

# Tuscany Estates Association

Balance Sheet as of 3/31/2022

<b>Assets</b>	<b>Operating</b>	<b>Replacement</b>	<b>Total</b>
<b>Assets</b>			
Operating Cash - Debit Card	\$444.16		\$444.16
Operating Cash - Alliance	\$24,847.49		\$24,847.49
Operating Cash - Alliance SW	\$24,112.49		\$24,112.49
Replacement Cash - Alliance		\$114,294.05	\$114,294.05
Replacement Cash - Alliance SW		\$314,425.65	\$314,425.65
Owner Receivable	\$15,104.76		\$15,104.76
<b>Total Assets</b>	<b>\$64,508.90</b>	<b>\$428,719.70</b>	<b>\$493,228.60</b>
<b>Total Assets</b>	<b>\$64,508.90</b>	<b>\$428,719.70</b>	<b>\$493,228.60</b>
<b>Liabilities / Equity</b>			
<b>Liabilities</b>			
Prepaid Owner Assessments	\$17,005.87		\$17,005.87
<b>Total Liabilities</b>	<b>\$17,005.87</b>		<b>\$17,005.87</b>
<b>Equity</b>			
Net Income	\$9,037.01	\$23,091.37	\$32,128.38
Fund Balance	\$38,466.02	\$204,049.86	\$242,515.88
Replace/Repair Shared Wall FB		\$201,578.47	\$201,578.47
<b>Total Equity</b>	<b>\$47,503.03</b>	<b>\$428,719.70</b>	<b>\$476,222.73</b>
<b>Total Liabilities / Equity</b>	<b>\$64,508.90</b>	<b>\$428,719.70</b>	<b>\$493,228.60</b>

# Tuscany Estates Association

## Statement of Revenues and Expenses 3/1/2022 - 3/31/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
<b>Income</b>							
41100-000 - Common Operating Assessments	3,264.00	3,384.00	(120.00)	9,972.00	10,152.00	(180.00)	40,608.00
41100-100 - Patio & Townhome Assessments	5,355.00	5,811.54	(456.54)	15,608.00	17,434.62	(1,826.62)	69,738.48
44110-000 - Interest	55.83	6.00	49.83	106.72	18.00	88.72	72.00
47250-000 - Late Fees	-	20.00	(20.00)	-	60.00	(60.00)	240.00
47900-000 - Miscellaneous	515.00	25.00	490.00	2,035.00	75.00	1,960.00	300.00
<b>Total Income</b>	<b>9,189.83</b>	<b>9,246.54</b>	<b>(56.71)</b>	<b>27,721.72</b>	<b>27,739.62</b>	<b>(17.90)</b>	<b>110,958.48</b>
<b>Total Income</b>	<b>9,189.83</b>	<b>9,246.54</b>	<b>(56.71)</b>	<b>27,721.72</b>	<b>27,739.62</b>	<b>(17.90)</b>	<b>110,958.48</b>

## Operating Expense

### Administrative

50400-000 - Social Functions	-	-	-	-	-	-	300.00
50910-000 - Web Site Expenses	199.99	-	(199.99)	199.99	450.00	250.01	450.00
52000-000 - Insurance	837.90	283.00	(554.90)	1,123.20	849.00	(274.20)	3,822.00
52000-100 - Shared Walls Insurance	4,084.60	1,288.00	(2,796.60)	5,384.30	3,864.00	(1,520.30)	17,399.00
53850-000 - Collection Costs	(80.00)	40.00	120.00	15.00	120.00	105.00	480.00
53900-000 - Other Office Services	61.35	15.00	(46.35)	62.96	50.00	(12.96)	200.00
54200-000 - Postage	11.01	50.00	38.99	28.27	200.00	171.73	650.00
54300-000 - Stationery/Printing	439.36	100.00	(339.36)	994.36	365.00	(629.36)	1,315.00
55100-000 - Accountant	-	-	-	-	-	-	350.00
55300-000 - Attorney Fees	-	-	-	92.50	2,000.00	1,907.50	2,000.00
55310-000 - Attorney Fees - Developer Issues	-	-	-	-	1,500.00	1,500.00	1,500.00
55400-000 - Management Fees	568.50	762.00	193.50	3,120.50	2,286.00	(834.50)	9,144.00
55400-100 - Management Fee	392.00	392.00	-	1,653.00	1,176.00	(477.00)	4,704.00
<b>Total Administrative</b>	<b>6,514.71</b>	<b>2,930.00</b>	<b>(3,584.71)</b>	<b>12,674.08</b>	<b>12,860.00</b>	<b>185.92</b>	<b>42,314.00</b>

