

Tuscany Estates Association

Balance Sheet as of 12/31/2021

Asset	Operating	Replacement	Total
Assets			
Operating Cash - Debit Card	\$835.95		\$835.95
Operating Cash - Alliance	\$21,311.99		\$21,311.99
Operating Cash - Alliance SW	\$20,033.07		\$20,033.07
Replacement Cash - Alliance		\$113,244.12	\$113,244.12
Replacement Cash - Alliance SW		\$292,384.21	\$292,384.21
Owner Receivable	\$11,919.53		\$11,919.53
Total Assets	\$54,100.54	\$405,628.33	\$459,728.87
Total Asset	\$54,100.54	\$405,628.33	\$459,728.87
Liability / Equity			
Liabilities			
Prepaid Owner Assessments	\$15,634.52		\$15,634.52
Total Liabilities	\$15,634.52		\$15,634.52
Equity			
Net Income	\$1,446.62	\$59,769.90	\$61,216.52
Fund Balance	\$37,019.40	\$144,279.96	\$181,299.36
Replace/Repair Shared Wall FB		\$201,578.47	\$201,578.47
Total Equity	\$38,466.02	\$405,628.33	\$444,094.35
Total Liability / Equity	\$54,100.54	\$405,628.33	\$459,728.87

Tuscany Estates Association

Statement of Revenues and Expenses 12/1/2021 - 12/31/2021

	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	38,186.00	38,304.00	(118.00)	38,304.00
41100-100 - Patio & Townhome Assessments	5,875.38	5,651.61	223.77	67,817.00	67,819.32	(2.32)	67,819.32
44110-000 - Interest	53.89	2.00	51.89	215.98	45.00	170.98	45.00
44110-100 - Interest Shared Wall	-	3.00	(3.00)	-	36.00	(36.00)	36.00
47250-000 - Late Fees	-	30.00	(30.00)	(5.50)	360.00	(365.50)	360.00
47900-000 - Miscellaneous	400.00	-	400.00	3,510.00	450.00	3,060.00	450.00
Total Income	9,545.27	8,878.61	666.66	109,723.48	107,014.32	2,709.16	107,014.32
Total Income	9,545.27	8,878.61	666.66	109,723.48	107,014.32	2,709.16	107,014.32

Operating Expense

Administrative							
50400-000 - Social Functions	164.85	150.00	(14.85)	329.70	300.00	(29.70)	300.00
50700-000 - Financial Instit. Charges	-	-	-	20.00	-	(20.00)	-
50910-000 - Web Site Expenses	-	40.00	40.00	507.95	450.00	(57.95)	450.00
52000-000 - Insurance	565.20	458.37	(106.83)	4,539.71	5,500.00	960.29	5,500.00
52000-100 - Shared Walls Insurance	2,574.80	1,258.37	(1,316.43)	16,476.85	15,100.00	(1,376.85)	15,100.00
53850-000 - Collection Costs	20.00	60.00	40.00	(1,964.50)	480.00	2,444.50	480.00
53900-000 - Other Office Services	283.80	-	(283.80)	494.36	200.00	(294.36)	200.00
54200-000 - Postage	132.26	54.24	(78.02)	500.70	650.00	149.30	650.00
54300-000 - Stationery/Printing	135.00	109.50	(25.50)	1,033.09	1,315.00	281.91	1,315.00
55100-000 - Accountant	-	-	-	315.00	350.00	35.00	350.00
55300-000 - Attorney Fees	703.00	-	(703.00)	4,236.50	2,650.00	(1,586.50)	2,650.00
55400-000 - Management Fees	1,524.00	762.00	(762.00)	9,144.00	9,144.00	-	9,144.00
55400-100 - Management Fee	784.00	392.00	(392.00)	4,704.00	4,704.00	-	4,704.00
Total Administrative	6,886.91	3,284.48	(3,602.43)	40,337.36	40,843.00	505.64	40,843.00

Landscaping							
68200-000 - Landscaping-Common	-	-	-	16,054.25	17,000.00	945.75	17,000.00
68200-100 - Landscaping-Patio/Townhome	-	-	-	25,430.53	25,000.00	(430.53)	25,000.00
68400-000 - Shrub Purchase/Care	-	-	-	-	300.00	300.00	300.00
Total Landscaping	-	-	-	41,484.78	42,300.00	815.22	42,300.00

Maintenance							
66400-100 - Gutters/Downspouts/Roofs	-	-	-	7,407.41	4,500.00	(2,907.41)	4,500.00
66900-100 - Other Exterior Repairs	687.00	-	(687.00)	10,319.13	2,556.00	(7,763.13)	2,556.00
69000-100 - Maintenance Repairs - Shrd Wll	-	-	-	295.00	9,000.00	8,705.00	9,000.00
70000-100 - Painting	-	-	-	7,850.00	6,000.00	(1,850.00)	6,000.00
75000-000 - Misc. Maintenance	-	-	-	(302.92)	-	302.92	-
77500-000 - Contingency - Common	-	-	-	463.32	819.20	355.88	819.20
77500-100 - Contingency - Townhomes	-	-	-	422.78	1,000.00	577.22	1,000.00

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	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Total Maintenance	687.00	-	(687.00)	26,454.72	23,875.20	(2,579.52)	23,875.20
Total Expense	7,573.91	3,284.48	(4,289.43)	108,276.86	107,018.20	(1,258.66)	107,018.20
Operating Net Total	1,971.36	5,594.13	(3,622.77)	1,446.62	(3.88)	1,450.50	(3.88)

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Statement of Revenues and Expenses 12/1/2021 - 12/31/2021

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Replacement Income							
Income							
84110-100 - Replace/Repair-Shared Wall	4,764.62	4,764.62	-	57,175.00	57,175.00	-	57,175.00
84420-000 - Interest	63.28	-	63.28	649.15	48.00	601.15	48.00
84420-100 - Interest-Shared Wall	-	4.00	(4.00)	-	48.00	(48.00)	48.00
84710-000 - Transfer Fee	-	-	-	1,008.00	1,152.00	(144.00)	1,152.00
84710-100 - Transfer Fees - Shared Wall	-	-	-	5,496.00	5,040.00	456.00	5,040.00
Total Income	4,827.90	4,768.62	59.28	64,328.15	63,463.00	865.15	63,463.00
Total Income	4,827.90	4,768.62	59.28	64,328.15	63,463.00	865.15	63,463.00
Replacement Expense							
Expenses							
85100-000 - Income Taxes	-	-	-	(120.00)	-	120.00	-
86400-100 - Gutters/Roofs/Downspouts	-	-	-	4,678.25	-	(4,678.25)	-
Total Expenses	-	-	-	4,558.25	-	(4,558.25)	-
Total Expense	-	-	-	4,558.25	-	(4,558.25)	-
Replacement Net Total	4,827.90	4,768.62	59.28	59,769.90	63,463.00	(3,693.10)	63,463.00
Net Total	6,799.26	10,362.75	(3,563.49)	61,216.52	63,459.12	(2,242.60)	63,459.12