

**TOWN CENTER METROPOLITAN DISTRICT
SPECIAL REVENUE FUND - SUBDISTRICT NO. 1 (FAIRWAY VILLAS 1)
2020 BUDGET
WITH 2018 ACTUAL AND 2019 ESTIMATED
For the Years Ended and Ending December 31,**

1/24/20

	ACTUAL 2018	ESTIMATED 2019	BUDGET 2020
BEGINNING FUND BALANCE	\$ (20,917)	\$ (46,714)	\$ 19,887
REVENUE			
Property taxes	349,923	393,391	442,546 (A)
Specific ownership tax	20,424	28,900	26,550
Net investment income	1,712	2,850	300
Developer contributions	131,221	214,000	30,000 (B)
Other income	9,910	460	-
Intergovernmental revenue - TCSD4	-	-	165,361 (C)
Ebert conservation trust fund revenue	20,156	-	-
Total revenue	533,346	639,601	664,757
Total funds available	512,429	592,887	684,645
EXPENDITURES			
Administration			
Accounting	28,217	36,000	36,000
County Treasurer's fees	3,502	3,934	4,426
Dues and membership	400	-	-
Legal settlement	43,750	-	-
Insurance	1,876	1,876	4,000
Contingency	-	4,092	2,074
Operations			
Clubhouse management	154,360	160,000	181,000 (D)
Clubhouse operations	60,770	75,000	110,000 (E)
Fitness programs	20,386	21,000	25,000
Clubhouse events	51,338	48,000	55,500
Sub-District management	61,716	68,000	65,000 (F)
Maintenance/repairs			
Construction/maintenance management	-	-	5,000
General clubhouse maintenance	-	16,000	15,000
General clubhouse repairs	-	1,000	10,000
Interior/exterior repairs	-	6,550	6,000
Irrigation repairs	-	1,500	2,500
Landscape maintenance	9,523	10,000	32,000 (G)
Other repairs and maintenance	40,043	6,000	10,000
Plumbing/electric repairs	-	4,000	5,000
Pool maintenance	10,737	23,000	25,000
Pool repairs	-	-	5,000
Utilities - electric	26,421	23,000	28,000
Utilities - storm drainage	1,140	3,048	4,000
Utilities - water	1,924	3,000	4,500
Snow removal	1,188	8,000	10,000
Capital			
Clubhouse	41,852	50,000 (H)	10,000 (I)
Clubhouse equipment	-	-	5,000
Total expenditures	559,143	573,000	660,000
Total expenditures and transfers out requiring appropriation	559,143	573,000	660,000
ENDING FUND BALANCE	\$ (46,714)	\$ 19,887	\$ 24,645
EMERGENCY RESERVE	\$ 15,400	\$ 19,200	\$ 20,000
TOTAL RESERVE FUND BALANCE	\$ 15,400	\$ 19,200	\$ 20,000

This financial information should be read only in connection with the accompanying accountant's compilation report and summary of significant assumptions.

Footnotes to Fairway Villas 1 2020 Budget

Preamble: The budget for Subdistrict No. 1 (Fairway Villas 1) collects all the costs to operate and maintain both the Clubhouse and the Lodge as well as costs for various activities. Revenues include property taxes from both Fairway Villas 1 and Fairway Villas 2 as well as contributions from Oakwood (developer) and from miscellaneous sources. Please note: These notes reflect the current understanding of the CAC; the CAC is working with Town Center and its accountants to clarify these notes.

Footnotes:

- A. Property taxes: These are the revenues from Fairway Villas 1 property taxes: cumulative assessed value times the 55+ mill levy.
- B. Developer contributions: This is the estimated amount that Oakwood will pay to support any shortfall in the annual budget. It is *not* refundable.
- C. Intergovernmental revenue TCSD4: This is the contribution from Subdistrict 4 (Fairway Villas 2), mostly from property taxes, to support the operations for all of Fairway Villas.
- D. Clubhouse management: This money pays for the Clubhouse staff and the management fee from WTS, the Clubhouse manager.
- E. Clubhouse operations: This is the cost to operate the Clubhouse and the to-be-completed Lodge, excluding maintenance, repairs and utilities.
- F. Sub-District management: This is the cost from Timberline (Town Center District Manager) to manage the affairs of Fairway Villas 1.
- G. Landscape maintenance: Various extra projects in 2020 as well as Lodge expenses.
- H. 2019 Clubhouse Capital: Capital projects slated for 2019, some completed and some to be completed and some to be determined.
- I. Clubhouse and Clubhouse equipment capital: To be determined; likely to be spent for items in the upcoming Reserve Study.

