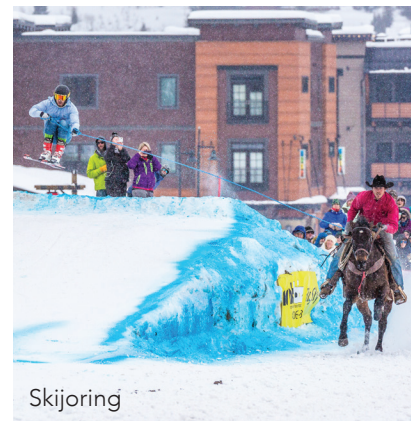




The Outlaw Partners



Lotus Pad



Skijoring



Town Center Plaza



Love Street Media



Ben Grayzel



Grizzly Outfitters

ANNUAL EVENTS ORGANIZED BY TCOA

FARMERS MARKET

The 11th season of the Big Sky Farmers Market saw some of the strongest and most consistent turnout of vendors at 17 weekly markets from June through September. Our offerings from regional farmers was down earlier in the summer due to strained crops and staffing, but rose later in the market season. We continue to work on strategic partnerships with vendors like Cedar Rose Farms, Amalthia, and other vendors who specifically grow for and service our market. Other notable improvements this season were the roll-out of our composting/recycling program in partnership with Big Sky Rotary Club, YES Compost and The Arts Council of Big Sky. We are striving to be a zero-waste market by next summer. A variety of local and regional artists entertained our guests each week with standout performances by The KP Experience, guest artists from the Helena Strings Orchestra, Yamama (7-piece all-woman World Rhythm ensemble), and Aerial Arts of Bozeman. A sincere “thanks” to The Cave Spirits & Gifts, Roxy’s Market, First Security Bank, The Outlaw Partners and all the other vendors and sponsors for helping support the market!

HAUNTED PEAKS HALLOWEEN FESTIVAL

The 2nd Annual Haunted Peaks Halloween Festival enjoyed significant growth. New and expanded holiday activities brought more visitors than ever before. Events like The Pumpkin Stroll & Carving, Downtown Haunted Happenings, Happy Hour at The Rocks and Stage Fright Night at the Warren Miller Performing Arts Center were designed to cultivate a fun holiday atmosphere for all ages that supports our merchants/community partners in the shoulder season. Highlights of the weekend included Friday’s block party with the renowned electro-funk band BoomBox sponsored by The Big Sky Real Estate Co. and Lone Peak Cinema’s Horror Film Festival featuring three days of family-friendly and mature films.

CHRISTMAS STROLL

The 21st Annual Big Sky Christmas Stroll was very well-attended. Through our team’s continued partnerships with Westfork Meadows & Meadow Village Center, Visit Big Sky, and the Big Sky Chamber, we were able to coordinate a variety of family-friendly holiday events across the community and offer ski-and-stay packages to help drive visitation. Thanks to the efforts of participating businesses and local law enforcement we have significantly reduced alcohol consumption and are making strides towards forming the culture of this event.



PARKS & OPEN SPACE UPDATE

TOWN CENTER PARK

In 2018, the Big Sky Community Organization (BSCO) purchased 3.3 acres of land in the heart of Big Sky Town Center. The parcel includes the existing Town Center Park that houses the Big Sky Skating and Hockey Association's ice rink and events such as the Music in the Mountain concert series, along with the currently vacant gravel parking area to the east. The purchase is part of BSCO's "All IN. BIG SKY" campaign to create a community center and permanent parkland. To date, BSCO has raised more than \$19.5 million in less than nine months to preserve the parkland in perpetuity and build a community space for everyone to gather, recreate, and learn, today and into the future. They're just \$500,000 shy of their \$20 million goal – go to www.bscomt.org/community to go ALL IN for Big Sky and help them achieve the most ambitious fundraising goal and project our community has attempted to-date.



