

**TUSCANY ESTATES ASSOCIATION, INC.**

Revenue/Expense Statement

Period: 12/01/19 to 12/31/19

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
<b>REVENUE:</b>							
41100-000 Common Operating Assessments	1,957.00	1,957.07	(.07)	23,484.00	23,484.84	(.84)	23,484.84
41100-100 Patio & Townhome Assessments	5,566.00	5,566.26	(.26)	66,792.00	66,795.12	(3.12)	66,795.12
44110-000 Interest	1.11	1.00	.11	15.68	12.00	3.68	12.00
44110-100 Interest Shared Wall	2.90	.00	2.90	31.23	.00	31.23	.00
47250-000 Late Fees	295.82	60.00	235.82	1,783.56	720.00	1,063.56	720.00
47800-000 Other Income	.00	.00	.00	.00	400.00	(400.00)	400.00
47900-000 Miscellaneous	100.00	.00	100.00	1,285.00	.00	1,285.00	.00
<b>TOTAL REVENUE</b>	<b>7,922.83</b>	<b>7,584.33</b>	<b>338.50</b>	<b>93,391.47</b>	<b>91,411.96</b>	<b>1,979.51</b>	<b>91,411.96</b>
<b>EXPENSES</b>							
<b>ADMINISTRATIVE</b>							
50900-000 Misc. Assn. Expenses	.00	20.00	20.00	138.22	240.00	101.78	240.00
52000-000 Insurance	(1,068.00)	.00	1,068.00	1,878.00	1,700.00	(178.00)	1,700.00
52000-100 Shared Walls Insurance	2,412.25	1,300.00	(1,112.25)	15,450.02	15,600.00	149.98	15,600.00
53850-000 Collection Costs	325.00	60.00	(265.00)	2,395.25	720.00	(1,675.25)	720.00
53900-000 Other Office Services	124.00	50.00	(74.00)	564.00	1,180.00	616.00	1,180.00
54200-000 Postage	17.10	30.00	12.90	562.42	670.00	107.58	670.00
54300-000 Stationery/Printing	63.50	70.00	6.50	1,272.00	940.00	(332.00)	940.00
55100-000 Accountant	.00	.00	.00	300.00	300.00	.00	300.00
55300-000 Attorney Fees	18.50	.00	(18.50)	1,470.25	1,500.00	29.75	1,500.00
55400-000 Management Fees	(22.00)	762.00	784.00	9,155.90	9,144.00	(11.90)	9,144.00
55400-100 Management Fee	1,176.00	391.50	(784.50)	4,704.00	4,698.00	(6.00)	4,698.00
<b>ADMINISTRATIVE</b>	<b>3,046.35</b>	<b>2,683.50</b>	<b>(362.85)</b>	<b>37,890.06</b>	<b>36,692.00</b>	<b>(1,198.06)</b>	<b>36,692.00</b>
<b>MAINTENANCE</b>							
66400-100 Gutters/Downspouts/Roofs	.00	250.00	250.00	2,673.00	4,000.00	1,327.00	4,000.00
66900-000 Other	.00	.00	.00	267.75	.00	(267.75)	.00
66900-100 Other Exterior Repairs	.00	.00	.00	1,783.13	6,000.00	4,216.87	6,000.00
68200-000 Landscaping-Common	670.00	.00	(670.00)	19,958.02	8,000.00	(11,958.02)	8,000.00
68200-100 Landscaping-Patio/Townhome	448.12	.00	(448.12)	18,298.45	27,850.00	9,551.55	27,850.00
69000-000 Maintenance Repairs	.00	.00	.00	(267.75)	.00	267.75	.00
69000-100 Maintenance Repairs - Shrd Wl	.00	.00	.00	267.75	.00	(267.75)	.00
70000-100 Painting	.00	.00	.00	10,050.00	2,000.00	(8,050.00)	2,000.00
75000-000 Misc. Maintenance	258.01	.00	(258.01)	1,792.96	.00	(1,792.96)	.00
75000-100 Misc. Maintenance - Shrd Wall	1,450.00	.00	(1,450.00)	2,821.99	.00	(2,821.99)	.00
<b>MAINTENANCE EXPENSES</b>	<b>2,826.13</b>	<b>250.00</b>	<b>(2,576.13)</b>	<b>57,645.30</b>	<b>47,850.00</b>	<b>(9,795.30)</b>	<b>47,850.00</b>
<b>UTILITIES</b>							
<b>UTILITIES</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>
<b>OTHER EXPENSES</b>							
77500-000 Contingency - Common	.00	97.00	97.00	1,626.59	229.00	(1,397.59)	229.00
77500-100 Contingency - Townhomes	.00	553.00	553.00	.00	6,647.00	6,647.00	6,647.00
<b>OTHER EXPENSES</b>	<b>.00</b>	<b>650.00</b>	<b>650.00</b>	<b>1,626.59</b>	<b>6,876.00</b>	<b>5,249.41</b>	<b>6,876.00</b>
<b>TOTAL EXPENSES</b>	<b>5,872.48</b>	<b>3,583.50</b>	<b>(2,288.98)</b>	<b>97,161.95</b>	<b>91,418.00</b>	<b>(5,743.95)</b>	<b>91,418.00</b>
<b>CURRENT YEAR REVENUE/(LOSS)</b>	<b>2,050.35</b>	<b>4,000.83</b>	<b>(1,950.48)</b>	<b>(3,770.48)</b>	<b>(6.04)</b>	<b>(3,764.44)</b>	<b>(6.04)</b>

