

# Tuscany Estates Association

Balance Sheet as of 12/31/2020

<b>Asset</b>	<b>Operating</b>	<b>Replacement</b>	<b>Total</b>
<b>Assets</b>			
Operating Cash - Debit Card	\$937.72		\$937.72
Operating Cash - Alliance	\$20,915.78		\$20,915.78
Operating Cash - Alliance SW	\$37,167.78		\$37,167.78
Replacement Cash - Alliance		\$109,608.07	\$109,608.07
Replacement Cash - Alliance SW		\$231,910.36	\$231,910.36
Owner Receivable	\$9,737.16		\$9,737.16
Due from Operating Fund		\$10,945.00	\$10,945.00
<b>Total Assets</b>	<b>\$68,758.44</b>	<b>\$352,463.43</b>	<b>\$421,221.87</b>
<b>Total Asset</b>	<b>\$68,758.44</b>	<b>\$352,463.43</b>	<b>\$421,221.87</b>
<b>Liability / Equity</b>			
<b>Liabilities</b>			
Due to Replacement Common	\$2,340.00		\$2,340.00
Due to Replacement Shared Wall	\$8,605.00		\$8,605.00
Prepaid Owner Assessments	\$21,749.20		\$21,749.20
Owner Refunds	\$5,479.84		\$5,479.84
<b>Total Liabilities</b>	<b>\$38,174.04</b>		<b>\$38,174.04</b>
<b>Equity</b>			
Net Income	\$5,706.64	\$53,645.87	\$59,352.51
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
<b>Total Equity</b>	<b>\$30,584.40</b>	<b>\$352,463.43</b>	<b>\$383,047.83</b>
<b>Total Liability / Equity</b>	<b>\$68,758.44</b>	<b>\$352,463.43</b>	<b>\$421,221.87</b>

# Tuscany Estates Association

## Statement of Revenues and Expenses 12/1/2020 - 12/31/2020

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
<b>Income</b>							
41100-000 - Common Operating Assessments	3,360.00	3,030.22	329.78	37,808.00	36,362.64	1,445.36	36,362.64
41100-100 - Patio & Townhome Assessments	5,529.00	4,900.71	628.29	63,059.00	58,808.52	4,250.48	58,808.52
44110-000 - Interest	2.64	5.00	(2.36)	24.88	60.00	(35.12)	60.00
44110-100 - Interest Shared Wall	-	3.00	(3.00)	10.82	36.00	(25.18)	36.00
47250-000 - Late Fees	-	60.00	(60.00)	(42.26)	720.00	(762.26)	720.00
47900-000 - Miscellaneous	25.00	80.00	(55.00)	352.31	960.00	(607.69)	960.00
47900-100 - Miscellaneous Income	-	-	-	419.44	-	419.44	-
<b>Total Income</b>	<b>8,916.64</b>	<b>8,078.93</b>	<b>837.71</b>	<b>101,632.19</b>	<b>96,947.16</b>	<b>4,685.03</b>	<b>96,947.16</b>
<b>Total Income</b>	<b>8,916.64</b>	<b>8,078.93</b>	<b>837.71</b>	<b>101,632.19</b>	<b>96,947.16</b>	<b>4,685.03</b>	<b>96,947.16</b>

## Operating Expense

### Administrative

50100-000 - Bad Debt	-	-	-	75.00	-	(75.00)	-
50400-000 - Social Functions	-	100.00	100.00	238.35	300.00	61.65	300.00
50910-000 - Web Site Expenses	-	-	-	107.88	-	(107.88)	-
52000-000 - Insurance	408.62	156.00	(252.62)	4,160.24	1,976.00	(2,184.24)	1,976.00
52000-100 - Shared Walls Insurance	953.45	1,250.00	296.55	12,583.70	16,250.00	3,666.30	16,250.00
53850 - Collection Costs	-	-	-	111.00	-	(111.00)	-
53850-000 - Collection Costs	-	80.00	80.00	210.00	960.00	750.00	960.00
53900-000 - Other Office Services	165.30	50.00	(115.30)	1,031.83	400.00	(631.83)	400.00
54200-000 - Postage	135.30	20.00	(115.30)	463.85	650.00	186.15	650.00
54300-000 - Stationery/Printing	63.50	65.00	1.50	1,107.92	1,315.00	207.08	1,315.00
54900-000 - Other Office Supplies	-	-	-	11.65	-	(11.65)	-
55100-000 - Accountant	-	-	-	300.00	300.00	-	300.00
55300-000 - Attorney Fees	-	-	-	3,173.00	1,500.00	(1,673.00)	1,500.00
55400-000 - Management Fees	762.00	762.00	-	9,344.00	9,144.00	(200.00)	9,144.00
55400-100 - Management Fee	392.00	392.00	-	4,704.00	4,704.00	-	4,704.00
55410-000 - Non Owner Occupied Fees	-	-	-	-	250.00	250.00	250.00
<b>Total Administrative</b>	<b>2,880.17</b>	<b>2,875.00</b>	<b>(5.17)</b>	<b>37,622.42</b>	<b>37,749.00</b>	<b>126.58</b>	<b>37,749.00</b>