BSCO

The initial phase of construction, including necessary utility relocations for the project, will begin this September and will be completed in time for the ice rink to be fully-operational through the winter months. Once the ice rink program season is over and the snow has begun to melt, the project construction will begin going vertical Spring of 2020 with an expected completion date of both the new Community Center - named BASE - and the improved and expanded parkland. During the summer of 2020, the entire parcel will be under construction and all activities will be relocated to other parks and locations within Big Sky, while the project will be completed enough for the ice rink to be open and operating the following winter of 20-21. To learn more visit: www.bscomt.org/communitycenter/

TOWN CENTER PLAZA

Completed in 2019, Town Center Plaza is a comfortable, welcoming public space for events, festivals, après, gathering with friends and family, and much more. Amenities include the "Big Lawn", fire pits, public art sculptures, art wraps, charging ports, sound system, free public Wi-Fi, children's playground, bike repair station, drinking fountain, signature Christmas tree, concession kiosk, push-button overhead heaters, patio with bistro lights, tables, chairs, and umbrellas. Unveiled this summer, the Plaza is in the curve of Town Center Avenue, in front of the new Wilson Hotel. A sincere thanks to the local contractors, design professionals, and community partners who made this incredible space a reality, and to the collaborations with PRG Commercial, the Simkins Family, Rotary Club of Big Sky, and the Yellowstone Club Community Foundation for the playground, and to Visit Big Sky for the tables, chairs, and umbrellas.



Ben Grayzel

2019 TOWN CENTER EVENTS

Events and community gatherings are a vital aspect of Big Sky's mountain culture. They provide opportunities for participation, bring the community together, and create connection. Special events also help support the local economy. Many Town Center vendors and restaurateurs make a large portion of their annual income during special events. TCOA continues to allocate resources toward events by working with Town Center businesses and community partners to host and market events in Town Center year-round.

2019 TOWN CENTER EVENTS

Check community calendars for specific events and dates, as they change from year to year

BSSHA Hockey, Curling and Ice Skating	Harbor's Hero Run
This Mountain Life Film Screening	Soul Shine Celebration
9th Annual Pavelich Invitational	108 Sun Salutations
Full Moon Trails Event	Gallatin River Festival
Downtown Date Night	Gym & Juice
BSSA's 2nd Annual Best in the West Skijoring	July 4 Concert & Fireworks
Backcountry Film Festival	Peak to Sky Music Festival
Polaroids and Pints	Big Sky PBR
Slay Like Lenay Fundraiser	Big Sky Community Rodeo
Patti Bauchman Outdoor & Wildlife Photography Event	Big Sky Foodbank Pancake Breakfast
Ben Pease Art Exhibit	Big Sky Art Auction
Big Sky Shootout Film Festival	Spirits in the Sky
Give Big Gallatin Valley	Big Sky Biggie Mountain Bike Race
Run Off Clean Off	Big Sky Classical Music Festival
Paint Party with Heather Rapp	Shakespeare in the Parks
Community Building Forum	Mountain Film Festival
Big Sky Farmers Market	BSCO's Town to Trails Running Race
Music in the Mountains	3 rd Annual Haunted Peaks Halloween Festival
Peak to Sky Music Festival	Small Business Saturday
Community Yoga	Big Sky Christmas Stroll
National Trails Day	Lone Peak High School Homecoming Parade

If you're not on the Town Center's monthly e-newsletter where we share community events and happenings email us at info@bigskytowncenter.com to stay updated.

THINK LOCAL | ACT LOCAL
#BIGSKYLIFE



TOWN CENTER BUSINESSES

WELCOME TO OUR NEW BUSINESSES

MOUNTAIN HOME – A Montana vacation rental management business with over 20 years of experience. Located in the First Security Bank Building (entrance is on the parking lot side).

BLEND – Wine bar featuring wine from Valo Cellars, small plates, cocktails, and beer. Located in the Market Place Building next to The Rocks and Stay Montana.

TOAST – Boutique café offering coffee, toasts, pastries, salad, pizza, and more. Located in the Lone Mountain Land Building next to Montana Supply.