**TUSCANY ESTATES ASSOCIATION, INC.**

Revenue/Expense Statement

Period: 12/01/19 to 12/31/19

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
<b>REPLACEMENT/REPAIR FUND</b>							
<b>REVENUE</b>							
84110-000 Replace/Repair Assess.	2,107.00	2,107.00	.00	25,284.00	25,284.00	.00	25,284.00
84110-100 Replace/Repair-Shared Wall	3,134.00	3,134.00	.00	37,608.00	37,608.00	.00	37,608.00
84420-000 Interest	34.92	8.00	26.92	640.80	96.00	544.80	96.00
84420-100 Interest-Shared Wall	71.41	.00	71.41	1,107.13	.00	1,107.13	.00
84710-000 Transfer Fee	300.00	.00	300.00	3,300.00	600.00	2,700.00	600.00
<b>TOTAL RRA REVENUE</b>	<b>5,647.33</b>	<b>5,249.00</b>	<b>398.33</b>	<b>67,939.93</b>	<b>63,588.00</b>	<b>4,351.93</b>	<b>63,588.00</b>
<b>EXPENSES</b>							
85100-000 Income Taxes	41.00	.00	(41.00)	327.00	.00	(327.00)	.00
86700-100 Shutters/Siding	.00	.00	.00	6,347.00	.00	(6,347.00)	.00
<b>TOTAL RRA EXPENSES</b>	<b>41.00</b>	<b>.00</b>	<b>(41.00)</b>	<b>6,674.00</b>	<b>.00</b>	<b>(6,674.00)</b>	<b>.00</b>
<b>CURRENT YEAR REVENUE/(LOSS)</b>	<b>5,606.33</b>	<b>5,249.00</b>	<b>357.33</b>	<b>61,265.93</b>	<b>63,588.00</b>	<b>(2,322.07)</b>	<b>63,588.00</b>

**TUSCANY ESTATES ASSOCIATION, INC.**

Balance Sheet

As of 12/31/19

Account Description	Fund Balances			Totals
	Operating	Reserves	Other	
<b>ASSETS</b>				
Operating Cash - Debit Card	832.27			832.27
Operating Cash - Alliance	8,058.96			8,058.96
Operating Cash - Alliance SW	31,636.17			31,636.17
Operating Funds	<u>40,527.40</u>	<u>.00</u>	<u>.00</u>	<u>40,527.40</u>
Replacement/Repair Funds				
Replacement Cash - Alliance		93,533.10		93,533.10
Replacement Cash - Alliance SW		190,058.46		190,058.46
Total Replacement/Repair Funds	<u>.00</u>	<u>283,591.56</u>	<u>.00</u>	<u>283,591.56</u>
Assessments & Fees Receivable				
Assessments Receivable	3,936.98			3,936.98
Late Fees Receivable	621.90			621.90
Miscellaneous Charges Rec.	989.15			989.15
Total Receivables	<u>5,548.03</u>	<u>.00</u>	<u>.00</u>	<u>5,548.03</u>
Due from Operating Fund		15,226.00		15,226.00
<b>TOTAL ASSETS</b>	<u><u>46,075.43</u></u>	<u><u>298,817.56</u></u>	<u><u>.00</u></u>	<u><u>344,892.99</u></u>
<b>LIABILITIES</b>				
Due to Replacement Common	6,321.00			6,321.00
Due to Replacement Shared Wall	8,905.00			8,905.00
Prepaid Owner Assessments	6,131.67			6,131.67
<b>TOTAL LIABILITIES</b>	<u>21,357.67</u>	<u>.00</u>	<u>.00</u>	<u>21,357.67</u>
<b>EQUITY</b>				
Current Year Revenue/(Loss)	(3,770.48)	61,265.93	.00	57,495.45
Fund Balance - Operating	28,488.24			28,488.24
Fund Balance - Replacement		79,027.80		79,027.80
Replace/Repair Shared Wall FB		158,523.83		158,523.83
<b>TOTAL EQUITY</b>	<u>24,717.76</u>	<u>298,817.56</u>	<u>.00</u>	<u>323,535.32</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>46,075.43</u></u>	<u><u>298,817.56</u></u>	<u><u>.00</u></u>	<u><u>344,892.99</u></u>