### Landscaping

68200-000 - Landscaping-Common	-	-	-	16,121.25	19,900.00	3,778.75	19,900.00
68200-100 - Landscaping-Patio/Townhome	-	-	-	23,751.90	17,100.00	(6,651.90)	17,100.00
68400-000 - Shrub Purchase/Care	-	-	-	-	300.00	300.00	300.00
<b>Total Landscaping</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>39,873.15</b>	<b>37,300.00</b>	<b>(2,573.15)</b>	<b>37,300.00</b>

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## Statement of Revenues and Expenses 12/1/2020 - 12/31/2020

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
<b>Maintenance</b>							
63000-000 - Common Bldgs./Rooms	-	-	-	335.00	-	(335.00)	-
66400-100 - Gutters/Downspouts/Roofs	121.00	-	(121.00)	3,329.80	3,500.00	170.20	3,500.00
66900-000 - Other	(62.86)	-	62.86	(215.00)	-	215.00	-
66900-100 - Other Exterior Repairs	170.00	213.00	43.00	1,777.96	2,556.00	778.04	2,556.00
69000-000 - Maintenance Repairs	-	-	-	215.00	-	(215.00)	-
69000-100 - Maintenance Repairs - Shrd Wll	-	-	-	7,000.00	7,000.00	-	7,000.00
70000-100 - Painting	-	-	-	6,500.35	7,000.00	499.65	7,000.00
75000-000 - Misc. Maintenance	62.86	-	(62.86)	227.40	500.00	272.60	500.00
75000-100 - Misc. Maintenance - Shrd Wall	-	-	-	(1,395.84)	-	1,395.84	-
77500-000 - Contingency - Common	-	50.00	50.00	340.06	600.00	259.94	600.00
77500-100 - Contingency - Townhomes	-	50.00	50.00	315.25	735.00	419.75	735.00
<b>Total Maintenance</b>	<b>291.00</b>	<b>313.00</b>	<b>22.00</b>	<b>18,429.98</b>	<b>21,891.00</b>	<b>3,461.02</b>	<b>21,891.00</b>
<b>Total Expense</b>	<b>3,171.17</b>	<b>3,188.00</b>	<b>16.83</b>	<b>95,925.55</b>	<b>96,940.00</b>	<b>1,014.45</b>	<b>96,940.00</b>
<b>Operating Net Total</b>	<b>5,745.47</b>	<b>4,890.93</b>	<b>854.54</b>	<b>5,706.64</b>	<b>7.16</b>	<b>5,699.48</b>	<b>7.16</b>

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## Statement of Revenues and Expenses 12/1/2020 - 12/31/2020

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Replacement Income</b>							
<b>Income</b>							
84110-000 - Replace/Repair Assess.	800.00	800.00	-	11,600.00	12,400.00	(800.00)	12,400.00
84110-100 - Replace/Repair-Shared Wall	3,571.00	7,105.00	(3,534.00)	71,087.00	85,260.00	(14,173.00)	85,260.00
84120-000 - 2020 Refund to Shared Wall	-	-	-	(27,564.00)	-	(27,564.00)	-
84420-000 - Interest	42.62	45.00	(2.38)	437.02	540.00	(102.98)	540.00
84420-100 - Interest-Shared Wall	-	-	-	246.21	1,200.00	(953.79)	1,200.00
84710-000 - Transfer Fee	(4,236.00)	300.00	(4,536.00)	2,148.00	1,800.00	348.00	1,800.00
84710-100 - Transfer Fees - Shared Wall	4,200.00	-	4,200.00	4,200.00	1,200.00	3,000.00	1,200.00
<b>Total Income</b>	<b>4,377.62</b>	<b>8,250.00</b>	<b>(3,872.38)</b>	<b>62,154.23</b>	<b>102,400.00</b>	<b>(40,245.77)</b>	<b>102,400.00</b>
<b>Total Income</b>	<b>4,377.62</b>	<b>8,250.00</b>	<b>(3,872.38)</b>	<b>62,154.23</b>	<b>102,400.00</b>	<b>(40,245.77)</b>	<b>102,400.00</b>

## Replacement Expense

<b>Expenses</b>							
85100-000 - Income Taxes	55.00	-	(55.00)	267.00	-	(267.00)	-
85590-000 - Professional Fees	-	-	-	960.00	-	(960.00)	-
85590-100 - Professional Fees	-	-	-	2,240.00	-	(2,240.00)	-
86400-100 - Gutters/Roofs/Downspouts	-	-	-	613.00	-	(613.00)	-
87000-100 - Paint/Power Wash	-	-	-	4,428.36	-	(4,428.36)	-
<b>Total Expenses</b>	<b>55.00</b>	<b>-</b>	<b>(55.00)</b>	<b>8,508.36</b>	<b>-</b>	<b>(8,508.36)</b>	<b>-</b>
<b>Total Expense</b>	<b>55.00</b>	<b>-</b>	<b>(55.00)</b>	<b>8,508.36</b>	<b>-</b>	<b>(8,508.36)</b>	<b>-</b>
<b>Replacement Net Total</b>	<b>4,322.62</b>	<b>8,250.00</b>	<b>(3,927.38)</b>	<b>53,645.87</b>	<b>102,400.00</b>	<b>(48,754.13)</b>	<b>102,400.00</b>
<b>Net Total</b>	<b>10,068.09</b>	<b>13,140.93</b>	<b>(3,072.84)</b>	<b>59,352.51</b>	<b>102,407.16</b>	<b>(43,054.65)</b>	<b>102,407.16</b>