

Trumbull Creek Crossing - Year Budget: Jan 2022 - Dec 2022

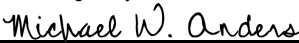
	2021		2022	
	Budget	Actual or Projected 2021	Budget	
58453.54				
OPERATING FUND				
Revenues				
Annual Contribution (Member Ops)	\$ 64,962	\$ 65,169	\$ 75,878	
Interest Charges & Late Fees	\$ 20	\$ 45	\$ 50	
Contribution to working capital (Transfer Fees)	\$ 2,250	\$ 2,992	\$ 1,135	
Carryover from Prior Year	\$ 1,384	\$ 1,384	\$ -	
TOTAL Operating Revenue	\$ 68,616	\$ 69,590	\$ 77,063	
Operating Expenses				
Administrative Expenses				
Annual Meeting Venue Expense	\$ 50	\$ -	\$ 250	
Business Manager + Web Portal	\$ 16,092	\$ 17,568	\$ 18,906	
Insurance	\$ 3,201	\$ 3,201	\$ 3,361	
Licenses, Fees & Permits	\$ 20	\$ 20	\$ 20	
Office Supplies	\$ 100	\$ 84	\$ 100	
Postage	\$ 150	\$ 192	\$ 200	
Professional Fees:Accounting	\$ 250	\$ 250	\$ 250	
Professional Fees:Legal	\$ 200	\$ -	\$ -	
Professional Fees: Reserve Study	\$ 600	\$ -	\$ 600	
Total Administrative Expenses	\$ 20,663	\$ 21,315	\$ 23,687	
Grounds Maintenance Expenses				
Electric (Well pumps, streetlights, irrigation controllers, etc.)	\$ 3,255	\$ 3,807	\$ 4,797	
Water supply	\$ 1,651	\$ 1,866	\$ 2,351	
Irrigation system	\$ -	\$ 324	\$ 700	
Landscape Maintenance	\$ 21,777	\$ 22,931	\$ 23,516	
Tree Care (pruning & pest control)	\$ 2,200	\$ 1,536	\$ 2,200	
Grounds Supplies - dog waste stations, bags, etc.	\$ 650	\$ 152	\$ 350	
Signage	\$ 50	\$ 125	\$ 125	
Weed Control	\$ 950	\$ 1,340	\$ 1,500	
Total Grounds Maintenance Expenses	\$ 30,533	\$ 32,082	\$ 35,539	
Road Maintenance Expenses				
Snow Removal	\$ 13,000	\$ 5,238	\$ 13,000	
Street Sweeping (Ph 1-4)	\$ 1,100	\$ 566	\$ 1,200	
Storm Drain Maintenance	\$ 2,120	\$ 3,270	\$ -	
Crack Sealing - Road & Walking Path	\$ 1,200	\$ 561	\$ 1,200	
Speedbumps	\$ -	\$ -	\$ 2,437	
Total Road Maintenance Expenses	\$ 17,420	\$ 9,634	\$ 17,837	
TOTAL OPERATING EXPENSES	\$ 68,616	\$ 63,031	\$ 77,063	
Net Operating Income	\$ -	\$ 6,559	\$ 0	
Carryover to Next Fiscal Year or Addition to Retained Earnings	\$ -	\$ (6,559)	\$ -	
Addition to / Subtraction from Reserves	\$ -	\$ -	\$ -	
RESERVE FUND				
Revenues				
General Reserve Fund Contribution	17672	\$ 17,672	\$ 18,410	
Builder contributions	\$ -	\$ 1,851	\$ 1,437	
Declarant Reserve Collected @ Closing	\$ 585	\$ 789	\$ -	
Interest on Bank Accounts	\$ 40	\$ 8	\$ 25	
TOTAL Reserves Revenue	\$ 18,297	\$ 20,320	\$ 19,872	
Expenses				
Concrete repair	\$ 5,000	\$ -	\$ 1,823	
Tree & Shrub removal and replacement	\$ -	\$ -	\$ 6,000	
Pathways (seal)	\$ -	\$ -	\$ 7,666	
Road Resurfacing / Major Repairs	\$ -	\$ -	\$ 34,318	
Total Reserve Expenses	\$ 5,000	\$ -	\$ 49,807	
Net Contribution/Reduction to Reserves	\$ 13,297	\$ 20,320	\$ (29,935)	

Member contributions per billable lot	Annual		Per Quarter		
	2021	2022	2021	2022	2022 v. 2021
Operating Fund	\$ 587.89	\$ 564.15	\$ 146.97	\$ 141.04	\$ (5.94)
Reserve Fund	\$ 159.93	\$ 136.88	\$ 39.98	\$ 34.22	\$ (5.76)
	\$ 747.82	\$ 701.03	\$ 186.96	\$ 175.26	\$ (11.70)
Rounded to nearest \$	\$ 748.00	\$ 701.00	\$ 187.00	\$ 175.00	\$ (12.00)

	2021	2022
Reserves	21.39%	19.53%
Operating funds	78.61%	80.47%
	100.00%	100.00%

GENERAL RESERVE FUND BALANCES	2020	2021		2022	
		Est. 12/31/21 Bal.	Rsv Study Target	Budget	Rsv Study Target
Beginning Balance	\$ 86,561.00	\$ 86,561.00	\$ 99,508	\$ 106,881.01	\$ 76,737
Annual net addition/(reduction)	\$ -	\$ 20,320.01	\$ -	\$ (29,934.79)	\$ -
Year-End Reserve Fund Balance	\$ 86,561.00	\$ 106,881	\$ 99,508	\$ 76,946	\$ 76,737

Approved by TCC Declarant:

DocuSigned by:

 Michael Anders
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11/16/2021

 Date

