

Tuscany Estates Association

Balance Sheet as of 9/30/2021

Asset	Operating	Replacement	Total
Assets			
Operating Cash - Debit Card	\$889.74		\$889.74
Operating Cash - Alliance	\$22,524.65		\$22,524.65
Operating Cash - Alliance SW	\$21,532.81		\$21,532.81
Replacement Cash - Alliance		\$113,080.11	\$113,080.11
Replacement Cash - Alliance SW		\$277,947.86	\$277,947.86
Owner Receivable	\$8,891.84		\$8,891.84
Total Assets	\$53,839.04	\$391,027.97	\$444,867.01
Total Asset	\$53,839.04	\$391,027.97	\$444,867.01
Liability / Equity			
Liabilities			
Prepaid Owner Assessments	\$16,181.86		\$16,181.86
Total Liabilities	\$16,181.86		\$16,181.86
Equity			
Net Income	\$637.78	\$45,169.54	\$45,807.32
Fund Balance	\$37,019.40	\$144,279.96	\$181,299.36
Replace/Repair Shared Wall FB		\$201,578.47	\$201,578.47
Total Equity	\$37,657.18	\$391,027.97	\$428,685.15
Total Liability / Equity	\$53,839.04	\$391,027.97	\$444,867.01

Tuscany Estates Association

Statement of Revenues and Expenses 9/1/2021 - 9/30/2021

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
41100-000 - Common Operating Assessments	3,216.00	3,192.00	24.00	28,538.00	28,728.00	(190.00)	38,304.00
41100-100 - Patio & Townhome Assessments	5,875.42	5,651.61	223.81	50,190.78	50,864.49	(673.71)	67,819.32
44110-000 - Interest	7.70	4.00	3.70	58.72	35.00	23.72	45.00
44110-100 - Interest Shared Wall	-	3.00	(3.00)	-	27.00	(27.00)	36.00
47250-000 - Late Fees	-	30.00	(30.00)	(5.50)	270.00	(275.50)	360.00
47900-000 - Miscellaneous	400.00	-	400.00	2,210.00	450.00	1,760.00	450.00
Total Income	9,499.12	8,880.61	618.51	80,992.00	80,374.49	617.51	107,014.32
Total Income	9,499.12	8,880.61	618.51	80,992.00	80,374.49	617.51	107,014.32

Operating Expense

Administrative							
50400-000 - Social Functions	-	-	-	164.85	-	(164.85)	300.00
50700-000 - Financial Instit. Charges	10.00	-	(10.00)	10.00	-	(10.00)	-
50910-000 - Web Site Expenses	111.20	40.00	(71.20)	507.95	330.00	(177.95)	450.00
52000-000 - Insurance	285.30	458.33	173.03	3,406.61	4,124.97	718.36	5,500.00
52000-100 - Shared Walls Insurance	1,299.70	1,258.33	(41.37)	11,314.95	11,324.97	10.02	15,100.00
53850-000 - Collection Costs	297.00	60.00	(237.00)	(1,869.50)	300.00	2,169.50	480.00
53900-000 - Other Office Services	11.42	25.00	13.58	190.97	150.00	(40.97)	200.00
54200-000 - Postage	28.52	54.16	25.64	362.68	487.44	124.76	650.00
54300-000 - Stationery/Printing	67.00	109.50	42.50	830.59	986.50	155.91	1,315.00
55100-000 - Accountant	-	-	-	315.00	350.00	35.00	350.00
55300-000 - Attorney Fees	(37.00)	-	37.00	2,775.00	2,650.00	(125.00)	2,650.00
55400-000 - Management Fees	762.00	762.00	-	6,858.00	6,858.00	-	9,144.00
55400-100 - Management Fee	392.00	392.00	-	3,528.00	3,528.00	-	4,704.00
Total Administrative	3,227.14	3,159.32	(67.82)	28,395.10	31,089.88	2,694.78	40,843.00
Landscaping							
68200-000 - Landscaping-Common	3,330.06	1,889.00	(1,441.06)	11,777.19	13,223.00	1,445.81	17,000.00
68200-100 - Landscaping-Patio/Townhome	5,096.98	2,777.78	(2,319.20)	18,124.05	19,444.46	1,320.41	25,000.00
68400-000 - Shrub Purchase/Care	-	-	-	-	300.00	300.00	300.00
Total Landscaping	8,427.04	4,666.78	(3,760.26)	29,901.24	32,967.46	3,066.22	42,300.00
Maintenance							
66400-100 - Gutters/Downspouts/Roofs	194.00	-	(194.00)	4,094.50	3,500.00	(594.50)	4,500.00
66900-100 - Other Exterior Repairs	-	-	-	9,235.20	2,556.00	(6,679.20)	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	-	1,000.00	1,000.00	295.00	7,000.00	6,705.00	9,000.00
70000-100 - Painting	-	2,000.00	2,000.00	7,850.00	6,000.00	(1,850.00)	6,000.00
75000-000 - Misc. Maintenance	-	-	-	(302.92)	-	302.92	-
77500-000 - Contingency - Common	-	100.00	100.00	463.32	700.00	236.68	819.20
77500-100 - Contingency - Townhomes	-	100.00	100.00	422.78	900.00	477.22	1,000.00
Total Maintenance	194.00	3,200.00	3,006.00	22,057.88	20,656.00	(1,401.88)	23,875.20
Total Expense	11,848.18	11,026.10	(822.08)	80,354.22	84,713.34	4,359.12	107,018.20
Operating Net Total	(2,349.06)	(2,145.49)	(203.57)	637.78	(4,338.85)	4,976.63	(3.88)

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Statement of Revenues and Expenses 9/1/2021 - 9/30/2021

	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	-	42,881.22	42,881.22	-	57,175.00
84420-000 - Interest	58.74	-	58.74	462.57	48.00	414.57	48.00
84420-100 - Interest-Shared Wall	-	4.00	(4.00)	-	36.00	(36.00)	48.00
84710-000 - Transfer Fee	144.00	-	144.00	1,008.00	1,152.00	(144.00)	1,152.00
84710-100 - Transfer Fees - Shared Wall	672.00	-	672.00	5,496.00	5,040.00	456.00	5,040.00
Total Income	5,639.32	4,768.58	870.74	49,847.79	49,157.22	690.57	63,463.00
Total Income	5,639.32	4,768.58	870.74	49,847.79	49,157.22	690.57	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	5,639.32	4,768.58	870.74	45,169.54	49,157.22	(3,987.68)	63,463.00
Net Total	3,290.26	2,623.09	667.17	45,807.32	44,818.37	988.95	63,459.12