MELANIE TURNER HOME & INTERIORS – Retail store and award-winning interior design firm. Located in Building 47 on Town Center Avenue next to The Standard.

SKY BOUTIQUE – Unique, high-quality women's clothing, jewelry, shoes, and accessories. Located in the Plaza Lofts Building next to Blue Buddha Sushi Lounge.

BLUE BUDDHA SUSHI LOUNGE – Big Sky's only sushi lounge serving an eclectic sushi menu, craft cocktails, and more. Located on Town Center Avenue next to the Wilson Hotel.

THE WILSON HOTEL – A 129 room Residence Inn by Marriott Hotel located in the heart of Big Sky Town Center, pet-friendly and just minutes away from world-class skiing and golf. Located off Huntley Drive, across from Roxy's Market.

STEELE PRESSED JUICE AND JAVA – Fresh pressed juice, smoothies, coffee, and espresso. Located in the kiosk at the new Town Center Plaza adjacent to The Wilson Hotel.

ENGEL & VÖLKERS – A global real estate company with local roots and expertise. Located in the new Cave Building adjacent to Roxy's Market on Huntley Drive.

HAAS BUILDERS – A boutique custom home building company and professionally accredited green builder. Located in the new Cave Building adjacent to Roxy's Market on Huntley Drive.

MOVING MOUNTAINS FITNESS – Fitness programs for all levels of mountain adventurers. Located in the Peaks Building next to Beehive Basin Brewery.

THANK YOU TO ALL TOWN CENTER BUSINESSES

Alberto's Mexican Cuisine
Alder & Tweed
Antlers Clothing Company
Ari O Jewelry
Bechtle Architects
Beehive Basin Brewery
Berkshire Hathaway
Big Sky Build
Big Sky Community Organization
Big Sky Discovery Academy & Learning Center
Big Sky Luxury Rentals
Big Sky Medical Center
Big Sky Resort Tax District
Centre Sky Architecture

China Café
Choppers
Creighton Block Gallery
Dave Pecunies Photography
East Slope Outdoors
Elliot Interior Design
Energy 1
Erika & Company
First Security Bank
Gallatin River Gallery
Griffith & Cummings
Grizzly Outfitters
Hungry Moose Market & Deli
Kira Fercho Gallery
L&K Real Estate

Lone Mountain Land Co.
Lone Peak Cinema
Lotus Pad
Monica's Salon & Day Spa
Montana Chiropractic
Montana Supply
Montana Title and Escrow
Natural Retreats
Ousel & Spur Pizza Co.
Outlaw Partners
Persnickety Cleaners
PureWest Christie's Real Estate
Rhinestone Cowgirl
RMR Group

Roxy's Market
SAV
Security Title Company
Shuttle to Big Sky
Sotheby's International Realty
Stay Montana
Town Center Owners' Association
The Big Sky Real Estate Co.
The Cauldron Botanicals
The Cave
The Rocks
The Standard
Two Pines Properties
Yellowstone Luxury Tours

SKYLINE LINK TO THE PEAK

Plan your trip with the help of Skyline. Skyline bus service is your ticket to FREE, non-stop, hourly trips to the resort and back to Town Center year-round. The buses can accommodate all your gear including skis, boards, poles, and bikes. Ride the bus and save gas and time!

Skyline operates their summer schedule through Sept 22. Their fall shoulder schedule will run from Sept 23 - Nov 24, and the winter schedule will run from Nov 25 - Apr 19. The bus runs seven days a week, except during the shoulder-season when it runs Mon - Fri.

Skyline's Link Express provides service between Big Sky and Bozeman. There is a small fare for rides on the Link Express. Riders can pay a cash fare or purchase a bus pass at a variety of participating businesses.

Download the new Ride Skyline Mobile App to track Skyline's busses in real time and receive important information on their services. Visit skylinebus.com for additional information.



