

Tuscany Estates Association

Balance Sheet as of 12/31/2022

Assets	Operating	Replacement	Total
Assets			
Operating Cash - Debit Card	\$835.56		\$835.56
Operating Cash - Alliance	\$43,050.75		\$43,050.75
Operating Cash - Alliance SW	\$2,678.54		\$2,678.54
Replacement Cash - Alliance		\$115,722.65	\$115,722.65
Replacement Cash - Alliance SW		\$170,110.38	\$170,110.38
CD - Alliance 2.72% 11/20/2023 SW		\$200,910.18	\$200,910.18
Owner Receivable	\$6,681.09		\$6,681.09
Due from Operating Fund SW		\$1,000.00	\$1,000.00
Total Assets	\$53,245.94	\$487,743.21	\$540,989.15
Total Assets	\$53,245.94	\$487,743.21	\$540,989.15
Liabilities / Equity			
Liabilities			
Management Co. Reimbursements	(\$180.00)		(\$180.00)
Due to Replacement Shared Wall	\$1,000.00		\$1,000.00
Prepaid Owner Assessments	\$15,399.22		\$15,399.22
Total Liabilities	\$16,219.22		\$16,219.22
Equity			
Net Income	(\$1,439.30)	\$82,114.88	\$80,675.58
Fund Balance	\$38,466.02	\$204,049.86	\$242,515.88
Replace/Repair Shared Wall FB		\$201,578.47	\$201,578.47
Total Equity	\$37,026.72	\$487,743.21	\$524,769.93
Total Liabilities / Equity	\$53,245.94	\$487,743.21	\$540,989.15

Tuscany Estates Association

Statement of Revenues and Expenses 12/1/2022 - 12/31/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
41100-000 - Common Operating Assessments	3,498.00	3,384.00	114.00	40,440.00	40,608.00	(168.00)	40,608.00
41100-100 - Patio & Townhome Assessments	5,811.00	5,811.54	(.54)	67,679.00	69,738.48	(2,059.48)	69,738.48
44110-000 - Interest	17.08	6.00	11.08	517.45	72.00	445.45	72.00
44110-100 - Interest Shared Wall	.06	-	.06	.38	-	.38	-
47250-000 - Late Fees	-	20.00	(20.00)	-	240.00	(240.00)	240.00
47900-000 - Miscellaneous	50.00	25.00	25.00	3,735.00	300.00	3,435.00	300.00
Total Income	9,376.14	9,246.54	129.60	112,371.83	110,958.48	1,413.35	110,958.48
Total Income	9,376.14	9,246.54	129.60	112,371.83	110,958.48	1,413.35	110,958.48

Operating Expense

Administrative							
50400-000 - Social Functions	164.85	200.00	35.15	164.85	300.00	135.15	300.00
50910-000 - Web Site Expenses	-	-	-	658.76	450.00	(208.76)	450.00
52000-000 - Insurance	397.81	297.00	(100.81)	4,126.57	3,822.00	(304.57)	3,822.00
52000-100 - Shared Walls Insurance	1,812.24	1,353.00	(459.24)	19,191.01	17,399.00	(1,792.01)	17,399.00
53850-000 - Collection Costs	258.00	40.00	(218.00)	1.00	480.00	479.00	480.00
53900-000 - Other Office Services	186.62	20.00	(166.62)	491.83	200.00	(291.83)	200.00
54200-000 - Postage	150.36	50.00	(100.36)	356.01	650.00	293.99	650.00
54300-000 - Stationery/Printing	141.00	150.00	9.00	1,791.67	1,315.00	(476.67)	1,315.00
55100-000 - Accountant	-	-	-	325.00	350.00	25.00	350.00
55300-000 - Attorney Fees	203.50	-	(203.50)	(96.50)	2,000.00	2,096.50	2,000.00
55310-000 - Attorney Fees - Developer Issues	-	-	-	1,202.50	1,500.00	297.50	1,500.00
55400-000 - Management Fees	1,208.50	762.00	(446.50)	10,282.00	9,144.00	(1,138.00)	9,144.00
55400-100 - Management Fee	1,692.50	392.00	(1,300.50)	6,464.50	4,704.00	(1,760.50)	4,704.00
Total Administrative	6,215.38	3,264.00	(2,951.38)	44,959.20	42,314.00	(2,645.20)	42,314.00

Landscaping							
68200-000 - Landscaping-Common	1,799.93	1,824.00	24.07	15,171.53	17,000.00	1,828.47	17,000.00
68200-100 - Landscaping-Patio/Townhome	2,863.11	2,000.00	(863.11)	23,370.87	26,276.00	2,905.13	26,276.00
68400-000 - Shrub Purchase/Care	-	-	-	3,391.00	3,200.00	(191.00)	3,200.00
Total Landscaping	4,663.04	3,824.00	(839.04)	41,933.40	46,476.00	4,542.60	46,476.00

Maintenance							
63000-000 - Common Bldgs./Rooms	-	-	-	71.47	-	(71.47)	-
66400-100 - Gutters/Downspouts/Roofs	2,829.32	-	(2,829.32)	14,295.56	6,500.00	(7,795.56)	6,500.00
66900-100 - Other Exterior Repairs	799.06	-	(799.06)	7,307.31	9,000.00	1,692.69	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	132.50	67.00	(65.50)	585.19	804.00	218.81	804.00
77500-100 - Contingency - Townhomes	-	100.00	100.00	-	1,200.00	1,200.00	1,200.00

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	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Total Maintenance	3,760.88	167.00	(3,593.88)	26,918.53	22,163.00	(4,755.53)	22,163.00
Total Expense	14,639.30	7,255.00	(7,384.30)	113,811.13	110,953.00	(2,858.13)	110,953.00
Operating Net Total	(5,263.16)	1,991.54	(7,254.70)	(1,439.30)	5.48	(1,444.78)	5.48

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Statement of Revenues and Expenses 12/1/2022 - 12/31/2022

	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	-	68,433.00	68,433.00	-	68,433.00
84420-000 - Interest	24.51	4.00	20.51	745.58	48.00	697.58	48.00
84420-100 - Interest-Shared Wall	496.80	4.00	492.80	1,100.30	48.00	1,052.30	48.00
84710-000 - Transfer Fee	288.00	-	288.00	3,528.00	1,008.00	2,520.00	1,008.00
84710-100 - Transfer Fees - Shared Wall	684.00	-	684.00	8,208.00	4,704.00	3,504.00	4,704.00
Total Income	7,196.31	5,711.00	1,485.31	82,014.88	74,241.00	7,773.88	74,241.00
Total Income	7,196.31	5,711.00	1,485.31	82,014.88	74,241.00	7,773.88	74,241.00
Replacement Expense							
Expenses							
85100-000 - Income Taxes	-	-	-	(100.00)	-	100.00	-
Total Expenses	-	-	-	(100.00)	-	100.00	-
Total Expense	-	-	-	(100.00)	-	100.00	-
Replacement Net Total	7,196.31	5,711.00	1,485.31	82,114.88	74,241.00	7,873.88	74,241.00
Net Total	1,933.15	7,702.54	(5,769.39)	80,675.58	74,246.48	6,429.10	74,246.48