

TIPTON LAKES COMMUNITY ASSOCIATION, INC.

	Estimated Year End 12/31/21	2022 Budget
<u>Budget 2022: Cluster 13 (Winterberry Place)</u>		
<u>Operating Expenses</u>		
Taxes (on interest income-operating funds only)	\$ 10	\$ 10
Landscaping maintenance	481	481 ¹
Social	500	500
Contingency	<u>-</u>	<u>-</u>
Total Operating Expenses	<u>991</u>	<u>991</u>
<u>Repair and Replacements Reserves</u>		
Tree replacements	1,000	300
Total Repair & Replacement Reserves	<u>1,000</u>	<u>300</u>
Total Operating Expenses and Reserves	<u>1,991</u>	<u>1,291</u>
Cumulative Operating Deficit (Surplus) Carried Forward	<u>-</u>	<u>142</u>
TOTAL OUTFLOWS	<u>1,991</u>	<u>1,433</u>
Other Income (Interest on Operating Funds Only, Etc.)	30	30
Total Funds Needed from Assessments		<u>1,403</u>
Assessments From Cluster Owners	<u>1,444</u>	<u>1,444</u>
TOTAL OTHER INCOME & ASSESSMENTS	<u>1,474</u>	<u>1,474</u>
NET SURPLUS (DEFICIT) FROM 2021 OPERATIONS	(517)	-
Prior Years' Surplus (Deficit) brought forward	<u>375</u> ²	<u>-</u>
NET SURPLUS (DEFICIT) carry forward	<u>(142)</u>	<u>41</u>

Assessment calculation: \$ 1,403 / 19 = \$ 73.84
 Actual 2022 Assessment established at: \$ 76.00
 Note: 2022 Maximum Allowable Annual Assessment: \$264.14

- 1 Based on contract price.
 2 12/31/20 Operating Fund Balance from Audited Financial Statement.

<u>RESERVES</u>	<u>YEAR END 2019</u>	<u>2021 INCOME</u>	<u>2021 ESTIMATED EXPENSES</u>	<u>ESTIMATED YEAR END 2021*</u>
	\$ 6,171	\$ 1,000	\$ -	\$ 7,171

*PRIOR TO INTEREST/TAX ALLOCATION