BEAR SMART BIG SKY

Bear Smart Big Sky and spokesbear, Bernadette Bear, are committed to educating the Big Sky community on the importance of being bear smart while visiting, recreating, and living in Big Sky, Montana. To report a bear sighting and for up-to-date news and information regarding bears in Big Sky, follow Bear Smart Big Sky on Instagram and Facebook @bearsmartbigsky.

BEAR-RESISTANT TRASH CANS

Trash is the #1 bear attractant. If bears receive a food reward, either from overfilled trash containers or non-bear-resistant trash cans, they become habituated to people and become bolder and more dangerous. In order to minimize the number of bear incidents as a result of human actions, the Gallatin Canyon/Big Sky Zoning Regulations and the TCOA requires the use of bear-resistant trash cans.

If you don't have a bear-resistant trash can, call L&L Site Services at 406-388-7171 or Republic Services at 406-586-0606.

Your actions matter! Recent data from the Montana Fish Wildlife and Parks shows that bear conflicts have gone down even as Big Sky continues to grow. Thank you for having a bear-resistant trash can and using it properly.

OUSEL FALLS ROAD, RID 395

Ousel Falls Road is maintained by a Rural Improvement District (RID) that is managed by engineering firm Morrison-Maierle on behalf of Gallatin County. The RID is responsible for snow removal and maintenance of Ousel Falls Road. In 2019, TCOA along with BSCO, Spanish Peaks, and Yellowstone Club sent letters of support requesting the RID fund a safety study to start the process of implementing pedestrian safety improvements on Ousel Falls Road. This request is currently in the process of being reviewed by the RID.

For RID related questions, contact James Nickelson at 406-922-6824 or Corey Barrows at 406-922-6723 from Morrison-Maierle.

RECYCLING

Republic Services offers All-in-One curbside recycling. All-in-One means simplified and sustainable at-home recycling. Place all your recyclable materials into one container and leave the sorting to them. Contact Republic Services at 406-586-0606 for more information.

Gallatin Solid Waste Management District provides a free drop-off recycling center in the Canyon located at 47280 Gallatin Road (Hwy 191). The recycling site accepts cardboard, mixed paper, aluminum & steel cans, and #1 & #2 plastic bottles. For more information visit: gallatinsolidwaste.org/recycling/drop-off-bins/

TOWN CENTER WALKABILITY & TRAIL ACCESS

Big Sky Town Center's "walking village" design makes the neighborhood a unique place to live and work with proximity to dining, shopping, entertainment, trails, parks, essential services, and nature. Pedestrian-friendly communities offer a better quality of life, higher, more stable property values, and more opportunities to get to know others in the community.

Big Sky Town Center is fortunate to be a hub for access to area trails. The Hummocks, Uplands, South Fork Loop, and the new Ralph's Pass Trails are being utilized by Big Sky residents and visitors for hiking and beginner/intermediate mountain biking. The trails provide excellent vistas, scenery, wildlife, and opportunities for varying distance and difficulty levels right from the heart of Big Sky.

TOWN CENTER AREA TRAILS

HUMMOCKS TRAIL is a 2.8 mile loop intermediate natural surface trail for bikers, hikers, and runners. The trail starts and ends at the Hummocks/Uplands trailhead found off of Aspen Leaf Dr. Dogs are welcome off-leash under voice control.

UPLANDS TRAIL is a 2.0 mile out-and-back intermediate level natural surface trail for bikers, hikers, and runners. The trail connects you to the Ralph's Pass Trail or can start and end at the Hummocks/Uplands trailhead off of Aspen Leaf Drive. Dogs are welcome off-leash and under voice control.

RALPH'S PASS is a 2.7 mile intermediate/advance natural surface trail that connects Uplands Trail and Ousel Falls Trail. A significant portion of the trail falls within dedicated subdivision open space and through areas of natural beauty ranging from steep and heavily forested mountains to open grassy meadows. The trail is accessed via either the Hummocks/Uplands trailhead or the Ousel Falls trailhead. Dogs are welcome on a leash and the trail is open seasonally from June 15-Oct 15.