### Landscaping

68200-000 - Landscaping-Common	-	1,800.00	1,800.00	-	1,800.00	1,800.00	17,000.00
68200-100 - Landscaping-Patio/Townhome	-	2,964.00	2,964.00	-	2,964.00	2,964.00	26,276.00
68400-000 - Shrub Purchase/Care	-	-	-	3,100.00	-	(3,100.00)	3,200.00
<b>Total Landscaping</b>	<b>-</b>	<b>4,764.00</b>	<b>4,764.00</b>	<b>3,100.00</b>	<b>4,764.00</b>	<b>1,664.00</b>	<b>46,476.00</b>

### Maintenance

66400-100 - Gutters/Downspouts/Roofs	327.00	-	(327.00)	1,719.04	6,500.00	4,780.96	6,500.00
66900-100 - Other Exterior Repairs	692.59	-	(692.59)	1,191.59	9,000.00	7,808.41	9,000.00
69000-100 - Maintenance Repairs - Shrd Wll	-	-	-	-	2,159.00	2,159.00	2,159.00
70000-100 - Painting	-	-	-	-	2,500.00	2,500.00	2,500.00
77500-000 - Contingency - Common	-	67.00	67.00	-	201.00	201.00	804.00
77500-100 - Contingency - Townhomes	-	100.00	100.00	-	300.00	300.00	1,200.00
<b>Total Maintenance</b>	<b>1,019.59</b>	<b>167.00</b>	<b>(852.59)</b>	<b>2,910.63</b>	<b>20,660.00</b>	<b>17,749.37</b>	<b>22,163.00</b>

# Tuscany Estates Association

## Statement of Revenues and Expenses 3/1/2022 - 3/31/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
<b>Total Expense</b>	7,534.30	7,861.00	326.70	18,684.71	38,284.00	19,599.29	110,953.00
<b>Operating Net Total</b>	1,655.53	1,385.54	269.99	9,037.01	(10,544.38)	19,581.39	5.48

# Tuscany Estates Association

## Statement of Revenues and Expenses 3/1/2022 - 3/31/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Replacement Income</b>							
<b>Income</b>							
84110-100 - Replace/Repair-Shared Wall	5,703.00	5,703.00	-	17,106.00	17,106.00	-	68,433.00
84420-000 - Interest	66.49	4.00	62.49	189.37	12.00	177.37	48.00
84420-100 - Interest-Shared Wall	-	4.00	(4.00)	-	12.00	(12.00)	48.00
84710-000 - Transfer Fee	576.00	144.00	432.00	2,376.00	1,008.00	1,368.00	1,008.00
84710-100 - Transfer Fees - Shared Wall	2,736.00	-	2,736.00	3,420.00	4,032.00	(612.00)	4,704.00
<b>Total Income</b>	<b>9,081.49</b>	<b>5,855.00</b>	<b>3,226.49</b>	<b>23,091.37</b>	<b>22,170.00</b>	<b>921.37</b>	<b>74,241.00</b>
<b>Total Income</b>	<b>9,081.49</b>	<b>5,855.00</b>	<b>3,226.49</b>	<b>23,091.37</b>	<b>22,170.00</b>	<b>921.37</b>	<b>74,241.00</b>
<b>Replacement Net Total</b>	<b>9,081.49</b>	<b>5,855.00</b>	<b>3,226.49</b>	<b>23,091.37</b>	<b>22,170.00</b>	<b>921.37</b>	<b>74,241.00</b>
<b>Net Total</b>	<b>10,737.02</b>	<b>7,240.54</b>	<b>3,496.48</b>	<b>32,128.38</b>	<b>11,625.62</b>	<b>20,502.76</b>	<b>74,246.48</b>