

Tuscany Estates Association

Balance Sheet as of 6/30/2022

Assets	Operating	Replacement	Total
Assets			
Operating Cash - Debit Card	\$1,000.75		\$1,000.75
Operating Cash - Alliance	\$20,352.60		\$20,352.60
Operating Cash - Alliance SW	\$23,945.51		\$23,945.51
Replacement Cash - Alliance		\$115,058.46	\$115,058.46
Replacement Cash - Alliance SW		\$335,119.41	\$335,119.41
Owner Receivable	\$19,515.50		\$19,515.50
Total Assets	\$64,814.36	\$450,177.87	\$514,992.23
Total Assets	\$64,814.36	\$450,177.87	\$514,992.23
Liabilities / Equity			
Liabilities			
Management Co. Reimbursements	\$225.00		\$225.00
Prepaid Owner Assessments	\$16,616.41		\$16,616.41
Total Liabilities	\$16,841.41		\$16,841.41
Equity			
Net Income	\$9,506.93	\$44,549.54	\$54,056.47
Fund Balance	\$38,466.02	\$204,049.86	\$242,515.88
Replace/Repair Shared Wall FB		\$201,578.47	\$201,578.47
Total Equity	\$47,972.95	\$450,177.87	\$498,150.82
Total Liabilities / Equity	\$64,814.36	\$450,177.87	\$514,992.23

Tuscany Estates Association

Statement of Revenues and Expenses 6/1/2022 - 6/30/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
41100-000 - Common Operating Assessments	3,360.00	3,384.00	(24.00)	20,142.00	20,304.00	(162.00)	40,608.00
41100-100 - Patio & Townhome Assessments	5,811.00	5,811.54	(.54)	32,813.00	34,869.24	(2,056.24)	69,738.48
44110-000 - Interest	58.68	6.00	52.68	278.46	36.00	242.46	72.00
47250-000 - Late Fees	-	20.00	(20.00)	-	120.00	(120.00)	240.00
47900-000 - Miscellaneous	500.00	25.00	475.00	3,485.00	150.00	3,335.00	300.00
Total Income	9,729.68	9,246.54	483.14	56,718.46	55,479.24	1,239.22	110,958.48
Total Income	9,729.68	9,246.54	483.14	56,718.46	55,479.24	1,239.22	110,958.48

Operating Expense

Administrative

50400-000 - Social Functions	-	-	-	-	-	-	300.00
50910-000 - Web Site Expenses	-	-	-	199.99	450.00	250.01	450.00
52000-000 - Insurance	95.00	283.00	188.00	1,788.80	1,698.00	(90.80)	3,822.00
52000-100 - Shared Walls Insurance	-	1,288.00	1,288.00	8,541.20	7,728.00	(813.20)	17,399.00
53850-000 - Collection Costs	71.00	40.00	(31.00)	186.00	240.00	54.00	480.00
53900-000 - Other Office Services	8.40	15.00	6.60	215.44	95.00	(120.44)	200.00
54200-000 - Postage	19.36	50.00	30.64	107.26	350.00	242.74	650.00
54300-000 - Stationery/Printing	70.50	100.00	29.50	1,285.67	665.00	(620.67)	1,315.00
55100-000 - Accountant	-	-	-	325.00	350.00	25.00	350.00
55300-000 - Attorney Fees	-	-	-	499.50	2,000.00	1,500.50	2,000.00
55310-000 - Attorney Fees - Developer Issues	-	-	-	-	1,500.00	1,500.00	1,500.00
55400-000 - Management Fees	908.50	762.00	(146.50)	5,814.50	4,572.00	(1,242.50)	9,144.00
55400-100 - Management Fee	392.00	392.00	-	2,829.00	2,352.00	(477.00)	4,704.00
Total Administrative	1,564.76	2,930.00	1,365.24	21,792.36	22,000.00	207.64	42,314.00

Landscaping

68200-000 - Landscaping-Common	6,685.80	1,544.00	(5,141.80)	6,942.60	6,688.00	(254.60)	17,000.00
68200-100 - Landscaping-Patio/Townhome	10,253.88	2,364.00	(7,889.88)	10,853.08	10,656.00	(197.08)	26,276.00
68400-000 - Shrub Purchase/Care	-	-	-	3,100.00	3,200.00	100.00	3,200.00
Total Landscaping	16,939.68	3,908.00	(13,031.68)	20,895.68	20,544.00	(351.68)	46,476.00

Maintenance

63000-000 - Common Bldgs./Rooms	-	-	-	59.82	-	(59.82)	-
66400-100 - Gutters/Downspouts/Roofs	949.20	-	(949.20)	3,159.24	6,500.00	3,340.76	6,500.00
66900-100 - Other Exterior Repairs	100.00	-	(100.00)	1,291.59	9,000.00	7,708.41	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	12.84	402.00	389.16	804.00
77500-100 - Contingency - Townhomes	-	100.00	100.00	-	600.00	600.00	1,200.00
Total Maintenance	1,049.20	167.00	(882.20)	4,523.49	21,161.00	16,637.51	22,163.00

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Statement of Revenues and Expenses 6/1/2022 - 6/30/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Total Expense	19,553.64	7,005.00	(12,548.64)	47,211.53	63,705.00	16,493.47	110,953.00
Operating Net Total	(9,823.96)	2,241.54	(12,065.50)	9,506.93	(8,225.76)	17,732.69	5.48

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Statement of Revenues and Expenses 6/1/2022 - 6/30/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Replacement Income							
Income							
84110-100 - Replace/Repair-Shared Wall	5,703.00	5,703.00	-	34,215.00	34,215.00	-	68,433.00
84420-000 - Interest	74.18	4.00	70.18	398.54	24.00	374.54	48.00
84420-100 - Interest-Shared Wall	-	4.00	(4.00)	-	24.00	(24.00)	48.00
84710-000 - Transfer Fee	288.00	-	288.00	3,096.00	1,008.00	2,088.00	1,008.00
84710-100 - Transfer Fees - Shared Wall	1,368.00	-	1,368.00	6,840.00	4,704.00	2,136.00	4,704.00
Total Income	7,433.18	5,711.00	1,722.18	44,549.54	39,975.00	4,574.54	74,241.00
Total Income	7,433.18	5,711.00	1,722.18	44,549.54	39,975.00	4,574.54	74,241.00
Replacement Net Total	7,433.18	5,711.00	1,722.18	44,549.54	39,975.00	4,574.54	74,241.00
Net Total	(2,390.78)	7,952.54	(10,343.32)	54,056.47	31,749.24	22,307.23	74,246.48