

**Directors of Tuscan Valley Estates
Income & Disbursement Statement
07/01/2023 through 07/31/2023**

Account Name: Primary

	07/01/2023 through 07/31/2023	YTD
Beginning Balance	\$14,898.56	\$6,476.63
Receipts		
0005 Interest	\$0.00	\$5.34
0012 Trustee Assessment	\$0.00	\$17,200.00
0022 Transfer Fee	\$200.00	\$200.00
0910 PO Box Refund	\$0.00	\$91.00
Total Receipts	\$200.00	\$17,496.34
Disbursements		
2000 Common Ground Maintenance	-\$720.00	-\$2,886.50
2100 Landscaping Maintenance	\$0.00	-\$4,170.25
3607 Mailbox Expense	\$0.00	-\$24.38
5500 Electric Expense	-\$223.58	-\$1,566.08
5700 Postage	-\$8.04	-\$81.75
5720 General Office and Copy Supplies	-\$3.87	-\$68.62
5725 Recording Fees	-\$37.55	-\$37.55
5900 Collection Fee	-\$12.00	-\$1,044.32
Total Disbursements	-\$1,005.04	-\$9,879.45
Ending Balance	\$14,093.52	\$14,093.52

Tuscan Valley Estates										
Homeowners Association										
OPERATING	2023		2023	2023	2023	2023	2023	2023	2023	2023
	Budget	%	Difference	Actual	Jan	Feb	Mar	Apr	May	Jun
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	\$17,842.32
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		\$200.00	\$200.00						
Working Capital	\$0.00		\$0.00	\$0.00						
Interest Earned	\$0.00		\$0.00	\$0.00						
Total Income	\$24,986.69		-\$1,104.72	\$23,881.97	\$16,476.63	\$18,053.53	\$20,885.90	\$22,166.07	\$18,967.58	\$17,842.32
Administration										
Postage - Mailers/Office Supplies	\$350.00	1.4%	-\$199.63	\$150.37				\$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%	-\$347.68	\$1,044.32	\$600.00	\$144.00	\$192.00	\$96.32		
Legal Fee	\$200.00	0.8%	-\$162.45	\$37.55						
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%	-\$1,258.38	\$1,165.62	\$600.00	\$144.00	\$101.00	\$201.74	\$57.42	\$0.00
Operating										
Electricity	\$2,700.00	10.8%	-\$1,133.92	\$1,566.08	\$223.10	\$223.63	\$224.17	\$0.00	\$447.84	\$223.76
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%	-\$1,223.92	\$1,566.08	\$223.10	\$223.63	\$224.17	\$0.00	\$447.84	\$223.76
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
Grounds										
Landscaping Maintenance	\$900.00	3.6%	\$3,270.25	\$4,170.25				\$2,225.25		\$1,945.00
Common Ground Maintenance	\$5,295.00	21.2%	-\$2,408.50	\$2,886.50				\$771.50	\$620.00	\$775.00
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%	\$861.75	\$7,056.75	\$0.00	\$0.00	\$0.00	\$2,996.75	\$620.00	\$2,720.00
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
Total Expenses	\$13,228.16	52.9%	-\$3,439.71	\$9,788.45	\$823.10	\$367.63	\$325.17	\$3,198.49	\$1,125.26	\$2,943.76
NET INCOME	\$11,758.53		\$2,334.99	\$14,093.52	\$15,653.53	\$17,685.90	\$20,560.73	\$18,967.58	\$17,842.32	\$14,898.56

