

# TUSCANY ESTATES ASSOCIATION INC

## 2023 Budget

### Final

Account Number	Account Title	2020 Actual	2021 Actual	2022 Budget	2022 YTD-10-18-22	2023 Projected
<b><u>OPERATING FUND REVENUE</u></b>						
41100-000	Common Operating Assessments	\$37,808.00	\$38,186.00	\$40,608.00	\$33,582.00	\$39,491.28
41100-100	Patio & Townhouse Assessments	\$63,059.00	\$67,817.00	\$69,738.48	\$67,760.00	\$70,805.04
44110-000	Interest	\$24.88	\$215.98	\$72.00	\$482.95	\$864.00
44110-100	Interest - Shared Wall	\$10.82	\$0.00	\$0.00	\$0.00	\$0.00
47250-000	Late Fees	(\$42.26)	(\$5.50)	\$240.00	\$0.00	\$0.00
47900-000	Miscellaneous	\$771.75	\$3,510.00	\$300.00	\$3,535.00	\$0.00
<b>TOTAL OPERATING FUND REVENUE</b>		<b>\$101,632.19</b>	<b>\$109,723.48</b>	<b>\$110,958.48</b>	<b>\$105,359.95</b>	<b>\$111,160.32</b>
<b><u>OPERATING FUND EXPENSES</u></b>						
50100-000	Bad Debt	\$75.00	\$0.00	\$0.00	\$0.00	\$0.00
50400-000	Social Functions	\$238.35	\$329.70	\$300.00	\$0.00	\$300.00
50900-000	Misc. Assn. Expenses	\$0.00	\$20.00	\$0.00	\$0.00	\$160.00
50910-000	Website Expenses	\$107.88	\$507.95	\$450.00	\$658.76	\$685.00
52000-000	Insurance	\$4,160.24	\$4,539.71	\$3,822.00	\$3,330.95	\$4,040.00
52000-100	Shared Walls Insurance	\$12,583.70	\$16,476.85	\$17,399.00	\$15,566.53	\$18,403.00
53850-000	Collection Costs	\$321.00	(\$1,964.50)	\$480.00	\$2,424.50	\$480.00
53900-000	Other Office Services	\$1,043.48	\$494.36	\$200.00	\$283.33	\$200.00
54200-000	Postage	\$463.85	\$500.70	\$650.00	\$181.71	\$650.00
54300-000	Stationary/Printing	\$1,107.92	\$1,033.09	\$1,315.00	\$1,497.17	\$1,315.00
55100-000	Accountant	\$300.00	\$315.00	\$350.00	\$325.00	\$350.00
55300-000	Attorney Fees	\$3,173.00	\$4,236.50	\$2,000.00	\$0.00	\$2,000.00
55310-000	Attorney Fees - Developer Issues	\$0.00	\$0.00	\$1,500.00	\$1,202.50	\$3,000.00
55400-000	Management Fees	\$9,344.00	\$9,144.00	\$9,144.00	\$8,540.00	\$10,152.00
55400-100	Management Fees	\$4,704.00	\$4,704.00	\$4,704.00	\$4,005.00	\$5,454.00
55410-000	Non Owner Occupied Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total Administrative</b>		<b>\$37,622.42</b>	<b>\$40,337.36</b>	<b>\$42,314.00</b>	<b>\$38,015.45</b>	<b>\$47,189.00</b>
63000-000	Common Bldgs/Room	\$335.00	\$0.00	\$0.00	\$71.47	\$0.00
66400-100	Gutters/Downspouts/Roofs	\$3,329.80	\$7,407.41	\$6,500.00	\$11,466.24	\$7,865.00
66900-000	Other	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
66900-100	Other Exterior Repairs	\$1,777.96	\$10,319.13	\$9,000.00	\$6,508.25	\$8,470.00
68200-000	Landscaping - Common	\$16,121.25	\$16,054.25	\$17,000.00	\$11,828.55	\$15,246.00
68200-100	Landscaping - Patio/Townhouse	\$23,751.90	\$25,430.53	\$26,276.00	\$18,243.89	\$23,526.00
68400-000	Shrub Purchase/Care	\$0.00	\$0.00	\$3,200.00	\$3,391.00	\$1,000.00
69000-100	Maintenance/Repair	\$7,000.00	\$295.00	\$2,159.00	\$2,159.00	\$2,000.00
70000-100	Painting - Patio/Townhouse	\$6,500.35	\$7,850.00	\$2,500.00	\$2,500.00	\$3,205.00
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	\$227.40	(\$302.92)	\$0.00	\$0.00	\$0.00
75000-100	Misc. Maintenance - Shrd Wall	(\$1,395.84)	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total Maintenance</b>		<b>\$57,647.82</b>	<b>\$67,053.40</b>	<b>\$66,635.00</b>	<b>\$56,168.40</b>	<b>\$61,312.00</b>
77500-000	Contingency - Common	\$340.06	\$463.32	\$804.00	\$12.84	\$780.00
77500-100	Contingency - Townhouse	\$315.25	\$422.78	\$1,200.00	\$0.00	\$1,879.00
<b>Total Other Expenses</b>		<b>\$655.31</b>	<b>\$886.10</b>	<b>\$2,004.00</b>	<b>\$12.84</b>	<b>\$2,659.00</b>
<b>TOTAL OPERATING FUND EXPENSES</b>		<b>\$95,925.55</b>	<b>\$108,276.86</b>	<b>\$110,953.00</b>	<b>\$94,196.69</b>	<b>\$111,160.00</b>
<b>Net Operating Fund Revenue/Expense</b>		<b>\$5,706.64</b>	<b>\$1,446.62</b>	<b>\$5.48</b>	<b>\$11,163.26</b>	<b>\$0.32</b>

