

TUSCANY ESTATES ASSOCIATION INC

2022 Budget

Final

| Account Number | Account Title | 2019 Actual | 2020 Actual | 2021 Budget | Year to Date 9/30/2021 | 2022 Projected |
|---|----------------------------------|---------------------|---------------------|---------------------|------------------------|---------------------|
| <u>OPERATING FUND REVENUE</u> | | | | | | |
| 41100-000 | Common Operating Assessments | \$23,484.00 | \$37,808.00 | \$38,304.00 | \$28,538.00 | \$40,608.00 |
| 41100-100 | Patio & Townhouse Assessments | \$66,792.00 | \$63,059.00 | \$67,819.32 | \$50,190.78 | \$69,738.48 |
| 44110-000 | Interest | \$15.68 | \$24.88 | \$45.00 | \$58.72 | \$72.00 |
| 44110-100 | Interest - Shared Wall | \$31.23 | \$10.82 | \$36.00 | \$0.00 | \$0.00 |
| 47250-000 | Late Fees | \$1,783.56 | (\$42.26) | \$360.00 | \$0.00 | \$240.00 |
| 47900-000 | Miscellaneous | \$1,285.00 | \$771.75 | \$450.00 | \$2,210.00 | \$300.00 |
| TOTAL OPERATING FUND REVENUE | | \$93,391.47 | \$101,632.19 | \$107,014.32 | \$80,997.50 | \$110,958.48 |
| <u>OPERATING FUND EXPENSES</u> | | | | | | |
| 50100-000 | Bad Debt | \$0.00 | \$75.00 | \$0.00 | \$0.00 | \$0.00 |
| 50400-000 | Social Functions | \$0.00 | \$238.35 | \$300.00 | \$164.85 | \$300.00 |
| 50900-000 | Misc. Assn. Expenses | \$138.22 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 50910-000 | Website Expenses | \$0.00 | \$107.88 | \$450.00 | \$396.75 | \$450.00 |
| 52000-000 | Insurance | \$1,878.00 | \$4,160.24 | \$5,500.00 | \$3,406.61 | \$3,822.00 |
| 52000-100 | Shared Walls Insurance | \$15,450.02 | \$12,583.70 | \$15,100.00 | \$11,413.95 | \$17,399.00 |
| 53850-000 | Collection Costs | \$2,395.25 | \$321.00 | \$480.00 | \$0.00 | \$480.00 |
| 53900-000 | Other Office Services | \$564.00 | \$1,043.48 | \$200.00 | \$190.97 | \$200.00 |
| 54200-000 | Postage | \$562.42 | \$463.85 | \$650.00 | \$362.68 | \$650.00 |
| 54300-000 | Stationary/Printing | \$1,272.00 | \$1,107.92 | \$1,315.00 | \$830.59 | \$1,315.00 |
| 55100-000 | Accountant | \$300.00 | \$300.00 | \$350.00 | \$315.00 | \$350.00 |
| 55300-000 | Attorney Fees | \$1,470.25 | \$3,173.00 | \$2,650.00 | \$3,015.50 | \$2,000.00 |
| 55310-000 | Attorney Fees - Developer Issues | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$1,500.00 |
| 55400-000 | Management Fees | \$9,155.90 | \$9,344.00 | \$9,144.00 | \$6,858.00 | \$9,144.00 |
| 55400-100 | Management Fees | \$4,704.00 | \$4,704.00 | \$4,704.00 | \$3,528.00 | \$4,704.00 |
| 55410-000 | Non Owner Occupied Fees | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Total Administrative | | \$37,890.06 | \$37,622.42 | \$40,843.00 | \$30,482.90 | \$42,314.00 |
| 63000-000 | Common Bldgs/Room | \$0.00 | \$335.00 | \$0.00 | \$0.00 | \$0.00 |
| 66400-100 | Gutters/Downspouts/Roofs | \$2,673.00 | \$3,329.80 | \$4,500.00 | \$4,094.50 | \$6,500.00 |
| 66900-000 | Other | \$267.75 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 66900-100 | Other Exterior Repairs | \$1,783.13 | \$1,777.96 | \$2,556.00 | \$9,235.20 | \$9,000.00 |
| 68200-000 | Landscaping - Common | \$19,958.02 | \$16,121.25 | \$17,000.00 | \$11,777.19 | \$17,000.00 |
| 68200-100 | Landscaping - Patio/Townhouse | \$18,298.45 | \$23,751.90 | \$25,000.00 | \$18,124.05 | \$26,276.00 |
| 68400-000 | Shrub Purchase/Care | \$0.00 | \$0.00 | \$300.00 | \$0.00 | \$3,200.00 |
| 69000-100 | Maintenance/Repair | \$0.00 | \$7,000.00 | \$9,000.00 | \$295.00 | \$2,159.00 |
| 70000-100 | Painting - Patio/Townhouse | \$10,050.00 | \$6,500.35 | \$6,000.00 | \$6,105.00 | \$2,500.00 |
| 71730-000 | Pool Operations | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 73100-000 | Electric Lights - Common | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 75000-000 | Misc. Maintenance | \$1,792.96 | \$227.40 | \$0.00 | \$0.00 | \$0.00 |
| 75000-100 | Misc. Maintenance - Shrd Wall | \$2,821.99 | (\$1,395.84) | \$0.00 | \$0.00 | \$0.00 |
| Total Maintenance | | \$57,645.30 | \$57,647.82 | \$64,356.00 | \$49,630.94 | \$66,635.00 |
| 77500-000 | Contingency - Common | \$1,626.59 | \$340.06 | \$819.20 | \$0.00 | \$804.00 |
| 77500-100 | Contingency - Townhouse | \$0.00 | \$315.25 | \$1,000.00 | \$422.78 | \$1,200.00 |
| Total Other Expenses | | \$1,626.59 | \$655.31 | \$1,819.20 | \$422.78 | \$2,004.00 |
| TOTAL OPERATING FUND EXPENSES | | \$97,161.95 | \$95,925.55 | \$107,018.20 | \$80,536.62 | \$110,953.00 |
| Net Operating Fund Revenue/Expense | | (\$3,770.48) | \$5,706.64 | (\$3.88) | \$460.88 | \$5.48 |

