

Tuscany Estates Association

Balance Sheet as of 6/30/2020

Asset	Operating	Replacement	Total
Assets			
Operating Cash - Debit Card	\$1,110.71		\$1,110.71
Operating Cash - Alliance	\$19,357.19		\$19,357.19
Operating Cash - Alliance SW	\$31,648.29		\$31,648.29
Replacement Cash - Alliance		\$107,044.43	\$107,044.43
Replacement Cash - Alliance SW		\$235,754.75	\$235,754.75
Owner Receivable	\$8,717.95		\$8,717.95
Due from Operating Fund		\$9,000.00	\$9,000.00
Total Assets	\$60,834.14	\$351,799.18	\$412,633.32
Total Asset	\$60,834.14	\$351,799.18	\$412,633.32
Liability / Equity			
Liabilities			
Due to Replacement Common	\$3,500.00		\$3,500.00
Due to Replacement Shared Wall	\$5,500.00		\$5,500.00
Prepaid Owner Assessments	\$12,146.82		\$12,146.82
Total Liabilities	\$21,146.82		\$21,146.82
Equity			
Net Income	\$14,809.56	\$52,981.62	\$67,791.18
Fund Balance - Operating	\$24,877.76		\$24,877.76
Fund Balance - Replacement		\$140,293.73	\$140,293.73
Replace/Repair Shared Wall FB		\$158,523.83	\$158,523.83
Total Equity	\$39,687.32	\$351,799.18	\$391,486.50
Total Liability / Equity	\$60,834.14	\$351,799.18	\$412,633.32

Tuscany Estates Association

Statement of Revenues and Expenses 6/1/2020 - 6/30/2020

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
41100-000 - Common Operating Assessments	3,328.00	3,030.22	297.78	16,976.00	18,181.32	(1,205.32)	36,362.64
41100-100 - Patio & Townhome Assessments	5,177.00	4,900.71	276.29	30,234.00	29,404.26	829.74	58,808.52
44110-000 - Interest	2.35	5.00	(2.65)	10.55	30.00	(19.45)	60.00
44110-100 - Interest Shared Wall	-	3.00	(3.00)	10.82	18.00	(7.18)	36.00
47250-000 - Late Fees	-	60.00	(60.00)	(42.26)	360.00	(402.26)	720.00
47900-000 - Miscellaneous	-	80.00	(80.00)	327.31	480.00	(152.69)	960.00
47900-100 - Miscellaneous Income	-	-	-	419.44	-	419.44	-
Total Income	8,507.35	8,078.93	428.42	47,935.86	48,473.58	(537.72)	96,947.16
Total Income	8,507.35	8,078.93	428.42	47,935.86	48,473.58	(537.72)	96,947.16

Operating Expense

Administrative							
50100-000 - Bad Debt	75.00	-	(75.00)	75.00	-	(75.00)	-
50400-000 - Social Functions	-	-	-	36.96	100.00	63.04	300.00
52000-000 - Insurance	148.00	300.00	152.00	740.00	1,040.00	300.00	1,976.00
52000-100 - Shared Walls Insurance	1,196.25	2,500.00	1,303.75	5,981.25	8,750.00	2,768.75	16,250.00
53850-000 - Collection Costs	-	80.00	80.00	354.00	480.00	126.00	960.00
53900-000 - Other Office Services	(108.82)	50.00	158.82	48.05	225.00	176.95	400.00
54200-000 - Postage	16.00	60.00	44.00	84.50	300.00	215.50	650.00
54300-000 - Stationery/Printing	63.50	65.00	1.50	613.50	925.00	311.50	1,315.00
55100-000 - Accountant	-	-	-	300.00	300.00	-	300.00
55300-000 - Attorney Fees	684.50	500.00	(184.50)	684.50	1,000.00	315.50	1,500.00
55400-000 - Management Fees	762.00	762.00	-	4,772.00	4,572.00	(200.00)	9,144.00
55400-100 - Management Fee	392.00	392.00	-	2,352.00	2,352.00	-	4,704.00
55410-000 - Non Owner Occupied Fees	-	-	-	-	250.00	250.00	250.00
Total Administrative	3,228.43	4,709.00	1,480.57	16,041.76	20,294.00	4,252.24	37,749.00

