TOWN CENTER METROPOLITAN DISTRICT
SPECIAL REVENUE FUND - SUBDISTRICT NO. 1
2022 BUDGET
WITH 2020 ACTUAL AND 2021 ESTIMATED
For the Years Ended and Ending December 31,

11/10/21

	ACTUAL 2020	BUDGET 2021	ACTUAL 8/31/2021	ESTIMATED 2021	BUDGET 2022
BEGINNING FUND BALANCE	$ (13,240)	$ 117,341	$ 111,290	$ 111,290	$ 85,786
REVENUE					
Property taxes	442,342	444,186	443,076	444,186	452,966
Specific ownership tax	23,142	22,210	16,419	24,600	22,650
Net investment income	517	550	300	400	100
Developer contributions	23,000	-	-	-	-
Other income	595	-	1,195	1,195	-
Intergovernmental revenue - TCSD4	164,160	199,973	198,188	214,115	257,559
Total revenue	653,756	666,918	659,178	684,495	733,276
Total funds available	640,516	784,259	770,468	795,786	819,061
EXPENDITURES					
Administration					
Accounting	29,740	36,000	16,463	25,000	16,594
County Treasurer's fees	4,424	4,442	4,433	4,442	4,530
Miscellaneous	-	1,000	548	1,000	1,000
Miscellaneous - COVID-19	4,882	-	-	-	-
Legal settlement	9,000	-	-	-	-
Insurance	1,876	-	-	-	-
Contingency	-	5,558	-	-	9,535
Operations					
Program management	161,690	151,500	82,412	140,782	145,005
Clubhouse operations	104,728	58,500	43,513	56,000	12,500
Phone monitoring	-	-	-	327	326
Security monitoring	-	-	-	3,453	3,626
Trash service	-	-	-	4,345	4,757
Kitchen supplies	-	-	-	49	-
Fitness programs	5,310	25,000	14,468	25,026	25,000
Clubhouse events	29,090	60,500	8,489	40,677	46,500
Entertainment/decorations	-	-	-	4,000	4,000
Sub-District management	53,256	75,000	43,622	106,569	130,232
YMCA Fee contingency	-	-	-	3,250	13,000
Utilities - electric/gas	22,408	30,500	22,972	30,500	32,025
Utilities - phone/internet/television	-	-	-	17,889	13,340
Utilities - storm drainage	1,847	4,500	873	4,500	3,423
Utilities - water/sewer	8,119	8,000	3,646	8,000	8,400
Maintenance/repairs					
Facility maintenance/Management Services	-	5,000	1,689	29,980	91,200
General clubhouse maintenance	16,780	69,500	47,264	26,991	-
Cleaning	-	-	-	29,957	27,720
Elevator	-	-	-	282	525
Fire alarm	-	-	-	1,302	1,212
Fitness equipment service	-	-	-	-	1,500
Pest control	-	-	-	1,943	1,800
Signage	-	-	-	110	500
Windows	-	-	-	1,450	2,904
General clubhouse repairs	6,725	13,000	11,966	12,956	-
Appliances	-	-	-	-	400
Batteries	-	-	-	-	200
Equipment	-	-	-	-	4,000
Light bulbs	-	-	-	412	50
Contingency	-	-	-	4,445	5,000
Interior/exterior repairs	5,803	6,000	3,172	5,142	-
Painting	-	-	-	-	1,500
Stucco	-	-	-	-	2,000
Windows	-	-	-	-	1,500
Irrigation repairs	4,087	2,500	1,035	2,665	2,000
Landscape maintenance	9,866	25,000	14,715	17,500	15,596
Backflow testing	-	-	-	-	800
Community garden	-	-	-	-	2,500
Plant material replacement	-	-	-	-	2,500
HVAC repairs and maintenance	1,588	6,000	455	1,000	-
Dehumidifier	-	-	-	1,850	1,900
Exhaust fans/ventiltion	-	-	-	-	1,800
Geothermal	-	-	-	-	3,600
Mechanical systems	-	-	-	2,850	-
Plumbing/electric repairs	4,121	3,500	2,806	3,544	-
Electrical wiring	-	-	-	-	500
Low voltage	-	-	-	-	500
Lighting	-	-	-	-	1,000
Plumbing	-	-	-	-	1,500
Pool maintenance	30,483	25,000	19,208	26,652	-
Life safety equipment	-	-	-	-	1,000
Minor equipment	-	-	-	-	1,000
Chemicals/testing	-	-	-	-	3,000
Occasional maintenance	-	-	-	-	1,000
Regular maintenance	-	-	-	-	500
Water quality	-	-	-	-	500
Pool repairs - Equipment/decking	8,463	10,000	4,547	9,635	-
Pool system equipment	-	-	-	2,160	8,000
Snow removal	4,940	10,000	9,835	11,365	10,000
Capital					
Clubhouse	-	40,000	11,341	40,000	20,000
Clubhouse equipment	-	5,000	-	-	5,000
Total expenditures	529,226	681,000	369,472	710,000	700,000
Total expenditures and transfers out requiring appropriation	529,226	681,000	369,472	710,000	700,000
ENDING FUND BALANCE	$ 111,290	$ 103,259	$ 400,996	$ 85,786	$ 119,061
EMERGENCY RESERVE	$ 19,700	$ 20,100	$ 19,800	$ 20,600	$ 22,000
CAPITAL REPLACEMENT RESERVE	-	50,000	50,000	60,000	60,000
AVAILABLE FOR OPERATIONS	91,590	33,159	331,196	5,186	37,061
TOTAL RESERVE FUND BALANCE	$ 111,290	$ 103,259	$ 400,996	$ 85,786	$ 119,061

No assurance provided. See summary of significant assumptions.