

Tuscany Estates Association

Balance Sheet as of 9/30/2022

Assets	Operating	Replacement	Total
Assets			
Operating Cash - Debit Card	\$890.71		\$890.71
Operating Cash - Alliance	\$27,190.53		\$27,190.53
Operating Cash - Alliance SW	\$20,662.12		\$20,662.12
Replacement Cash - Alliance		\$115,116.47	\$115,116.47
Replacement Cash - Alliance SW		\$352,443.26	\$352,443.26
Owner Receivable	\$18,185.50		\$18,185.50
Total Assets	\$66,928.86	\$467,559.73	\$534,488.59
Total Assets	\$66,928.86	\$467,559.73	\$534,488.59
Liabilities / Equity			
Liabilities			
Management Co. Reimbursements	\$165.00		\$165.00
Prepaid Owner Assessments	\$16,079.87		\$16,079.87
Total Liabilities	\$16,244.87		\$16,244.87
Equity			
Net Income	\$12,217.97	\$61,931.40	\$74,149.37
Fund Balance	\$38,466.02	\$204,049.86	\$242,515.88
Replace/Repair Shared Wall FB		\$201,578.47	\$201,578.47
Total Equity	\$50,683.99	\$467,559.73	\$518,243.72
Total Liabilities / Equity	\$66,928.86	\$467,559.73	\$534,488.59

Tuscany Estates Association

Statement of Revenues and Expenses 9/1/2022 - 9/30/2022

	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)	30,222.00	30,456.00	(234.00)	40,608.00
41100-100 - Patio & Townhome Assessments	5,811.00	5,811.54	(.54)	50,246.00	52,303.86	(2,057.86)	69,738.48
44110-000 - Interest	33.35	6.00	27.35	449.45	54.00	395.45	72.00
47250-000 - Late Fees	-	20.00	(20.00)	-	180.00	(180.00)	240.00
47900-000 - Miscellaneous	350.00	25.00	325.00	3,885.00	225.00	3,660.00	300.00
Total Income	9,554.35	9,246.54	307.81	84,802.45	83,218.86	1,583.59	110,958.48
Total Income	9,554.35	9,246.54	307.81	84,802.45	83,218.86	1,583.59	110,958.48

Operating Expense

Administrative

50400-000 - Social Functions	-	100.00	100.00	-	100.00	100.00	300.00
50910-000 - Web Site Expenses	158.89	-	(158.89)	658.76	450.00	(208.76)	450.00
52000-000 - Insurance	795.62	297.00	(498.62)	2,933.14	2,931.00	(2.14)	3,822.00
52000-100 - Shared Walls Insurance	3,624.48	1,353.00	(2,271.48)	13,754.29	13,340.00	(414.29)	17,399.00
53850-000 - Collection Costs	-	40.00	40.00	225.00	360.00	135.00	480.00
53900-000 - Other Office Services	13.54	15.00	1.46	283.33	140.00	(143.33)	200.00
54200-000 - Postage	5.91	50.00	44.09	181.71	500.00	318.29	650.00
54300-000 - Stationery/Printing	70.50	100.00	29.50	1,497.17	965.00	(532.17)	1,315.00
55100-000 - Accountant	-	-	-	325.00	350.00	25.00	350.00
55300-000 - Attorney Fees	166.50	-	(166.50)	1,202.50	2,000.00	797.50	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)	8,540.00	6,858.00	(1,682.00)	9,144.00
55400-100 - Management Fee	392.00	392.00	-	4,005.00	3,528.00	(477.00)	4,704.00
Total Administrative	6,135.94	3,109.00	(3,026.94)	33,605.90	33,022.00	(583.90)	42,314.00

Landscaping

68200-000 - Landscaping-Common	1,799.85	1,800.00	.15	11,828.55	11,832.00	3.45	17,000.00
68200-100 - Landscaping-Patio/Townhome	2,863.07	2,964.00	100.93	18,243.89	18,948.00	704.11	26,276.00
68400-000 - Shrub Purchase/Care	-	-	-	3,391.00	3,200.00	(191.00)	3,200.00
Total Landscaping	4,662.92	4,764.00	101.08	33,463.44	33,980.00	516.56	46,476.00

Maintenance

63000-000 - Common Bldgs./Rooms	11.65	-	(11.65)	71.47	-	(71.47)	-
66400-100 - Gutters/Downspouts/Roofs	-	-	-	3,954.24	6,500.00	2,545.76	6,500.00
66900-100 - Other Exterior Repairs	-	-	-	1,437.25	9,000.00	7,562.75	9,000.00
69000-100 - Maintenance Repairs - Shrd Wll	39.34	-	(39.34)	39.34	2,159.00	2,119.66	2,159.00
70000-100 - Painting	-	-	-	-	2,500.00	2,500.00	2,500.00
75000-100 - Misc. Maintenance - Shrd Wall	25.00	-	(25.00)	-	-	-	-
77500-000 - Contingency - Common	-	67.00	67.00	12.84	603.00	590.16	804.00
77500-100 - Contingency - Townhomes	-	100.00	100.00	-	900.00	900.00	1,200.00

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Statement of Revenues and Expenses 9/1/2022 - 9/30/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Total Maintenance	75.99	167.00	91.01	5,515.14	21,662.00	16,146.86	22,163.00
Total Expense	10,874.85	8,040.00	(2,834.85)	72,584.48	88,664.00	16,079.52	110,953.00
Operating Net Total	(1,320.50)	1,206.54	(2,527.04)	12,217.97	(5,445.14)	17,663.11	5.48

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	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	-	51,324.00	51,324.00	-	68,433.00
84420-000 - Interest	90.20	4.00	86.20	671.40	36.00	635.40	48.00
84420-100 - Interest-Shared Wall	-	4.00	(4.00)	-	36.00	(36.00)	48.00
84710-000 - Transfer Fee	-	-	-	3,096.00	1,008.00	2,088.00	1,008.00
84710-100 - Transfer Fees - Shared Wall	-	-	-	6,840.00	4,704.00	2,136.00	4,704.00
Total Income	5,793.20	5,711.00	82.20	61,931.40	57,108.00	4,823.40	74,241.00
Total Income	5,793.20	5,711.00	82.20	61,931.40	57,108.00	4,823.40	74,241.00
Replacement Net Total	5,793.20	5,711.00	82.20	61,931.40	57,108.00	4,823.40	74,241.00
Net Total	4,472.70	6,917.54	(2,444.84)	74,149.37	51,662.86	22,486.51	74,246.48