

Tuscan Valley HOA
Balance Sheet
As of April 30, 2022

	<u>Apr 30, 22</u>
ASSETS	
Current Assets	
Checking/Savings	
Directors of Tuscan Valley Est	25,411.63
Total Checking/Savings	<u>25,411.63</u>
Total Current Assets	<u>25,411.63</u>
TOTAL ASSETS	<u><u>25,411.63</u></u>
LIABILITIES & EQUITY	
Equity	
Retained Earnings	10,206.18
Net Income	<u>15,205.45</u>
Total Equity	<u>25,411.63</u>
TOTAL LIABILITIES & EQUITY	<u><u>25,411.63</u></u>

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Cash Basis

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

	<u>Jan - Apr 22</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Ordinary Income/Expense			
Income			
HOA Yearly Assessment	23,200.00	23,200.00	0.00
Late Fee	100.00	0.00	100.00
Total Income	<u>23,300.00</u>	<u>23,200.00</u>	<u>100.00</u>
Expense			
Bank Service Charge	37.60	40.00	-2.40
Landscaping and Groundskeeping	0.00	1,666.72	-1,666.72
Legal	0.00	500.00	-500.00
Office Supplies	41.47	200.00	-158.53
Postage and Delivery	120.95		
Professional Fees	300.00	300.00	0.00
Property Management Fees	1,800.00	1,200.00	600.00
Repairs and Maintenance			
Website	45.57		
Total Repairs and Maintenance	<u>45.57</u>	<u>0.00</u>	<u>45.57</u>
Snow Removal	4,615.00	3,555.00	1,060.00
Utilities			
Electric	1,133.96	766.72	367.24
Total Utilities	<u>1,133.96</u>	<u>766.72</u>	<u>367.24</u>
Total Expense	<u>8,094.55</u>	<u>8,228.44</u>	<u>-133.89</u>
Net Ordinary Income	<u>15,205.45</u>	<u>14,971.56</u>	<u>233.89</u>
Net Income	<u><u>15,205.45</u></u>	<u><u>14,971.56</u></u>	<u><u>233.89</u></u>

Tuscan Valley HOA
Statement of Cash Flows
January through April 2022

	<u>Jan - Apr 22</u>
OPERATING ACTIVITIES	
Net Income	<u>15,205.45</u>
Net cash provided by Operating Activities	<u>15,205.45</u>
Net cash increase for period	15,205.45
Cash at beginning of period	<u>10,206.18</u>
Cash at end of period	<u><u>25,411.63</u></u>

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Tuscan Valley HOA
A/R Aging Summary
As of April 20, 2022

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>> 90</u>	<u>TOTAL</u>
TOTAL	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>