

TIPTON LAKES COMMUNITY ASSOCIATION, INC.

	Estimated Year End 12/30/21	2022 Budget
<u>Budget 2022: Cluster 3 (Harrison Green)</u>		
<u>Operating Expenses</u>		
Taxes (on interest income-operating funds only)	20	10
Landscaping	4,256	4,256 ¹
Parking bay maintenance	-	100
Fence maintenance and cleaning	-	-
Contingency	-	-
	4,276	4,366
<u>Repair & Replacement Reserves</u>		
Perimeter fence & retaining wall replacement	4,700	5,600 ²
Tree Replacements	6,800	6,800
	11,500	12,400
<u>Total Operating Expenses & Reserves</u>	15,776	16,766
<u>Cumulative Operating Deficit (Surplus) Carried Forward</u>	-	(81)
TOTAL OUTFLOWS	15,776	16,685
<u>Other Income (Interest on Operating Funds Only, Etc.)</u>	70	70
<u>Total Funds Needed from Assessments</u>		16,615
Assessments From Special Assessment		
Assessments From Cluster Owners	16,128	16,704
Total Assessments	16,128	16,704
TOTAL OTHER INCOME & ASSESSMENTS	16,198	16,774
NET SURPLUS (DEFICIT) FROM 2021 OPERATIONS	422	-
Prior Years' Surplus (Deficit) brought forward	(341) ³	-
NET SURPLUS (DEFICIT) carry forward	81	89

Assessment calculation: 16,615 / 48 = \$ 346.15

Actual 2022 Assessment established at: \$ 348.00

Note: 2022 Maximum Allowable Assessment: \$353.70

1 Based on contract price.

2 Reserve for replacement of fence. Useful life of 20 years. Includes cleaning every 3 y

3 12/31/20 Operating Fund Balance from Audited Financial Statement.

RESERVES	YEAR END 2020	2021 INCOME	2021 ESTIMATED EXPENSE	ESTIMATED YEAR END 2021*
	\$ 36,880	\$ 11,500	\$ 6,040	\$ 42,340

Harrison Green is currently at the max allowable assessment amount. A special assessment may be needed in the future for a large or emergency project.

*PRIOR TO INTEREST/TAX ALLOCATION