

**Tuscan Valley HOA**  
**Balance Sheet**  
As of December 31, 2019

	<u>Dec 31, 19</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Tuscan Valley Operating Account	3,343.83
Total Checking/Savings	3,343.83
Accounts Receivable	
Accounts Receivable	425.00
Total Accounts Receivable	425.00
Total Current Assets	3,768.83
<b>TOTAL ASSETS</b>	<b><u>3,768.83</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	5,804.84
Total Accounts Payable	5,804.84
Total Current Liabilities	5,804.84
Total Liabilities	5,804.84
Equity	
Retained Earnings	1,020.64
Net Income	-3,056.65
Total Equity	-2,036.01
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>3,768.83</u></b>

**Tuscan Valley HOA**  
**Profit & Loss YTD Comparison**  
**December 2019**

	<u>Dec 19</u>	<u>Jan - Dec 19</u>
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
HOA Yearly Assessment	42.20	11,405.23
Late Fee	0.00	50.00
Working Capital	250.00	5,500.00
<b>Total Income</b>	<u>292.20</u>	<u>16,955.23</u>
<b>Expense</b>		
Landscaping and Groundskeeping	90.00	3,060.00
Office Supplies	0.00	14.76
Postage and Delivery	0.00	116.18
Professional Fees	0.00	295.00
Property Management Fees	300.00	2,900.00
Repairs and Maintenance	500.00	1,000.00
Snow Removal	830.00	4,825.00
<b>Utilities</b>		
Electric	184.32	2,421.10
<b>Total Utilities</b>	<u>184.32</u>	<u>2,421.10</u>
<b>Total Expense</b>	<u>1,904.32</u>	<u>14,632.04</u>
<b>Net Ordinary Income</b>	<u>-1,612.12</u>	<u>2,323.19</u>
<b>Net Income</b>	<u><u>-1,612.12</u></u>	<u><u>2,323.19</u></u>

**Tuscan Valley HOA**  
**Statement of Cash Flows**  
January through December 2019

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	<u>Jan - Dec 19</u>
<b>OPERATING ACTIVITIES</b>	
Net Income	-3,056.65
Adjustments to reconcile Net Income to net cash provided by operations:	
Accounts Receivable	-1,625.00
Accounts Payable	5,804.84
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Net cash provided by Operating Activities	1,123.19
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Net cash increase for period	1,123.19
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Cash at beginning of period	2,220.64
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Cash at end of period	<u><u>3,343.83</u></u>