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Account Number	Account Title	2020 Actual	2021 Actual	2022 Budget	2022 YTD-10-18-22	2023 Projected
<b><u>REPLACEMENT FUND REVENUE</u></b>						
84410-000	Replace/Repair Assessment	\$11,600.00	\$0.00	\$0.00		\$1,108.00
84110-100	Replace/Repair Assessment - Sh Wall	\$71,087.00	\$57,175.00	\$68,433.00	\$51,324.00	\$71,004.00
84120-000	2020 Refund to Shared Wall	(\$27,564.00)	\$0.00	\$0.00	\$0.00	\$0.00
84420-000	Interest	\$437.02	\$649.15	\$48.00	\$671.40	\$1,104.00
84420-100	Interest - Shared Wall	\$246.21	\$0.00	\$48.00	\$0.00	\$0.00
84710-000	Transfer Fees	\$2,148.00	\$1,008.00	\$1,008.00	\$3,096.00	\$0.00
84710-100	Transfer Fees - Shared Wall	\$4,200.00	\$5,496.00	\$4,704.00	\$6,840.00	\$0.00
<b>TOTAL REPLACEMENT REVENUE</b>		<b>\$62,154.23</b>	<b>\$64,328.15</b>	<b>\$74,241.00</b>	<b>\$61,931.40</b>	<b>\$73,216.00</b>
<b>PROJECTED OPERATING FUND REVENUE</b>		<b>\$5,706.64</b>	<b>\$1,446.62</b>	<b>\$5.48</b>	<b>\$11,163.26</b>	<b>\$0.32</b>
<b>TOTAL REPLACEMENT CONTRIBUTION</b>		<b>\$67,860.87</b>	<b>\$65,774.77</b>	<b>\$74,246.48</b>	<b>\$73,094.66</b>	<b>\$73,216.32</b>
<b><u>REPLACEMENT FUND EXPENSES</u></b>						
85100-000	Income Taxes	\$267.00	(\$120.00)	\$0.00	\$0.00	\$0.00
85590-000	Professional Fees	\$960.00	\$0.00	\$0.00	\$0.00	\$0.00
85590-100	Professional Fees	\$2,240.00	\$0.00	\$0.00	\$0.00	\$0.00
86400-100	Gutters/Roofs/Downspouts	\$613.00	\$4,678.25	\$0.00	\$0.00	\$0.00
86700-100	Shutters/Siding	\$0.00	\$0.00	\$0.00	\$0.00	\$4,000.00
87100-100	Paint/Power Wash	\$4,428.36	\$0.00	\$0.00	\$0.00	\$0.00
<b>TOTAL REPLACEMENT EXPENSES</b>		<b>\$8,508.36</b>	<b>\$4,558.25</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$4,000.00</b>

<u>Unit Type</u>	Association Dues - Per Unit Per Month		
	Operating	Replacement	Total
Single Family	\$23.34	\$0.66	\$24.00
Patio & Town	\$81.76	\$59.24	\$141.00