SOUTHFORK LOOP is a 1.0 mile beginner-level natural surface trail open to hikers, bikers, and runners. The trail is a short loop adjacent to the South Fork of the West Fork of the West Gallatin River (a mouthful!) and can be accessed at the Southfork trailhead off Aspen Leaf Drive immediately after you cross the bridge. Dogs are welcome off leash under voice and sight command.

YELLOW FLAGS ENHANCE PEDESTRIAN SAFETY

TAKE IT TO MAKE IT

The Big Sky Community Organization manages the pedestrian flag crossing program within the Ousel Falls Road corridor through Town Center. The aim of the program is to create a safer environment for pedestrians and encourage locals and visitors alike to walk instead of driving. The purpose of the solid yellow flags, located in holders on either side of the crosswalk, is to make pedestrians more visible as they cross the street. After crossing the street, pedestrians should place the flags back in the holder to be used by others crossing in the opposite direction. Please do not take the flags home as they are a community asset for all to use.



\$25 FOR TRAIL MAINTENANCE

On your assessment, you'll see a \$25 fee for Big Sky trails maintenance. In 2009, the TCOA Board of Directors passed a resolution to assess each Town Center unit/lot owner a \$25 annual fee to be donated to the non-profit Big Sky Community Organization (BSCO) for the maintenance of trails in the Big Sky area. Many other Big Sky owners' associations have implemented a similar fee. Currently, the TCOA contributes over \$5,500 per year to the BSCO to be used for trail maintenance.

TOWN CENTER BUILDING PROJECTS

PROJECTS COMPLETED IN 2019



The Wilson Hotel



The Plaza Lofts Building



The Cave Building

NEW CONSTRUCTION IN 2019

HUNGRY MOOSE MARKET & DELI EXPANSION

The Hungry Moose Market & Deli is celebrating 25 years of business in Big Sky and will be renovating their Town Center store. The renovation will add space to the current store, add seating inside, and features an expanded patio outside. The expanded space will allow for additional market products and deli services and great customer service. The Hungry Moose will remain open during construction. Anticipated completion of the project is winter 2019.



HUNTLEY DRIVE EXTENSION, PARKING, UTILITIES

Town Center's master developer, Simkins Holdings, LLC, will be completing the extension of Huntley Drive between the roundabout and Aspen Leaf Drive this fall. The road segment will function as an alternative transportation route to/from Lone Mountain Trail, which will allow greater event flexibility with an alternative vehicular detour. Simkins Holdings is also constructing the gravel base to a 200+ parking lot along Aspen Leaf Drive (scheduled to be completed in 2020), in addition to various water and sewer extensions.



LONE MOUNTAIN LAND COMPANY "BUILDING 4"

This mixed-use building on Town Center Avenue just east of East Slope Outdoors will consist of ground floor commercial and upper story residential. Bechtel Architects designed the building and Lone Mountain Land Company is the project developer.



ANTICIPATED CONSTRUCTION IN 2020

Commercial District: Several more mixed-use commercial buildings (and possibly the second hotel) are anticipated to begin construction pending approvals from Gallatin County.

Residential District: A couple of residential projects are anticipated to begin construction near Aspen Leaf Drive and Simkins Drive.

Look for more details in future monthly e-newsletters.

TOWN CENTER SERVICES

WHAT SERVICES ARE PROVIDED BY THE TCOA?

Snow Removal: TCOA plows all streets and sidewalks throughout Town Center in addition to plowing all parking lots in the Commercial District to provide cost efficiencies and maintain safety and consistency in the quality and timing of snow removal. Although most costs will be paid by the commercial building owners, both residential and commercial assessments fund snow removal, due to the benefit that the Commercial District offers to all the Town Center owners and residents.

