

Tuscan Valley HOA

Balance Sheet

As of February 28, 2022

| | <u>Feb 28, 22</u> |
|---------------------------------------|-------------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| Tuscan Valley - SBOW Operating | 28,500.72 |
| Total Checking/Savings | 28,500.72 |
| Accounts Receivable | |
| Accounts Receivable | 400.00 |
| Total Accounts Receivable | 400.00 |
| Total Current Assets | 28,900.72 |
| TOTAL ASSETS | <u>28,900.72</u> |
| LIABILITIES & EQUITY | |
| Equity | |
| Retained Earnings | 10,206.18 |
| Net Income | 18,694.54 |
| Total Equity | 28,900.72 |
| TOTAL LIABILITIES & EQUITY | <u>28,900.72</u> |

Tuscan Valley HOA
Profit & Loss Budget vs. Actual
February 2022

| | <u>Feb 22</u> | <u>Budget</u> | <u>\$ Over Budget</u> |
|--------------------------------|------------------------|-------------------------|------------------------|
| Ordinary Income/Expense | | | |
| Income | | | |
| HOA Yearly Assessment | 4,000.00 | 0.00 | 4,000.00 |
| Late Fee | 100.00 | 0.00 | 100.00 |
| Total Income | <u>4,100.00</u> | <u>0.00</u> | <u>4,100.00</u> |
| Expense | | | |
| Landscaping and Groundskeeping | 0.00 | 416.66 | -416.66 |
| Property Management Fees | 200.00 | 300.00 | -100.00 |
| Snow Removal | 2,630.00 | 3,325.00 | -695.00 |
| Utilities | | | |
| Electric | <u>185.78</u> | <u>191.66</u> | <u>-5.88</u> |
| Total Utilities | <u>185.78</u> | <u>191.66</u> | <u>-5.88</u> |
| Total Expense | <u>3,015.78</u> | <u>4,233.32</u> | <u>-1,217.54</u> |
| Net Ordinary Income | <u>1,084.22</u> | <u>-4,233.32</u> | <u>5,317.54</u> |
| Net Income | <u><u>1,084.22</u></u> | <u><u>-4,233.32</u></u> | <u><u>5,317.54</u></u> |

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Cash Basis

Tuscan Valley HOA
Profit & Loss Budget vs. Actual
January through February 2022

| | <u>Jan - Feb 22</u> | <u>Budget</u> | <u>\$ Over Budget</u> |
|--------------------------------------|-------------------------|-------------------------|-----------------------|
| Ordinary Income/Expense | | | |
| Income | | | |
| HOA Yearly Assessment | 22,800.00 | 23,200.00 | -400.00 |
| Late Fee | 100.00 | 0.00 | 100.00 |
| Total Income | <u>22,900.00</u> | <u>23,200.00</u> | <u>-300.00</u> |
| Expense | | | |
| Landscaping and Groundskeeping | 0.00 | 833.40 | -833.40 |
| Office Supplies | 41.47 | 200.00 | -158.53 |
| Property Management Fees | 600.00 | 600.00 | 0.00 |
| Repairs and Maintenance | | | |
| Website | 45.57 | | |
| Total Repairs and Maintenance | <u>45.57</u> | <u>0.00</u> | <u>45.57</u> |
| Snow Removal | 3,360.00 | 3,555.00 | -195.00 |
| Utilities | | | |
| Electric | 558.42 | 383.40 | 175.02 |
| Total Utilities | <u>558.42</u> | <u>383.40</u> | <u>175.02</u> |
| Total Expense | <u>4,605.46</u> | <u>5,571.80</u> | <u>-966.34</u> |
| Net Ordinary Income | <u>18,294.54</u> | <u>17,628.20</u> | <u>666.34</u> |
| Net Income | <u><u>18,294.54</u></u> | <u><u>17,628.20</u></u> | <u><u>666.34</u></u> |

Tuscan Valley HOA
Statement of Cash Flows
January through February 2022

| | <u>Jan - Feb 22</u> |
|--|-------------------------|
| OPERATING ACTIVITIES | |
| Net Income | 18,694.54 |
| Adjustments to reconcile Net Income to net cash provided by operations: | |
| Accounts Receivable | <u>-400.00</u> |
| Net cash provided by Operating Activities | <u>18,294.54</u> |
| Net cash increase for period | 18,294.54 |
| Cash at beginning of period | <u>10,206.18</u> |
| Cash at end of period | <u><u>28,500.72</u></u> |