TIPTON LAKES COMMUNITY ASSOCIATION, INC.

Budget 2022: Cluster 19 (Bittersweet Woods)	Estimated Year End 12/31/21	2022 <u>Budget</u>
Operating Expenses Taxes (on interest income-operating funds only) Landscaping maintenance Social Contingency	\$ 30 2,001 - -	\$ 30 2,001 1 100 100
Total Operating Expenses	2,031	2,231
Repair & Replacement Reserves Private sanitary sewer replacement Tree replacements	_ 1,200	- 2 1,200 з
Total Repair & Replacement Reserves	1,200	1,200
Total Operating Expenses & Reserves	3,231	3,431
Cumulative Operating Deficit (Surplus) Carried Forward		(269)
TOTAL OUTFLOWS	3,231	3,162
Other Income (Interest on Operating Funds Only, Etc.)	45	45
Total Funds Needed from Assessments		3,117
Assessments From Cluster Owners	3,240	3,240
TOTAL OTHER INCOME & ASSESSMENTS	3,285	3,285
NET SURPLUS (DEFICIT) FROM 2021 OPERATIONS Prior Years' Surplus (Deficit) brought forward	54 215	4
NET SURPLUS (DEFICIT) carry forward	269	123

Assessment calculation:

\$ 3,117 /

15 = \$

207.80

Actual 2022 Assessment established at:

216.00

Note: 2022 Maximum Allowable Annual Assessment: \$608.96

- 1 Based on contract price.
- 2 Reserve balance continues to collect interest for future replacement when needed.
- 3 Additional set aside for anticipated tree replacements.
- 12/31/20 Operating Fund Balance from Audited Financial Statement.

RESERVES	YEAR END 2020	2021 INCOME	2021 ESTIMATED EXPENSE	ESTIMATED YEAR END 2021*
	\$ 17,956	\$ 1,200	\$ 2,600	\$ 16,556