Maintenance & Operations: Annual maintenance items include but are not limited to: spring-clean up of trash and debris, paint striping of roads and parking lots, trash removal from animal-proof trash cans, event support, holiday lighting installation and removal along streets, repair and maintenance of outdoor furniture (benches, bike racks, tables, chairs, fire pits) and signage.

Landscape Maintenance (Commercial District): TCOA maintains the garden beds, lawns, and trees throughout Town Center including the landscaped beds around commercial buildings, parking lot islands, street trees (along all streets), and parks/open space that it owns (i.e. all but the 3.3-acre Town Center Park, which is now owned by the BSCO).

Utilities (Commercial District): TCOA pays the utility costs (water, electricity, WiFi, propane, and trash) associated with landscape irrigation, lighting and amenities within common and/or public open space areas, and trash removal from the many animal-proof trash cans throughout the Town Center Commercial District.

Street Lighting: TCOA has a lighting lease program with NorthWestern Energy which provides for the purchase, installation, maintenance, and daily electricity for the street lights in the entire Town Center. This lease costs the TCOA on average about \$90/month/light. Recent light installations feature LED technology, which has a more uniform light pattern (minimizes bright spots), low energy consumption, and lower maintenance expenses, which means a reduced lease cost to TCOA. All street lighting is 100% down-lit and compliant with dark sky guidelines.

Parking Lot Lighting (Commercial District): TCOA has a lighting lease program with NorthWestern Energy which provides for the purchase, installation, maintenance, and daily electricity for the Commercial District parking lot lights in Town Center. The lease operates in the same manner as the street light lease.

Covenant Enforcement and Administration: TCOA's new Executive Director oversees administrative activities such as: architectural review, answering questions from members, managing budgets and assessments, approving sign permits, parking district management, oversight of independent contractors, etc.

Events and Marketing: TCOA hires independent contractors for website maintenance, event management, and social media marketing. TCOA hosts the Big Sky Farmers Market, Haunted Peaks Halloween Festival, Christmas Stroll, and partners with organizations on the many other Town Center events. For more information on events, visit the online community calendar on bigskytowncenter.com or visitbigsky.com.

Reserves: Reserves may be set aside for road, sidewalk, and Commercial District parking lot repair and landscape maintenance, street tree maintenance, etc. The TCOA will make every effort to keep the area looking beautiful and well-maintained in order to maintain and enhance property values.

Noxious Weed Management: TCOA is responsible for noxious weed control in the road rights-of-way and common/public open space areas. TCOA sprays for weeds throughout the spring/summer. Master Developer Simkins Holdings is responsible for the undeveloped lands in the Town Center.

Insurance: TCOA holds the insurance coverage necessary to provide adequate protection and insurance for the non-profit corporation, its property, its membership, directors, and officers.

Office Supplies and Equipment: Includes items such as printing and mailing costs, telephone, computers, etc.

Accounting and Legal Expenses: The TCOA's accountant is Rudd & Co. in Bozeman. Rudd administers TCOA's accounting, tax preparation, and assessments. Legal counsel is retained for such things as drafting or reviewing easements, leases, licenses, bad debt enforcement and collections, etc.

NOTICE OF ANNUAL MEETING

1:00 PM | WEDNESDAY, OCTOBER 23, 2019 | TOWN CENTER OFFICE

33 LONE PEAK DRIVE, SUITE 204, MARKET PLACE BUILDING

Included with this newsletter is an agenda for this year's meeting, a proxy (if you cannot attend), and your annual assessment invoice.

Residential assessments increased from \$940/unit/year to \$1,504/unit/year, commercial assessments increased from \$2.15/square foot/year to \$2.80/square foot/year, and hotel room assessments increased from \$600/room/year to \$780/room/year. Special assessments for the 90 properties in Blocks 13 and 17 that are adjacent to the Golden Stone Parks remain unchanged at \$75/unit/year. All TCOA Resolutions and board actions are posted at www.bigskytowncenter.com/town-center-owners-association/.

