

Tuscany Estates Association

Balance Sheet as of 6/30/2021

Asset	Operating	Replacement	Total
Assets			
Operating Cash - Debit Card	\$360.27		\$360.27
Operating Cash - Alliance	\$20,230.36		\$20,230.36
Operating Cash - Alliance SW	\$46,404.81		\$46,404.81
Replacement Cash - Alliance		\$112,606.46	\$112,606.46
Replacement Cash - Alliance SW		\$261,503.42	\$261,503.42
Owner Receivable	\$6,980.91		\$6,980.91
Total Assets	\$73,976.35	\$374,109.88	\$448,086.23
Total Asset	\$73,976.35	\$374,109.88	\$448,086.23
Liability / Equity			
Liabilities			
Prepaid Owner Assessments	\$17,967.31		\$17,967.31
Owner Refunds	\$681.24		\$681.24
Total Liabilities	\$18,648.55		\$18,648.55
Equity			
Net Income	\$18,308.40	\$28,251.45	\$46,559.85
Fund Balance	\$37,019.40	\$144,279.96	\$181,299.36
Replace/Repair Shared Wall FB		\$201,578.47	\$201,578.47
Total Equity	\$55,327.80	\$374,109.88	\$429,437.68
Total Liability / Equity	\$73,976.35	\$374,109.88	\$448,086.23

Tuscany Estates Association

Statement of Revenues and Expenses 6/1/2021 - 6/30/2021

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
41100-000 - Common Operating Assessments	3,144.00	3,192.00	(48.00)	18,744.00	19,152.00	(408.00)	38,304.00
41100-100 - Patio & Townhome Assessments	5,539.42	5,651.61	(112.19)	32,676.52	33,909.66	(1,233.14)	67,819.32
44110-000 - Interest	5.36	4.00	1.36	38.48	23.00	15.48	45.00
44110-100 - Interest Shared Wall	-	3.00	(3.00)	-	18.00	(18.00)	36.00
47250-000 - Late Fees	-	30.00	(30.00)	(5.50)	180.00	(185.50)	360.00
47900-000 - Miscellaneous	300.00	-	300.00	910.00	450.00	460.00	450.00
Total Income	8,988.78	8,880.61	108.17	52,363.50	53,732.66	(1,369.16)	107,014.32
Total Income	8,988.78	8,880.61	108.17	52,363.50	53,732.66	(1,369.16)	107,014.32

Operating Expense

Administrative							
50400-000 - Social Functions	-	-	-	164.85	-	(164.85)	300.00
50910-000 - Web Site Expenses	-	40.00	40.00	78.53	210.00	131.47	450.00
52000-000 - Insurance	318.42	458.33	139.91	2,254.79	2,749.98	495.19	5,500.00
52000-100 - Shared Walls Insurance	1,058.66	1,258.33	199.67	7,344.77	7,549.98	205.21	15,100.00
53850-000 - Collection Costs	(146.00)	30.00	176.00	(2,074.00)	120.00	2,194.00	480.00
53900-000 - Other Office Services	15.30	-	(15.30)	98.10	75.00	(23.10)	200.00
54200-000 - Postage	42.45	54.16	11.71	318.82	324.96	6.14	650.00
54300-000 - Stationery/Printing	63.50	109.50	46.00	553.50	658.00	104.50	1,315.00
55100-000 - Accountant	-	-	-	315.00	350.00	35.00	350.00
55300-000 - Attorney Fees	37.00	650.00	613.00	2,812.00	2,650.00	(162.00)	2,650.00
55400-000 - Management Fees	762.00	762.00	-	4,572.00	4,572.00	-	9,144.00
55400-100 - Management Fee	392.00	392.00	-	2,352.00	2,352.00	-	4,704.00
Total Administrative	2,543.33	3,754.32	1,210.99	18,790.36	21,611.92	2,821.56	40,843.00
Landscaping							
68200-000 - Landscaping-Common	243.96	1,889.00	1,645.04	5,117.07	7,556.00	2,438.93	17,000.00
68200-100 - Landscaping-Patio/Townhome	569.24	2,777.78	2,208.54	7,930.09	11,111.12	3,181.03	25,000.00
68400-000 - Shrub Purchase/Care	-	-	-	-	-	-	300.00
Total Landscaping	813.20	4,666.78	3,853.58	13,047.16	18,667.12	5,619.96	42,300.00
Maintenance							
66400-100 - Gutters/Downspouts/Roofs	-	1,500.00	1,500.00	1,289.50	3,500.00	2,210.50	4,500.00
66900-100 - Other Exterior Repairs	-	-	-	136.98	1,278.00	1,141.02	2,556.00
69000-100 - Maintenance Repairs - Shrd Wll	-	1,000.00	1,000.00	-	4,000.00	4,000.00	9,000.00

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Statement of Revenues and Expenses 6/1/2021 - 6/30/2021

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
70000-100 - Painting	-	-	-	-	2,000.00	2,000.00	6,000.00
77500-000 - Contingency - Common	317.47	100.00	(217.47)	368.32	400.00	31.68	819.20
77500-100 - Contingency - Townhomes	422.78	100.00	(322.78)	422.78	600.00	177.22	1,000.00
Total Maintenance	740.25	2,700.00	1,959.75	2,217.58	11,778.00	9,560.42	23,875.20
Total Expense	4,096.78	11,121.10	7,024.32	34,055.10	52,057.04	18,001.94	107,018.20
Operating Net Total	4,892.00	(2,240.49)	7,132.49	18,308.40	1,675.62	16,632.78	(3.88)

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Statement of Revenues and Expenses 6/1/2021 - 6/30/2021

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Replacement Income							
Income							
84110-100 - Replace/Repair-Shared Wall	4,764.58	4,764.58	-	28,587.48	28,587.48	-	57,175.00
84420-000 - Interest	55.75	-	55.75	286.22	48.00	238.22	48.00
84420-100 - Interest-Shared Wall	-	4.00	(4.00)	-	24.00	(24.00)	48.00
84710-000 - Transfer Fee	432.00	-	432.00	576.00	1,152.00	(576.00)	1,152.00
84710-100 - Transfer Fees - Shared Wall	2,016.00	-	2,016.00	3,480.00	5,040.00	(1,560.00)	5,040.00
Total Income	7,268.33	4,768.58	2,499.75	32,929.70	34,851.48	(1,921.78)	63,463.00
Total Income	7,268.33	4,768.58	2,499.75	32,929.70	34,851.48	(1,921.78)	63,463.00
Replacement Expense							
Expenses							
86400-100 - Gutters/Roofs/Downspouts	-	-	-	4,678.25	-	(4,678.25)	-
Total Expenses	-	-	-	4,678.25	-	(4,678.25)	-
Total Expense	-	-	-	4,678.25	-	(4,678.25)	-
Replacement Net Total	7,268.33	4,768.58	2,499.75	28,251.45	34,851.48	(6,600.03)	63,463.00
Net Total	12,160.33	2,528.09	9,632.24	46,559.85	36,527.10	10,032.75	63,459.12