

Tuscan Valley Estates Homeowners Association		
	2023	
OPERATING	Budget	Income %
Receipts		
Estimated 2022 rollover	\$1,786.69	
Assessment (\$400 x 58 homes)	\$23,200.00	
Late Charges	\$0.00	
Transfer Fee (resident moved)	\$0.00	
Working Capital	\$0.00	
Interest Earned	\$0.00	
Total Income	\$24,986.69	
Administration		
Postage - Mailers/Office Supplies	\$350.00	1.4%
PO Box	\$182.00	0.7%
Management Fee	\$107.20	0.4%
Legal Fee	\$200.00	0.8%
Tax Preparation	\$300.00	1.2%
Bank Service Charge	\$0.00	0.0%
	\$1,139.20	4.6%
Operating		
Electricity	\$2,700.00	10.8%
Streetlight Installation	\$0.00	0.0%
Website Expenses	\$90.00	0.4%
Water	\$0.00	0.0%
	\$2,790.00	11.2%
Maintenance		
Repairs, Maint. & Supplies	\$200.00	0.8%
	\$200.00	0.8%
Grounds		
Landscaping Maintenance	\$900.00	3.6%
Common Ground Maintenance	\$5,295.00	21.2%
Snow Removal	\$0.00	0.0%
Sprinkler Maintenance	\$0.00	0.0%
	\$6,195.00	24.8%
Taxes & Insurance		
Insurance: Common Ground	\$496.46	2.0%
Insurance: Fidelity Bond	\$225.57	0.9%
Insurance: D&O	\$897.13	3.6%
	\$1,619.16	6.5%
Total Expenses	\$11,943.36	47.8%
NET INCOME	\$13,043.33	