HOA PROPERTY MANAGERS

TCOA continues to work with the HOA property managers to discuss covenant enforcement, working together to maintain property values, and keeping Town Center a desirable place to live, work, and play.

Please contact your individual HOA property manager with any questions or issues.

Tamarack Court and Lone Peak Townhomes: Hammond Property Management, 406-995-7220

Cottonwood Crossing, Elevation 6000, 45 North: Alpine Property Management, 406-995-7211

Essentia Phase 1: JRM Services, 406-539-7570

Essentia Phase 2: Haas Builders, 406-995-4552

Golden Stone Place Condos: Lone Mountain Land Company, 406-219-0837

PLEASE REMEMBER

You are likely a member of two owners' associations: the TCOA, and your building/condo HOA.

UPDATE TO SITE SERVICE CONTRACTORS

TCOA would like to thank Rocky Mountain Townworks (RMT), Greg Iszler and crew, for providing the Town Center with exceptional snow removal, maintenance, and lawn care services for approximately 10 years. In 2020, RMT is scaling back their business and will no longer provide snow removal and lawn care services but will continue to provide maintenance services to TCOA.

TCOA would like to welcome MG Contractors, Sam Miller and his team, to Town Center. MG Contractors will be providing TCOA with snow removal services.

TCOA's longtime landscaping contractor, Big Sky Landscaping, will continue to provide Town Center with landscaping services (i.e. garden bed maintenance, tree care, etc.) in addition to taking on the lawn care services that were previously provided by RMT.

Thanks to all TCOA's contractors for keeping Town Center safe and looking great.

TCOA's contractors are not on-site 24 hours a day. Please contact TCOA's Executive Director, Emily O'Connor, at 406-548-8111 should you have knowledge of any issues of concern that could cause harm or damage to people or property in the Town Center. Emily will coordinate with TCOA's site service contractors to ensure that issues are addressed in a timely manner.

TOWN CENTER BUDGET

OPERATING BUDGET FY2020 (OCTOBER 1, 2019 - SEPTEMBER 30, 2020)

Line	Cash In	2019	2019 (Projected)	2020
1	Assessments	\$ 614,300	\$ 565,692	\$ 994,726
2	Other Revenue	\$ 30,000	\$ 34,470	\$ 115,100
3	Total Cash In	\$ 644,300	\$ 600,162	\$ 1,109,826
	Cash Out			
4	Accounting (Rudd & Company)	\$ 12,000	\$ 23,390	\$ 20,000
5	Events, Contract Labor, Advertising	\$ 67,500	\$ 57,370	\$ 70,000
6	Insurance	\$ 8,500	\$ 11,349	\$ 12,000
7	Legal	\$ 2,000	\$ 5,060	\$ 5,000
8	Licenses, Permits & Memberships	\$ 50	\$ 354	\$ 500
9	Payroll Expense (Wages + Payroll Taxes)	\$ 55,000	\$ 35,743	\$ 75,000
10	Miscellaneous	\$ 1,000	\$ 3,643	\$ 3,900
11	Professional Review	\$ 2,000	\$ -	\$ -
12	Site Services	\$ 395,450	\$ 355,191	\$ 826,926
13	Taxes & Utilities	\$ 95,800	\$ 74,067	\$ 91,500
14	Bad Debt	\$ 5,000	\$ -	\$ 5,000
15	Total Cash Out	\$ 644,300	\$ 566,167	\$ 1,109,826
16	Net Cash Provided	\$ -	\$ 33,995	\$ -

COMMENTS ON THE FY20 OPERATING BUDGET

Line 1 – The TCOA Board of Directors passed a resolution to increase the assessment rate for residential, commercial, and hotel rooms in FY20. Commercial is assessed at \$2.80/sq. ft./year, residential units are assessed at \$1,504/unit/year, and hotel rooms are assessed at \$780/room/year. The \$25 annual fee on your invoice goes directly to the BSCO for trail maintenance and is not part of our budget. See additional discussion on page 7.

