

TIPTON LAKES COMMUNITY ASSOCIATION, INC.

	Estimated Year End 12/31/21	2022 Budget
<u>Budget 2022: Cluster 27 (Pintail Landing)</u>		
<u>Operating Expenses</u>		
Taxes (on interest income-operating funds only)	\$ 5	\$ 5
Landscaping	3,616	3,616 ¹
Social	-	300
Water for common area sprinkler system	356	360
Electricity for common area sprinkler system	506	700
Sprinkler system maintenance	330	350
Contingency	-	-
	<u>4,813</u>	<u>5,331</u>
 <u>Repair & Replacement Reserves</u>		
Sprinkler systems replacements	-	-
Tree replacements	1,640	1,840 ²
	<u>1,640</u>	<u>1,840</u>
 <u>Total Operating Expenses & Reserves</u>		
	<u>6,453</u>	<u>7,171</u>
 <u>Cumulative Operating Deficit (Surplus) Carried Forward</u>		
	<u>-</u>	<u>(408)</u>
 TOTAL OUTFLOWS		
	<u>6,453</u>	<u>6,763</u>
 <u>Other Income</u>		
Interest Income	15	15
Total Other Income	15	15
 <u>Total Funds Needed from Assessments</u>		
		<u>6,748</u>
Assessments From Cluster Owners	6,764	6,764
 TOTAL OTHER INCOME & ASSESSMENTS		
	<u>6,779</u>	<u>6,779</u>
 NET SURPLUS (DEFICIT) FROM 2021 OPERATIONS		
	326	-
Prior Years' Surplus (Deficit) brought forward	82 ³	-
 NET SURPLUS (DEFICIT) carry forward		
	<u>408</u>	<u>16</u>

Assessment calculation: \$ 6,748 / 19 = \$ 355.16
 Actual 2022 Assessment established at: \$ 356.00
 Note: 2022 Maximum Allowable Annual Assessment: \$504.55

- 1 Based on contract price, plus half of entrance median maintenance and mulch.
- 2 Additional funds set aside for tree removal and replacements.
- 3 12/31/20 Operating Fund Balance from Audited Financial Statement.

<u>RESERVES</u>	<u>YEAR END 2020</u>	<u>2021 INCOME</u>	<u>2021 ESTIMATED EXPENSE</u>	<u>ESTIMATED YEAR END 2021*</u>
	\$ 6,943	\$ 1,640	\$ 2,105	6,478

*PRIOR TO INTEREST/TAX ALLOCATION