Landscaping							
68200-000 - Landscaping-Common	-	2,500.00	2,500.00	6,679.95	9,350.00	2,670.05	19,900.00
68200-100 - Landscaping-Patio/Townhome	-	1,900.00	1,900.00	9,324.10	7,600.00	(1,724.10)	17,100.00
68400-000 - Shrub Purchase/Care	-	300.00	300.00	-	300.00	300.00	300.00
Total Landscaping	-	4,700.00	4,700.00	16,004.05	17,250.00	1,245.95	37,300.00

Maintenance							
66400-100 - Gutters/Downspouts/Roofs	1,795.00	-	(1,795.00)	1,945.00	500.00	(1,445.00)	3,500.00
66900-100 - Other Exterior Repairs	-	213.00	213.00	-	1,278.00	1,278.00	2,556.00

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	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
69000-100 - Maintenance Repairs - Shrd Wll	27.36	-	(27.36)	27.36	7,000.00	6,972.64	7,000.00
70000-100 - Painting	-	-	-	-	-	-	7,000.00
75000-000 - Misc. Maintenance	175.65	-	(175.65)	175.65	-	(175.65)	500.00
75000-100 - Misc. Maintenance - Shrd Wall	-	-	-	(1,395.84)	-	1,395.84	-
77500-000 - Contingency - Common	103.13	50.00	(53.13)	328.32	300.00	(28.32)	600.00
77500-100 - Contingency - Townhomes	-	50.00	50.00	-	435.00	435.00	735.00
Total Maintenance	2,101.14	313.00	(1,788.14)	1,080.49	9,513.00	8,432.51	21,891.00
Total Expense	5,329.57	9,722.00	4,392.43	33,126.30	47,057.00	13,930.70	96,940.00
Operating Net Total	3,177.78	(1,643.07)	4,820.85	14,809.56	1,416.58	13,392.98	7.16

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Statement of Revenues and Expenses 6/1/2020 - 6/30/2020

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Replacement Income							
Income							
84110-000 - Replace/Repair Assess.	800.00	800.00	-	7,600.00	7,600.00	-	12,400.00
84110-100 - Replace/Repair-Shared Wall	7,105.00	7,105.00	-	42,630.00	42,630.00	-	85,260.00
84420-000 - Interest	41.09	45.00	(3.91)	160.41	270.00	(109.59)	540.00
84420-100 - Interest-Shared Wall	-	-	-	246.21	600.00	(353.79)	1,200.00
84710-000 - Transfer Fee	-	300.00	(300.00)	3,060.00	1,200.00	1,860.00	1,800.00
84710-100 - Transfer Fees - Shared Wall	-	-	-	-	600.00	(600.00)	1,200.00
Total Income	7,946.09	8,250.00	(303.91)	53,696.62	52,900.00	796.62	102,400.00
Total Income	7,946.09	8,250.00	(303.91)	53,696.62	52,900.00	796.62	102,400.00
Replacement Expense							
Expenses							
85100-000 - Income Taxes	-	-	-	102.00	-	(102.00)	-
86400-100 - Gutters/Roofs/Downspouts	-	-	-	613.00	-	(613.00)	-
Total Expenses	-	-	-	715.00	-	(715.00)	-
Total Expense	-	-	-	715.00	-	(715.00)	-
Replacement Net Total	7,946.09	8,250.00	(303.91)	52,981.62	52,900.00	81.62	102,400.00
Net Total	11,123.87	6,606.93	4,516.94	67,791.18	54,316.58	13,474.60	102,407.16