

TIMBER TRAILS COMMUNITY ASSOCIATION		
OPERATING FUND		
2022 Year End Projection & 2023 Operating Budget Draft		
Based on:		
505 improved properties		
11 unimproved properties		
	Projected y/e 2022	2023 Budget
REVENUES		
ANNUAL IMPROVED ASSESSMENT	\$ 1,170,336.00	\$ 1,271,238.65
ANNUAL UNIMPROVED ASSESSMENT	\$ 28,665.00	\$ 23,048.35
BAR CODE STICKERS	\$ 1,100.00	\$ 1,000.00
RESALE CERTIFICATE INCOME	\$ 1,000.00	\$ 1,000.00
RENTAL PROPERTY FEE INCOME	\$ 3,450.00	\$ 3,450.00
CONTRACTOR PASS INCOME	\$ 3,000.00	\$ 3,000.00
GENERAL INTEREST INCOME		
LATE FEES	\$ 6,000.00	\$ 2,000.00
DISPATCH INCOME LLVPOA	\$ 12,396.00	\$ 13,000.00
DISPATCH INCOME PPCA	\$ 14,481.00	\$ 15,206.00
DISPATCH INCOME LNC	\$ 9,654.00	\$ 10,140.00
TOTAL REVENUES	\$ 1,250,082.00	\$ 1,343,083.00
CONTRACTUAL EXPENSES		
	Projected y/e 2022	2023 Budget
A. SAFETY & SECURITY EXPENSES		
PAYROLL & CONTRACTUAL SERVICES	\$ 265,908.96	\$ 249,350.00
B. ADMINISTRATION EXPENSES		
PAYROLL & CONTRACTUAL SERVICES	\$ 100,910.04	\$ 119,010.00
C. MAINTENANCE EXPENSES		
PAYROLL & CONTRACTUAL SERVICES	\$ 130,626.96	\$ 138,855.00
TOTAL CONTRACTUAL EXPENSES	\$ 497,445.96	\$ 507,215.00
DIRECT EXPENSES		
PRINTING & POSTAGE	\$ 3,000.00	\$ 3,000.00
OFFICE DIRECT CHARGE	\$ 2,000.00	\$ 2,000.00
GATEHOUSE DIRECT CHARGE	\$ 5,000.00	\$ 5,000.00
MAINTENANCE DIRECT CHARGE	\$ 40,000.00	\$ 47,000.00
SNOWPLOWING & ICE CONTROL	\$ 50,000.00	\$ 45,000.00
GARBAGE COLLECTION	\$ 213,000.00	\$ 213,000.00
STREET SIGNAGE	\$ -	\$ 250.00
WILD LIFE MANAGEMENT	\$ 6,250.00	\$ 5,000.00
LEGAL FEES	\$ 2,500.00	\$ 7,500.00
ACCOUNTING FEES	\$ 8,380.00	\$ 7,500.00
INSURANCE	\$ 58,517.00	\$ 65,000.00
SHORT TERM RENTAL SURVEY		
UTILITIES	\$ 17,000.00	\$ 17,000.00
BANK SERVICE CHARGES	\$ 1,500.00	\$ 1,500.00
PRIOR YEAR SHORTFALL	\$ 5,000.00	\$ 6,250.00
OPERATING RESERVES		
CAPITAL RESERVE REPLACEMENT - LNC	\$ 203,010.00	\$ 200,596.00
CREDIT CARD FEES	\$ 900.00	\$ 900.00
BAD DEBT ALLOWANCE	\$ 5,000.00	\$ 5,000.00
CAI LEGISLATIVE ACTION	\$ 516.00	\$ 516.00
ROAD MAINTENANCE/CRACK SEALING	\$ 8,300.00	\$ 7,500.00
	\$ 629,873.00	\$ 639,512.00
TOTAL OPERATING EXPENSES	\$ 1,127,318.96	\$ 1,146,727.00
CAPITAL RESERVE REPLACEMENTS - TTCA	\$ 129,000.00	\$ 196,500.00
TOTAL EXPENSES	\$ 1,256,318.96	\$ 1,343,227.00
		\$ (144.00)
SURPLUS/(DEFICIT)	\$ (6,236.96)	projected exp over revenue 2022
2023 TTCA Assessment		
	Improved Properties	(Includes Garbage Service)
	\$ 2,137.00	TTCA Operating
	\$ 381.00	TTCA Capital Reserve
	\$ 2,518.00	Total TTCA 2023 Assessment
	\$ 25.00	TTCA 2023 Special Assessment - Members Gate
	\$ 2,543.00	Total Billing, January 2023
Unimproved Properties		
	(Does not include Garbage Service)	
	\$ 1,714.00	TTCA Operating
	\$ 381.00	TTCA Capital Reserve
	\$ 2,095.00	Total TTCA 2023 Assessment
	\$ 25.00	TTCA 2023 Special Assessment - Members Gate
	\$ 2,120.00	Total Billing, January 2023