Line 2 – Other income includes revenue from new membership fees, permit fees, event sponsorship, Farmers Market vendor fees, etc. The TCOA Board of Directors passed a resolution to increase Design and Land Use Permit fees and the Membership & Initiation Fee in FY20 to increase revenue sources outside of assessments. TCOA is anticipating reviewing Design and Land Use Permits for approximately 3 commercial projects, 100+ hotel rooms, and more than 40 residential units in FY20. TCOA also anticipates seeking additional sponsorship opportunities to cover event expenses. Board of Director resolutions are available to view at: <http://www.bigskytowncenter.com/documents/bod-resolutions/>

Line 4 – For FY20, TCOA plans to reduce spending on print advertising and increase the contract labor budget for events, social media, and website management. This will provide TCOA's independent contractor, Love Street Media, more time to coordinate with Town Center merchants and community partners on events and marketing opportunities.

Line 9 – In FY19, TCOA budgeted approximately 9 months of payroll expenses to hire an Executive Director. TCOA's Executive Director, Emily O'Connor, started April 15, 2019 and will have worked for TCOA for approximately 6 months in FY19. TCOA has budgeted for 12 months of payroll expense in FY20 which includes payroll taxes and a stipend for health insurance.

Line 12 – Site services includes snow removal, landscape maintenance, general maintenance/repairs, irrigation, parking lot and road maintenance, noxious weed management, etc. In FY20, Rocky Mountain Townworks (RMT) will no longer provide snow removal and lawn care services to TCOA but will continue to provide general maintenance services. TCOA prepared a Request for Proposal (RFP) to invite bids from qualified contractors. The RFP was emailed directly to sixteen (16) businesses and posted as a classified ad in the Lone Peak Lookout and Explore Big Sky newspapers. TCOA received a limited number of bid responses, all of which proposed a significantly higher cost than what TCOA was paying for services offered by RMT. See page 10 for update on site service contractors.

Line 16 – Excess cash may be used to make a payment on the loan from the master developer (remaining principle balance is \$135,191.23), set aside for reserves, or used for repairs and/or maintenance as needed and as determined by the TCOA board.

BY THE NUMBERS

About 19% of TCOA membership are commercial members and they pay about 64% of the total annual assessment revenue.

About 81% of TCOA membership are residential members and they pay about 36% of the total annual assessment revenue.

17% of the operating budget is spend on administration/operations, 75% is spent on site services, and 8% is spent on taxes/utilities.

TOWN CENTER CONTACT INFORMATION

CONTACT INFORMATION

*Please feel free to call or email us -
we want to hear from you!*

EMILY O'CONNOR

TCOA Executive Director
emily@bigskytowncenter.com
406-548-8111

BILL SIMKINS

TCOA Board President
bill@bigskytowncenter.com
406-586-9629

RYAN HAMILTON

TCOA Board Member
ryan@bigskytowncenter.com
406-580-2260

LOVE STREET MEDIA - ERIK MORRISON

Events & Marketing
erik@lovestreetmedia.com
406-570-6579

RUDD & COMPANY - JODI DUNFEE

Accounting
jdunfee@ruddco.com
406-585-3393



Physical Address: 33 Lone Peak Drive, Unit 204
Mailing Address: P.O. Box 161273
Big Sky, Montana 59716
bigskytowncenter.com | info@bigskytowncenter.com

WE ACCEPT CREDIT CARDS & PAYPAL

The TCOA offers the option of paying your annual assessments by PayPal or credit card (a 3% processing fee will be added for payments made in this manner). A check is preferred, but if a card works better for you, please contact our accountant:

**Jodi Dunfee, CPA at Rudd & Co. at
(406) 585-3393 or email jdunfee@ruddco.com**

Ask for a PayPal invoice to be emailed to you. Payment plans can also be arranged and are strongly encouraged in lieu of non-payment.



**THINK LOCAL
ACT LOCAL**

#BIGSKYLIFE

