

**TIPTON LAKES COMMUNITY ASSOCIATION, INC.**

	Estimated Year End 12/31/2024	2025 Budget
<b><u>Budget 2025: Cluster 13 (Winterberry Place)</u></b>		
<u>Operating Expenses</u>		
Taxes (on interest income-operating funds only)	\$ 10	\$ 10
Landscaping maintenance	505	505 <sup>1</sup>
Social	500	500
Contingency	<u>-</u>	<u>-</u>
Total Operating Expenses	<u>1,015</u>	<u>1,015</u>
<u>Repair and Replacements Reserves</u>		
Landscaping and Trees	800	900
Total Repair & Replacement Reserves	<u>800</u>	<u>900</u>
<u>Total Operating Expenses and Reserves</u>	<u>1,815</u>	<u>1,915</u>
<u>Cumulative Operating Deficit (Surplus) Carried Forward</u>	<u>-</u>	<u>(394)</u>
<b>TOTAL OUTFLOWS</b>	<u>1,815</u>	<u>1,521</u>
<u>Other Income (Interest on Operating Funds Only, Etc.)</u>	30	30
<u>Total Funds Needed from Assessments</u>		<u>1,491</u>
Assessments From Cluster Owners	<u>1,520</u>	<u>1,520</u>
<b>TOTAL OTHER INCOME &amp; ASSESSMENTS</b>	<u>1,550</u>	<u>1,550</u>
<b>NET SURPLUS (DEFICIT) FROM 2024 OPERATIONS</b>	(265)	-
Prior Years' Surplus (Deficit) brought forward	<u>659</u> <sup>2</sup>	<u>-</u>
<b>NET SURPLUS (DEFICIT) carry forward</b>	<u>394</u>	<u>29</u>

Assessment calculation: \$ 1,491 / 19 = \$ 78.47  
 Actual 2025 Assessment established at: \$ 80.00  
 Note: 2025 Maximum Allowable Annual Assessment: \$304.32

- 1 Based on contract price.  
 2 12/31/23 Operating Fund Balance from Audited Financial Statement.

<u>RESERVES</u>	<u>YEAR END 2023</u>	<u>2024 INCOME</u>	<u>2024 ESTIMATED EXPENSES</u>	<u>ESTIMATED YEAR END 2024*</u>
	<u>\$ 8,333</u>	<u>\$ 800</u>	<u>\$ -</u>	<u>\$ 9,133</u>

\*PRIOR TO INTEREST/TAX ALLOCATION