

2022 TUSCAN VALLEY HOA BUDGET					
			Jan-Sept	Approved	
	2019	2020	2021	2022	
OPERATING	Actuals	Actuals	Actuals	Budget	
Receipts					
Assessment	\$11,805.23	\$16,841.12	\$21,085.62	\$23,200.00	\$400 x 58 homes
Late Charges	\$75.00	\$150.00	\$100.00	\$0.00	
Working Capital	\$5,500.00	\$1,500.00	\$2,500.00	\$0.00	
Interest Earned			\$0.00	\$0.00	
TOTAL	\$17,380.23	\$18,491.12	\$23,685.62	\$23,200.00	
Administration					
Postage - Mailers	\$130.94	\$76.30	\$170.42	\$200.00	Mail info owners
Management Fee	\$2,900.00	\$4,500.00	\$3,600.00	\$3,600.00	\$300 month
Legal Fee			\$0.00	\$500.00	
Tax Preparation	\$295.00	\$300.00	\$300.00	\$300.00	Tax Return
Bank Service Charge		\$35.56	\$0.00	\$40.00	Order Checks
	\$3,325.94	\$4,911.86	\$4,070.42	\$4,640.00	
Operating					
Electricity	\$2,421.10	\$2,226.77	\$1,668.36	\$2,300.00	\$140 month DTD
Web hosting				\$35.40	\$2.95/month yr 1
Domain name				\$10.17	
Water	\$0.00	\$0.00	\$0.00	\$0.00	
	\$2,421.10	\$2,226.77	\$1,668.36	\$2,345.57	
Maintenance					
Repairs, Maint. & Supplies	\$6,804.84	\$400.00	\$0.00	\$200.00	
	\$6,804.84	\$400.00	\$0.00	\$200.00	
Grounds					
Grounds Contractor	\$3,060.00	\$3,635.00	\$3,150.00	\$5,000.00	
Snow Removal	\$4,825.00	\$1,760.00	\$3,555.00	\$3,500.00	
Sprinkler Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	
	\$7,885.00	\$5,395.00	\$6,705.00	\$8,500.00	
Taxes & Insurance					
Insurance	\$0.00	\$0.00	\$0.00	\$469.00	Common Ground
				\$193.00	Fidelity Bond
				\$871.00	D&O
	\$0.00	\$0.00	\$0.00	\$1,533.00	Ground
Total Expenses	\$20,436.88	\$12,933.63	\$12,443.78	\$17,218.57	
NET INCOME	-\$3,056.65	\$5,557.49	\$11,241.84	\$5,981.43	
Transfer Reserve Fund				5,900.00	
Profit/Loss				\$81.43	
2021 Reserve Fund				\$11,241.84	
2022 Transfer				\$5,900.00	
Reserve Balance 2022 Year End				\$17,141.84	