TUSCANY ESTATES ASSOCIATION INC

2022 Budget Final

| Account Number | Account Title | 2019 Actual | 2020 Actual | 2021 Budget | Year to Date 9/30/2021 | 2022 Projected |
|---|-------------------------------------|---|--------------------|-------------------------------------|------------------------|--------------------|
| <u>REPLACEMENT FUND REVENUE</u> | | | | | | |
| 84410-000 | Replace/Repair Assessment | \$25,284.00 | \$11,600.00 | \$0.00 | \$0.00 | \$0.00 |
| 84110-100 | Replace/Repair Assessment - Sh Wall | \$37,608.00 | \$71,087.00 | \$57,175.00 | \$42,881.22 | \$68,433.00 |
| 84120-000 | 2020 Refund to Shared Wall | \$0.00 | (\$27,564.00) | \$0.00 | \$0.00 | \$0.00 |
| 84420-000 | Interest | \$640.80 | \$437.02 | \$48.00 | \$462.57 | \$48.00 |
| 84420-100 | Interest - Shared Wall | \$1,107.03 | \$246.21 | \$48.00 | \$0.00 | \$48.00 |
| 84710-000 | Transfer Fees | \$3,300.00 | \$2,148.00 | \$1,152.00 | \$1,008.00 | \$1,008.00 |
| 84710-100 | Transfer Fees - Shared Wall | \$0.00 | \$4,200.00 | \$5,040.00 | \$5,496.00 | \$4,704.00 |
| TOTAL REPLACEMENT REVENUE | | \$67,939.83 | \$62,154.23 | \$63,463.00 | \$49,847.79 | \$74,241.00 |
| PROJECTED OPERATING FUND REVENUE | | <b style="color: red;">(\$3,770.48) | \$5,706.64 | <b style="color: red;">(\$3.88) | \$460.88 | \$5.48 |
| TOTAL REPLACEMENT CONTRIBUTION | | \$64,169.35 | \$67,860.87 | \$63,459.12 | \$50,308.67 | \$74,246.48 |
| <u>REPLACEMENT FUND EXPENSES</u> | | | | | | |
| 85100-000 | Income Taxes | \$327.00 | \$267.00 | \$0.00 | \$0.00 | \$0.00 |
| 85590-000 | Professional Fees | \$0.00 | \$960.00 | \$0.00 | \$0.00 | \$0.00 |
| 85590-100 | Professional Fees | \$0.00 | \$2,240.00 | \$0.00 | \$0.00 | \$0.00 |
| 86400-100 | Gutters/Roofs/Downspouts | \$0.00 | \$613.00 | \$0.00 | \$4,678.25 | \$0.00 |
| 86700-100 | Shutters/Siding | \$6,347.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 87100-100 | Paint/Power Wash | \$0.00 | \$4,428.36 | \$0.00 | \$0.00 | \$0.00 |
| TOTAL REPLACEMENT EXPENSES | | \$6,674.00 | \$8,508.36 | \$0.00 | \$4,678.25 | \$0.00 |

| <u>Unit Type</u> | Association Dues - Per Unit Per Month | | |
|------------------|---------------------------------------|-------------|----------|
| | Operating | Replacement | Total |
| Single Family | \$24.00 | \$0.00 | \$24.00 |
| Patio & Town | \$81.54 | \$56.46 | \$138.00 |