TOWN CENTER METROPOLITAN DISTRICT
SPECIAL REVENUE FUND - SUBDISTRICT NO. 1
2023 BUDGET
WITH 2020 ACTUAL AND 2021 ESTIMATED
For the Years Ended and Ending December 31,

11/17/22

	ACTUAL 2021	BUDGET 2022	ACTUAL 9/30/2022	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCE	$ 111,290	$ 83,760	$ 238,515	$ 238,515	$ 270,842
REVENUE					
Property taxes	444,186	452,981	452,646	452,981	465,586
Specific ownership tax	24,613	22,650	17,852	23,400	22,827
Net investment income	337	100	3,740	4,000	4,000
Other income	1,195	-	-	1,200	-
Intergovernmental revenue - TCSD4	201,146	252,556	251,964	252,556	261,767
Total revenue	671,477	728,286	726,202	734,137	754,180
Total funds available	782,767	812,046	964,717	972,652	1,025,022
EXPENDITURES					
Administration					
Accounting	24,256	16,594	16,460	21,000	23,000
County Treasurer's fees	4,445	4,530	4,510	4,530	4,566
Miscellaneous	548	1,000	-	500	1,000
Contingency	-	9,535	-	-	6,342
Operations					
Program management	-	145,005	97,502	130,000	139,513
Clubhouse operations					
Clubhouse operations	-	12,500	8,194	12,000	13,000
Phone monitoring	-	326	-	326	326
Security monitoring	-	3,626	2,620	3,313	6,000
Trash service	-	4,757	4,409	5,000	6,300
Fitness programs	24,592	25,000	15,444	20,000	25,000
Clubhouse events	22,543	46,500	24,758	45,500	55,000
Entertainment/decorations	-	4,000	2,787	4,000	4,000
Sub-District management	64,861	130,232	101,491	130,230	145,875
YMCA Fee contingency	-	13,000	6,957	13,500	-
Utilities - electric/gas	33,504	32,025	25,588	33,000	35,000
Utilities - phone/internet/television	-	13,340	8,925	12,000	14,000
Utilities - storm drainage	1,939	3,423	1,206	1,600	2,000
Utilities - water/sewer	5,598	8,400	8,836	10,000	10,000
Maintenance/repairs					
Facility maintenance/Management Services	129,612	91,200	68,400	91,200	105,625
General clubhouse maintenance/operations	125,700				
Cleaning	-	27,720	24,982	33,000	32,500
Cleaning supplies	-	-	-	-	3,500
Elevator	-	525	470	500	600
Fire alarm	-	1,212	897	1,000	1,000
Fitness equipment service	-	1,500	175	700	1,400
Pest control	-	1,800	1,270	1,944	2,800
Signage	-	500	75	275	500
Windows	-	2,904	1,448	2,900	3,000

(Continued)

TOWN CENTER METROPOLITAN DISTRICT
SPECIAL REVENUE FUND - SUBDISTRICT NO. 1
2023 BUDGET
WITH 2020 ACTUAL AND 2021 ESTIMATED
For the Years Ended and Ending December 31,

11/17/22

	ACTUAL 2021	BUDGET 2022	ACTUAL 9/30/2022	ESTIMATED 2022	BUDGET 2023
General clubhouse repairs	20,680				-
Key Fobs/ Door Access Repairs & Mainte	-	-	-	-	1,500
Appliances	-	400	90	400	400
Batteries	-	200	-	150	200
Equipment	-	4,000	2,930	4,000	4,500
Light bulbs	-	50	-	50	50
Contingency club repairs	-	5,000	1,348	2,000	5,000
Interior/exterior repairs	3,225				
Painting	-	1,500	-	500	2,500
Stucco	-	2,000	-	500	1,000
Windows	-	1,500	-	300	1,000
Irrigation repairs	1,100	2,000	1,957	2,000	3,500
Landscape maintenance	19,185	15,596	11,550	14,000	16,000
Backflow testing	-	800	640	640	800
Community garden	-	2,500	764	800	2,000
Plant material replacement	-	2,500	-	-	6,000
HVAC repairs and maintenance			747	747	1,500
Dehumidifier	-	1,900	1,369	1,900	1,900
Exhaust fans/ventiltion	-	1,800	886	1,800	1,800
Geothermal	-	3,600	4,665	4,700	3,600
Mechanical systems	-	-	-	-	4,900
Plumbing/electric repairs	2,806	-	-	-	3,500
Electrical wiring	-	500	941	1,000	500
Low voltage	-	500	793	800	500
Lighting	-	1,000	364	800	1,000
Plumbing	-	1,500	1,124	1,500	2,000
Pool maintenance	32,302				
Annual Pool/ Spa Licensing Renewal	-	-	-	-	1,000
Life safety equipment	-	1,000	575	800	1,000
Minor equipment	-	1,000	458	1,000	1,000
Chemicals/testing	-	3,000	2,680	4,000	4,500
Occasional maintenance	-	1,000	1,618	2,000	1,000
Regular maintenance	-	500	191	500	500
Water quality	-	500	298	500	500
Pool repairs - Equipment/decking	4,547				
Pool system equipment	-	8,000	6,858	7,500	40,000
Snow removal	11,468	10,000	11,784	15,000	15,000
Capital					
Lodge Furnishing	-	-	-	-	40,000
Capital Replacement Reserve Items	-	-	-	-	56,200
Clubhouse	11,341	20,000	11,050	48,905	22,000
Clubhouse equipment	-	5,000	-	5,000	8,000
Total expenditures	544,252	700,000	493,084	701,810	898,197
Total expenditures and transfers out requiring appropriation	544,252	700,000	493,084	701,810	898,197
ENDING FUND BALANCE	$ 238,515	$ 112,046	$ 471,633	$ 270,842	$ 126,825
EMERGENCY RESERVE	$ 20,200	$ 21,900	$ 21,800	$ 22,100	$ 22,700
CAPITAL REPLACEMENT RESERVE	60,000	60,000	60,000	60,000	80,000
AVAILABLE FOR OPERATIONS	158,315	30,146	389,833	188,742	24,125
TOTAL RESERVE FUND BALANCE	$ 238,515	$ 112,046	$ 471,633	$ 270,842	$ 126,825

No assurance provided. See summary of significant assumptions.