

Tuscan Valley Estates Combined Financials (EHP & City & Village)

(as of 12/31/2022)

2022

OPERATING

Actuals

Receipts

Starting Cash Balance	\$ 10,206.18
Assessment	\$28,800.00 (includes 2023 early pays)
Late Charges	\$100.00
Transfer Fee (resident moved)	\$300.00
Working Capital	\$0.00
Interest Earned	\$0.00
Total Income	\$39,406.18

Administration

Postage - Mailers/Office Supplies	\$470.31
PO Box	\$182.00
Management Fee	\$2,254.00
Legal Fee	\$54.00 File Indentures
Tax Preparation	\$300.00 Tax Return
Bank Service Charge	\$37.60 Order Checks
	\$3,297.91

Operating

Electricity	\$3,695.37 \$223/mo
Streetlight Installation	\$5,500.00
Website Expenses	\$291.85 \$2.95/month yr 1
Water	\$0.00
	\$9,487.22

Maintenance

Repairs, Maint. & Supplies	\$0.00
	\$0.00

Grounds

Landscaping Maintenance	\$9,781.12
Common Ground Maintenance	\$3,650.30
Snow Removal	\$5,125.00
Sprinkler Maintenance	\$0.00
	\$18,556.42

Taxes & Insurance

Insurance	\$482.00 Liability Insurance
	\$235.00 Fidelity Bond
	\$871.00 D&O
	\$1,588.00 Ground

Total Expenses \$32,929.55
Ending Cash Balance: \$6,476.63

**Directors of Tuscan Valley Estates
Income & Disbursement Statement
12/01/2022 through 12/31/2022**

Account Name: Primary

	12/01/2022 through 12/31/2022	YTD
Beginning Balance	\$2,196.94	\$0.00
Receipts		
0012 Trustee Assessment	\$5,600.00	\$5,600.00
0022 Transfer Fee	\$0.00	\$300.00
0100 Funds from Trustees	\$0.00	\$25,411.63
Total Receipts	\$5,600.00	\$31,311.63
Disbursements		
1200 Liability Insurance Premium	\$0.00	-\$482.00
1210 Directors and Officers Insurance	\$0.00	-\$871.00
1211 Fidelity & Forgery Insurance	\$0.00	-\$235.00
2000 Common Ground Maintenance	-\$700.00	-\$4,694.30
2010 Snow Removal/Salt	\$0.00	-\$510.00
2100 Landscaping Maintenance	\$0.00	-\$8,654.34
2601 Streetlight Installation	\$0.00	-\$5,500.00
2650 Subdivision Entrance Work	\$0.00	-\$82.78
3605 PO Box	\$0.00	-\$182.00
3710 Website Expenses	\$0.00	-\$246.28
5500 Electric Expense	-\$223.11	-\$2,561.41
5700 Postage	-\$34.20	-\$107.42
5720 General Office and Copy Supplies	\$0.00	-\$200.47
5725 Recording Fees	-\$27.00	-\$54.00
5726 Set Up Fee	\$0.00	-\$100.00
5900 Collection Fee	-\$336.00	-\$354.00
Total Disbursements	-\$1,320.31	-\$24,835.00
Ending Balance	\$6,476.63	\$6,476.63