

Tuscany Estates Association

Balance Sheet as of 3/31/2021

Asset	Operating	Replacement	Total
Assets			
Operating Cash - Debit Card	\$809.47		\$809.47
Operating Cash - Alliance	\$16,617.38		\$16,617.38
Operating Cash - Alliance SW	\$40,577.78		\$40,577.78
Replacement Cash - Alliance		\$111,989.18	\$111,989.18
Replacement Cash - Alliance SW		\$248,136.87	\$248,136.87
Owner Receivable	\$7,777.77		\$7,777.77
Total Assets	\$65,782.40	\$360,126.05	\$425,908.45
Total Asset	\$65,782.40	\$360,126.05	\$425,908.45
Liability / Equity			
Liabilities			
Prepaid Owner Assessments	\$18,468.67		\$18,468.67
Total Liabilities	\$18,468.67		\$18,468.67
Equity			
Net Income	\$10,124.33	\$14,267.62	\$24,391.95
Fund Balance	\$37,189.40	\$144,279.96	\$181,469.36
Replace/Repair Shared Wall FB		\$201,578.47	\$201,578.47
Total Equity	\$47,313.73	\$360,126.05	\$407,439.78
Total Liability / Equity	\$65,782.40	\$360,126.05	\$425,908.45

Tuscany Estates Association

Statement of Revenues and Expenses 3/1/2021 - 3/31/2021

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
41100-000 - Common Operating Assessments	3,120.00	3,192.00	(72.00)	9,360.00	9,576.00	(216.00)	38,304.00
41100-100 - Patio & Townhome Assessments	5,427.42	5,651.61	(224.19)	16,282.26	16,954.83	(672.57)	67,819.32
44110 - Interest	9.91	-	9.91	9.91	-	9.91	-
44110-000 - Interest	1.66	4.00	(2.34)	6.67	11.00	(4.33)	45.00
44110-100 - Interest Shared Wall	-	3.00	(3.00)	-	9.00	(9.00)	36.00
47250-000 - Late Fees	-	30.00	(30.00)	(5.50)	90.00	(95.50)	360.00
47900-000 - Miscellaneous	115.00	-	115.00	710.00	450.00	260.00	450.00
Total Income	8,673.99	8,880.61	(206.62)	26,363.34	27,090.83	(727.49)	107,014.32
Total Income	8,673.99	8,880.61	(206.62)	26,363.34	27,090.83	(727.49)	107,014.32

Operating Expense

Administrative

50400-000 - Social Functions	-	-	-	164.85	-	(164.85)	300.00
50910-000 - Web Site Expenses	78.53	30.00	(48.53)	78.53	90.00	11.47	450.00
52000-000 - Insurance	636.84	458.33	(178.51)	1,299.53	1,374.99	75.46	5,500.00
52000-100 - Shared Walls Insurance	2,117.32	1,258.33	(858.99)	4,208.79	3,774.99	(433.80)	15,100.00
53850 - Collection Costs	10.00	-	(10.00)	47.00	-	(47.00)	-
53850-000 - Collection Costs	(10.00)	30.00	40.00	(47.00)	30.00	77.00	480.00
53900-000 - Other Office Services	33.80	25.00	(8.80)	54.40	50.00	(4.40)	200.00
54200-000 - Postage	72.80	54.16	(18.64)	181.66	162.48	(19.18)	650.00
54300-000 - Stationery/Printing	63.50	109.50	46.00	340.50	329.50	(11.00)	1,315.00
55100-000 - Accountant	-	-	-	-	-	-	350.00
55300-000 - Attorney Fees	980.50	1,000.00	19.50	1,239.50	1,000.00	(239.50)	2,650.00
55400-000 - Management Fees	762.00	762.00	-	2,286.00	2,286.00	-	9,144.00
55400-100 - Management Fee	392.00	392.00	-	1,176.00	1,176.00	-	4,704.00
Total Administrative	5,137.29	4,119.32	(1,017.97)	11,029.76	10,273.96	(755.80)	40,843.00

Landscaping

68200-000 - Landscaping-Common	1,543.05	1,889.00	345.95	1,543.05	1,889.00	345.95	17,000.00
68200-100 - Landscaping-Patio/Townhome	2,263.87	2,777.78	513.91	2,263.87	2,777.78	513.91	25,000.00
68400-000 - Shrub Purchase/Care	-	-	-	-	-	-	300.00
Total Landscaping	3,806.92	4,666.78	859.86	3,806.92	4,666.78	859.86	42,300.00

Maintenance

66400-100 - Gutters/Downspouts/Roofs	1,289.50	-	(1,289.50)	1,289.50	-	(1,289.50)	4,500.00
66900-100 - Other Exterior Repairs	61.98	-	(61.98)	61.98	-	(61.98)	2,556.00

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
69000-100 - Maintenance Repairs - Shrd Wll	-	1,000.00	1,000.00	-	1,000.00	1,000.00	9,000.00
70000-100 - Painting	-	-	-	-	-	-	6,000.00
77500-000 - Contingency - Common	50.85	100.00	49.15	50.85	100.00	49.15	819.20
77500-100 - Contingency - Townhomes	-	100.00	100.00	-	300.00	300.00	1,000.00
Total Maintenance	1,402.33	1,200.00	(202.33)	1,402.33	1,400.00	(2.33)	23,875.20
Total Expense	10,346.54	9,986.10	(360.44)	16,239.01	16,340.74	101.73	107,018.20
Operating Net Total	(1,672.55)	(1,105.49)	(567.06)	10,124.33	10,750.09	(625.76)	(3.88)

Replacement Income

Income							
84110-100 - Replace/Repair-Shared Wall	4,764.58	4,764.58	-	14,293.74	14,293.74	-	57,175.00
84420-000 - Interest	45.38	-	45.38	129.13	48.00	81.13	48.00
84420-100 - Interest-Shared Wall	-	4.00	(4.00)	-	12.00	(12.00)	48.00
84710-000 - Transfer Fee	-	-	-	-	1,152.00	(1,152.00)	1,152.00
84710-100 - Transfer Fees - Shared Wall	-	-	-	792.00	5,040.00	(4,248.00)	5,040.00
Total Income	4,809.96	4,768.58	41.38	15,214.87	20,545.74	(5,330.87)	63,463.00
Total Income	4,809.96	4,768.58	41.38	15,214.87	20,545.74	(5,330.87)	63,463.00

Replacement Expense

Expenses							
86400-100 - Gutters/Roofs/Downspouts	947.25	-	(947.25)	947.25	-	(947.25)	-
Total Expenses	947.25	-	(947.25)	947.25	-	(947.25)	-
Total Expense	947.25	-	(947.25)	947.25	-	(947.25)	-
Replacement Net Total	3,862.71	4,768.58	(905.87)	14,267.62	20,545.74	(6,278.12)	63,463.00
Net Total	2,190.16	3,663.09	(1,472.93)	24,391.95	31,295.83	(6,903.88)	63,459.12