**TOWN CENTER METROPOLITAN DISTRICT
SPECIAL REVENUE FUND - SUBDISTRICT NO. 4 (FAIRWAY VILLAS 2)
2020 BUDGET
WITH 2018 ACTUAL AND 2019 ESTIMATED
For the Years Ended and Ending December 31,**

1/24/20

	ACTUAL 2018	ESTIMATED 2019	BUDGET 2020
BEGINNING FUND BALANCE	\$ -	\$ (12,793)	\$ 4,207
REVENUE			
Property taxes	-	-	157,486 (A)
Specific ownership tax	-	-	9,450
Developer advance	-	85,000	25,000 (B)
District fees	6,906	42,000	84,080 (C)
Total revenue	6,906	127,000	276,016
Total funds available	6,906	114,207	280,223
EXPENDITURES			
Administration			
Accounting	4,498	17,000	18,000
Billing services	-	3,000	6,150 (D)
County Treasurer's fees	-	-	1,575
Contingency	-	5,000	1,394
Operations			
Sub-District management	11,586	20,000	20,000 (E)
Maintenance/repairs			
Landscape maintenance - front yards	3,615	25,000	43,200
Snow removal	-	40,000	20,000 (F)
Irrigation repairs	-	-	4,320
Intergovernmental expenditure - TCSD1	-	-	165,361 (G)
Total expenditures	19,699	110,000	280,000
Total expenditures and transfers out requiring appropriation	19,699	110,000	280,000
ENDING FUND BALANCE	\$ (12,793)	\$ 4,207	\$ 223

This financial information should be read only in connection with the accompanying accountant's compilation report and summary of significant assumptions.

Footnotes to Fairway Villas 2 Budget for 2020

Preamble: The budget for Subdistrict No. 4 (Fairway Villas 2) includes fees and expenses related to landscape maintenance and snow removal for the Bungalows in both Fairway Villas 1 and Fairway Villas 2 as well some district management costs. Property taxes and other miscellaneous income is passed on to the budget for Subdistrict 1 (Fairway Villas 1) for operating the Clubhouse, Lodge and community activities. Please note: The following notes reflect the best understanding that the CAC has; the CAC is working to get better clarification from Town Center and its accountants. We will post changes after we get more information.

Footnotes:

- A. Property Taxes: This is the revenue collected from Fairway Villas 2 property taxes: cumulative assessed value times the 55+ mill levy.
- B. Developer advance: This is the amount to be advanced by Oakwood for any budget shortfall. It is theoretically repayable to them sometime in the future unless converted to a Developer contribution (as was done in Subdistrict 1). Since the Intergovernmental expenditure (contribution to community operations) is positive, it is unclear to the CAC why the Developer advance amount is positive.
- C. District fees: This is the amount collected monthly (\$70-\$80) from the bungalow owners in both communities for landscape maintenance and snow removal.
- D. Billing Services: This is the cost to collect the District fees. CAC and bungalow owners have stated that this number is too high and suggested ways to reduce it.
- E. Subdistrict management: This is the cost from Timberline (Town Center District Manager) to oversee operations of Fairway Villas 2.
- F. Landscape maintenance, Snow removal and Irrigation repairs: These are the costs (along with Billing Services) applied against the District fees. Town Center expects the actual costs to be higher than what is now shown in the budget.
- G. Intergovernmental expenditure—TCSD1: This is the contribution from Fairway Villas 2 to the joint costs of operating the community included in the budget for Subdistrict 1.