

**Directors of Tuscan Valley Estates
Income & Disbursement Statement
05/01/2023 through 05/31/2023**

Account Name: Primary

	05/01/2023 through 05/31/2023	YTD
Beginning Balance	\$18,967.58	\$6,476.63
Receipts		
0005 Interest	\$0.00	\$5.34
0012 Trustee Assessment	\$0.00	\$17,200.00
0910 PO Box Refund	\$0.00	\$91.00
Total Receipts	\$0.00	\$17,296.34
Disbursements		
2000 Common Ground Maintenance	-\$620.00	-\$1,391.50
2100 Landscaping Maintenance	\$0.00	-\$2,225.25
3607 Mailbox Expense	\$0.00	-\$24.38
5500 Electric Expense	-\$447.84	-\$1,118.74
5700 Postage	-\$36.54	-\$73.71
5720 General Office and Copy Supplies	-\$20.88	-\$64.75
5900 Collection Fee	\$0.00	-\$1,032.32
Total Disbursements	-\$1,125.26	-\$5,930.65
Ending Balance	\$17,842.32	\$17,842.32

Tuscan Valley Estates									
Homeowners Association									
	2023		2023	2023	2023	2023	2023	2023	2023
OPERATING	Budget	Income %	Difference	Actual	Jan	Feb	Mar	Apr	May
Receipts									
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
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
Administration									
Postage - Mailers/Office Supplies	\$350.00	1.4%	-\$211.54	\$138.46				\$81.04	\$57.42
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	\$1,032.32	\$600.00	\$144.00	\$192.00	\$96.32	
Legal Fee	\$200.00	0.8%	-\$200.00	\$0.00					
Tax Preparation	\$300.00	1.2%	-\$300.00	\$0.00					
Bank Service Charge	\$0.00	0.0%	\$0.00	\$0.00					
	\$2,424.00	9.7%	-\$1,319.84	\$1,104.16	\$600.00	\$144.00	\$101.00	\$201.74	\$57.42
Operating									
Electricity	\$2,700.00	10.8%	-\$1,581.26	\$1,118.74	\$223.10	\$223.63	\$224.17	\$0.00	\$447.84
Streetlight Installation	\$0.00	0.0%	\$0.00	\$0.00					
Website Expenses	\$90.00	0.4%	-\$90.00	\$0.00					
Water	\$0.00	0.0%	\$0.00	\$0.00					
	\$2,790.00	11.2%	-\$1,671.26	\$1,118.74	\$223.10	\$223.63	\$224.17	\$0.00	\$447.84
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
Grounds									
Landscaping Maintenance	\$900.00	3.6%	\$1,325.25	\$2,225.25				\$2,225.25	
Common Ground Maintenance	\$5,295.00	21.2%	-\$3,903.50	\$1,391.50				\$771.50	\$620.00
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%	-\$2,578.25	\$3,616.75	\$0.00	\$0.00	\$0.00	\$2,996.75	\$620.00
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
Total Expenses	\$13,228.16	52.9%	-\$7,388.51	\$5,839.65	\$823.10	\$367.63	\$325.17	\$3,198.49	\$1,125.26
NET INCOME	\$11,758.53		\$6,083.79	\$17,842.32	\$15,653.53	\$17,685.90	\$20,560.73	\$18,967.58	\$17,842.32