Directors of Tuscan Valley Estates Income & Disbursement Statement 04/01/2023 through 04/30/2023

Account Name: Primary

		04/01/2023 through	04/30/2023	YTD			
Beginning Balance			\$20,560.73		\$6,476.63		
Receipt	s						
0005	Interest	\$5.34		\$5.34			
0012	Trustee Assessment	\$1,600.00		\$17,200.00			
0910	PO Box Refund	\$0.00		\$91.00			
	Total Receipts	-	\$1,605.34	-	\$17,296.34		
Disburs	ements						
2000	Common Ground Maintenance	-\$771.50		-\$771.50			
2100	Landscaping Maintenance	-\$2,225.25		-\$2,225.25			
3607	Mailbox Expense	-\$24.38		-\$24.38			
5500	Electric Expense	\$0.00		-\$670.90			
5700	Postage	-\$37.17		-\$37.17			
5720	General Office and Copy Supplies	-\$43.87		-\$43.87			
5900	Collection Fee	-\$96.32		-\$1,032.32			
	Total Disbursements	-	-\$3,198.49	-	-\$4,805.39		
Ending	Balance		\$18,967.58		\$18,967.58		

Tuscan Valley Estates																
Homeowners Association	2023		2023	2023	2023	2023	2023	2023	2023	2023	2023	2023	2023	2023	2023	2023
OPERATING	Budget	Income %	Difference	Actual	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Receipts	1											J	•			
Beginning cash	\$1,786.69		\$4,689.94	\$6,476.63	\$6,476.63	\$15,653.53	\$17,685.90	\$20,560.73	\$18,967.58	\$18,967.58	\$18,967.58	\$18,967.58	\$18,967.58	\$18,967.58	\$18,967.58	\$18,967.58
Assessment (\$400 x 58 homes)	\$23,200.00		-\$6,000.00	\$17,200.00	\$10,000.00	\$2,400.00	\$3,200.00	\$1,600.00	,	,	,	,	,	,	,	,
Late Charges	\$0.00		\$5.34	\$5.34	,		,	\$5.34								
Transfer Fee (resident moved)	\$0.00		\$0.00	\$0.00												
Working Capital	\$0.00		\$0.00	\$0.00												
Interest Earned	\$0.00		\$0.00	\$0.00												
Total Income	\$24,986.69		-\$1,304.72	\$23,681.97	\$16,476.63	\$18,053.53	\$20,885.90	\$22,166.07	\$18,967.58	\$18,967.58	\$18,967.58	\$18,967.58	\$18,967.58	\$18,967.58	\$18,967.58	\$18,967.58
Administration																
Postage - Mailers/Office Supplies	\$350.00	1.4%	-\$268.96	\$81.04				\$81.04								
PO Box (11/30/2023)	\$182.00	0.7%	-\$248.62	-\$66.62			-\$91.00	\$24.38								
Management Fee	\$1,392.00	5.6%	-\$359.68		\$600.00	\$144.00	\$192.00	\$96.32								
Legal Fee	\$200.00	0.8%	-\$200.00	\$0.00	ψ000.00	ψ144.00	ψ132.00	ψ30.02								
Tax Preparation	\$300.00	1.2%	-\$300.00	\$0.00												
Bank Service Charge	\$0.00	0.0%	\$0.00	\$0.00												
Dank Scrvice Sharge	\$2,424.00	9.7%	-\$1,377.26		\$600.00	\$144.00	\$101.00	\$201.74	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Operating	. ,		. ,.	. ,.		,							•	•		
Electricity	\$2,700.00	10.8%	-\$2.029.10	\$670.90	\$223.10	\$223.63	\$224.17	\$0.00								
Streetlight Installation	\$0.00	0.0%	\$0.00	\$0.00	*	4=====	*	70.00								
Website Expenses	\$90.00	0.4%	-\$90.00	\$0.00												
Water	\$0.00	0.0%	\$0.00	\$0.00												
	\$2,790.00	11.2%	-\$2,119.10	\$670.90	\$223.10	\$223.63	\$224.17	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Maintenance					·		-		-		-					
Repairs, Maint. & Supplies	\$200.00	0.8%	-\$200.00	\$0.00												
	\$200.00	0.8%	-\$200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Grounds																
Landscaping Maintenance	\$900.00	3.6%	\$1,325.25	\$2,225.25				\$2,225.25								
Common Ground Maintenance	\$5,295.00	21.2%	-\$4,523.50	\$771.50				\$771.50								
Snow Removal	\$0.00	0.0%	\$0.00	\$0.00												
Sprinkler Maintenance	\$0.00	0.0%	\$0.00	\$0.00												
•	\$6,195.00	24.8%	-\$3,198.25		\$0.00	\$0.00	\$0.00	\$2,996.75	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Taxes & Insurance																
Insurance: Common Ground (Liability)	\$496.46	2.0%	-\$496.46	\$0.00												
Insurance: Fidelity Bond	\$225.57	0.9%	-\$225.57	\$0.00												
Insurance: D&O (Directors & Officers)	\$897.13	3.6%	-\$897.13	\$0.00												
,	\$1,619.16	6.5%	-\$1,619.16	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Expenses	\$13,228.16	52.9%	-\$8,513.77	\$4,714.39	\$823.10	\$367.63	\$325.17	\$3,198.49	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
NET INCOME \$11,758.53			\$7,209.05	\$18,967.58	\$15,653.53	\$17,685.90	\$20,560.73	\$18,967.58	\$18,967.58	\$18,967.58	\$18,967.58	\$18,967.58	\$18,967.58	\$18,967.58	\$18,967.58	\$18,967.58