-000	Late Fee	(148)	(74)	(222)	0	0
06530-000	Notification/ Admin Fee	0		0		
06535-000	Claim of Lien Fee			0		
06536-000	Lien Filing Fee	0		0		
06610-000	Design Fees	42,250	10,500	52,750	40,000	40,000
06790-000	Other Income			0	0	0
06810-000	Other - Transponder Rental	2,410		2,410	2,000	2,000
	Prior Year Income Rollover				55,000	39,452
		637,908	209,255	847,163	868,400	878,952
	Expense					
	Admin & Contract Services					
07110-000	Management & Accounting	67,084	33,542	100,626	100,627	103,646
07120-000	DRC Personnel Expense	20,515	10,258	30,773	29,951	33,696
07210-000	Caretakers Cabin	191,687	95,844	287,531	287,532	299,460
07310-000	Professional Services	5,860	500	6,360	9,000	7,000
07315-000	Professional Svcs - Website	321	321	642	700	700
07320-000	Legal Services	278	139	417	1,000	1,000
07330-000	DRC Professional Serv	8,681	4,341	13,022	10,000	13,000
07331-000	DRC Expense	688	344	1,032		1,200
07400-000	Bad Debt			0	10,000	0
		295,114	145,288	440,402	448,810	459,702
	General Expenses					
07510-000	Insurance	8,903	5,000	13,903	11,000	14,000
07520-000	Bank Charges	720	514	1,234	1,200	1,200
07560-000	Collection Expense	2,517	0	2,517	3,000	1,500
07610-000	Meeting Expense	0	0	0	300	0
07710-000	Supplies - Office	0	0	0	500	0
07712-000	Supplies - Printing/Stationar	0	0	0	0	0
07714-000	Supplies - Operating	706	353	1,059	3,600	1,100
07820-000	Tax - B&O	56	56	112	0	0
07825-000	Tax - Property	0		0	2,500	2,500

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07900-000	Other Expense	0		0	200	200
		12,902	5,923	18,825	22,300	20,500
	<u>Maintenance & Repair</u>					
08310-000	General Repairs & Maintenance	2,673	1,337	4,010	15,000	8,000
08322-000	Lake Expense	738		738		1,000
08314-000	R & M Gates	7,464	3,732	11,196	35,000	15,000
08320-000						
	Landscape Maintenance	13,349	5,009	18,358	30,000	23,000
08325-000	Parks Paths & Trails	4,439		4,439	1,100	5,000
08335-000	Landscape Installation	0		0	16,000	16,000
08410-000	Snow Removal	45,340	30,227	75,567	50,000	50,000
08420-000	Street & Pathway Maintenance	10,303		10,303	5,000	10,000
08430-000	Sign Maintenance	250	125	375	1,500	1,500
		84,556	40,430	124,986	153,600	129,500
	<u>Owner Events</u>					
08715-000	Owner Events/Decorations	0		0	500	500
		0	0	0	500	500
	<u>Utilities</u>					
09010-000	Electricity	10,412	5,206	15,618	16,000	18,000
09030-000	Water and Sewer	16,943	8,472	25,415	24,000	27,000
09040-000	Waste Removal & Recycling	0	0	0	0	0
09110-000	Telephone Service	1,200	600	1,800	1,800	1,800
		28,555	14,278	42,833	41,800	46,800
	<u>Contingency & Reserve</u>					
09500-000	Contingency	0	0	0	8,390	0
09999-000	Reserves Contribution	96,500	96,500	193,000	193,000	221,950
		96,500	96,500	193,000	201,390	221,950
	TOTAL EXPENSES	517,627	302,418	820,045	868,400	878,952
	Current Year Net Income/(loss)	120,281	(93,163)	27,118	0	0

**Tumble Creek Village Association General
2018 Capital Budget**

Balance 12/31/16	\$850,821	
YTD Contributions	96,500	
<u>YTD Expenditures</u>		
Cameras	(1,013)	
Lake Ann Aerators	(5,211)	
Signs	(42,572)	
Forest Health	(918)	
		(49,714)
Balance 8/31/17	897,607	
Remaining Contributions	96,500	
<u>Remaining Expenditures</u>		
Street Maintenance	(8,000)	
Ending 12/31/17	<u>986,107</u>	
2018 Contributions	221,950	
Interest	25,426	
2018 Expenditures		
Metal Rail Fencing	(2,521)	
Paco Pump .333 hp	(2,996)	
Asphalt Seal Coat	(11,504)	
Asphalt Seal Coat	(8,179)	
Asphalt Seal Coat	(9,293)	
Gate Component Replacement	(2,521)	
Gate Component Replacement	(2,521)	
Gate Component Replacement	(2,521)	
Open Spaces	<u>(22,722)</u>	
	(64,776)	
Balance 2018 YE	1,168,707	

Tumble Creek Village Association Cabins

Assessment Breakdown Schedule

Account	Description	Year-To-Date Actual	Estimated Sep-Dec	Estimated Actual 2017	2017 Annual Budget	2018 Annual Budget	Common 47	Improved 27	Carbarns 30	Total 47	Credit
INCOME:	Assessment Lot						\$28	\$28			
	Assessment Cabin							\$139	\$80		
	Total						\$28	\$167	\$80		0
											0
06010-810	Income										
	Assessment - Members - TC Cab	52,983	17,661	70,644	71,670	89,380	15,701	45,000	28,679	89,380	
	Prior Years Roll Over				12,000			0	0	0	
	Subtotal Income	52,983	17,661	70,644	83,670	89,380	15,701	45,000	28,679	89,380	
EXPENSES	Expense										
	Admin & Contract Services										
07110-810	Mgmt & Accounting - TC Cabins	5,150	2,575	7,725	7,725	8,000	2,500	5,500	0	8,000	
07310-810	Professional Services	675	250	925	1,000	1,000	100	0	900	1,000	
07320-000	Legal Services	0		0						0	
07400-810	Bad Debt Cabins	0	0	0	0	0					
		5,825	2,825	8,650	8,725	9,000	2,600	5,500	900	9,000	
	General Expenses										
07510-810	Insurance Premiums	0	0		0	0	0	0	0	0	TCVA Picked up Liability
	Insurance Premiums -Car Barns	1,650	0	845	845	900	0		900	900	
		1,650	0	845	845	900	0	0	900	900	
	Maintenance & Repair										
08310-810	Gen Repairs/Maintenance	2,361	1,181	3,542	3,500	3,800	0	0	3,800	3,800	
08320-810	Grounds/Landsc Maintenance- Improved	9,164	5,498	14,662	17,000	16,000	0	16,000		16,000	
	Grounds/Landsc Maintenance - Common 20%	5,200	3,120	8,320	8,000	9,000	9,000			9,000	
08322-810	Lake Expense	738		738	2,400	1,000	1,000	0		1,000	
08410-810	Snow Removal	11,773	7,849	19,622	16,000	20,000		20,000		20,000	based on snow forecast
		29,236	17,648	46,884	46,900	49,800	10,000	36,000	3,800	49,800	
	Owner Events	0	250	250	200	250	250			250	Summer Event & Annual Meeting
	Utilities										
09010-810	Electricity -Car Barns	1,534	767	2,101	1,000	2,100	0	0	2,100	2,100	
	Electricity -Lake Pump			200	200	200	200			200	
	Fire Pit Utilities	272	136	408	2,000	600	600			600	
09030-810	Water & Sewer	5,546	2,208	7,754	4,800	7,080	456	0	6,624	7,080	Base rate - no irrigation, Fire suppression
09040-810	Waste Removal/Recycling	2,069	1,035	3,104	4,500	3,500		3,500		3,500	
		9,421	4,146	13,567	12,500	13,480	1,256	3,500	8,724	13,480	
	Contingency / Contingency & Reserve										
09500-810	Contingency	0		0	0	0				0	
09999-810	Reserves Contribution	7,250	7,250	14,500	13,177	14,355	0	0	14,355	14,355	Based on reserve study
	Reserves Contribution - Common				1,323	1,595	1,595			1,595	Firepit, trash room, aerators
	Contingency & Reserve	7,250	7,250	14,500	14,500	15,950	1,595	0	14,355	15,950	
	TOTAL EXPENSES	53,382	32,118	84,695	83,670	89,380	15,701	45,000	28,679	89,380	
	Current Year Net Income/loss	(399)	(14,457)	(14,051)	0	0	0	0	0	0	
	Operating Reserves 12/31/16	28,467									

Assessment Breakdown Schedule			
2018	Mo.	Q	Total
26	Improved /CB	\$246	\$739
4	Lot/CB	\$108	\$323
1	Improved garage	\$167	\$500
16	Lot	\$28	\$84
47			\$89,380.00

Assessment Breakdown Schedule			
2017	Mo.	Q	Total
26	Improved /CB	\$189	\$568
4	Lot/CB	\$91	\$274
1	Improved garage	\$133	\$398
16	Lot	\$35	\$104
47			\$71,670.00

**Tumble Creek Village Association Cabins
2018 Capital Budget**

Balance 12/31/16	\$51,904
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YTD Contributions	7,250
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<u>YTD Expenditures</u>	
Fire Pit	(2,279)
Aerators	(2,606)

Balance 8/31/17	<u>54,269</u>
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Remaining Contributions	7,250
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<u>Remaining Expenditures</u>	
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Ending 12/31/17	<u><u>61,519</u></u>
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2018 Contributions	15,950
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2018 Expenditures	0
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2018 Balance YE	77,469
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Balance 12/31/18	<u><u>\$77,469</u></u>
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