

**Directors of Tuscan Valley Estates
Income & Disbursement Statement
10/01/2023 through 10/31/2023**

Account Name: Primary

	10/01/2023 through 10/31/2023	YTD
Beginning Balance	\$11,963.08	\$6,476.63
Receipts		
0005 Interest	\$0.00	\$5.34
0012 Trustee Assessment	\$0.00	\$17,200.00
0022 Transfer Fee	\$0.00	\$200.00
0910 PO Box Refund	\$0.00	\$91.00
Total Receipts	\$0.00	\$17,496.34
Disbursements		
1200 Liability Insurance Premium	-\$1,090.00	-\$1,090.00
2000 Common Ground Maintenance	-\$1,090.00	-\$5,591.50
2100 Landscaping Maintenance	\$0.00	-\$4,237.96
3607 Mailbox Expense	\$0.00	-\$24.38
5500 Electric Expense	-\$222.89	-\$2,236.70
5700 Postage	\$0.00	-\$81.75
5720 General Office and Copy Supplies	\$0.00	-\$68.62
5725 Recording Fees	\$0.00	-\$37.55
5900 Collection Fee	\$0.00	-\$1,044.32
Total Disbursements	-\$2,402.89	-\$14,412.78
Ending Balance	\$9,560.19	\$9,560.19

Tuscan Valley Estates										
Homeowners Association										
	2023		2023	2023	2023	2023	2023	2023	2023	2023
OPERATING	Budget	%	Actual	Difference	Jan	Feb	Mar	Apr	May	Jun
Receipts										
Beginning cash	\$1,786.69		\$6,476.63	\$4,689.94	\$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		\$17,200.00	-\$6,000.00	\$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		\$23,881.97	-\$1,104.72	\$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%	\$150.37	-\$199.63				\$81.04	\$57.42	
PO Box (11/30/2023)	\$182.00	0.7%	-\$66.62	-\$248.62			-\$91.00	\$24.38		
Management Fee	\$1,392.00	5.6%	\$1,044.32	-\$347.68	\$600.00	\$144.00	\$192.00	\$96.32		
Legal Fee	\$200.00	0.8%	\$37.55	-\$162.45						
Tax Preparation	\$300.00	1.2%	\$0.00	-\$300.00						
Bank Service Charge	\$0.00	0.0%	\$0.00	\$0.00						
	\$2,424.00	9.7%	\$1,165.62	-\$1,258.38	\$600.00	\$144.00	\$101.00	\$201.74	\$57.42	\$0.00
Operating										
Electricity	\$2,700.00	10.8%	\$2,236.70	-\$463.30	\$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%	\$0.00	-\$90.00						
Water	\$0.00	0.0%	\$0.00	\$0.00						
	\$2,790.00	11.2%	\$2,236.70	-\$553.30	\$223.10	\$223.63	\$224.17	\$0.00	\$447.84	\$223.76
Maintenance										
Repairs, Maint. & Supplies	\$200.00	0.8%	\$0.00	-\$200.00						
	\$200.00	0.8%	\$0.00	-\$200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Grounds										
Landscaping Maintenance	\$4,790.00	19.2%	\$4,707.96	-\$82.04				\$2,225.25		\$1,945.00
Common Ground Maintenance	\$5,295.00	21.2%	\$5,121.50	-\$173.50				\$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						
	\$10,085.00	40.4%	\$9,829.46	-\$255.54	\$0.00	\$0.00	\$0.00	\$2,996.75	\$620.00	\$2,720.00
Taxes & Insurance										
Insurance: Common Ground (Liability)	\$496.46	2.0%	\$0.00	-\$496.46						
Insurance: Fidelity Bond	\$225.57	0.9%	\$219.00	-\$6.57						
Insurance: D&O (Directors & Officers)	\$897.13	3.6%	\$871.00	-\$26.13						
	\$1,619.16	6.5%	\$1,090.00	-\$529.16	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Expenses	\$17,118.16	68.5%	\$14,321.78	-\$2,796.38	\$823.10	\$367.63	\$325.17	\$3,198.49	\$1,125.26	\$2,943.76
NET INCOME	\$7,868.53		\$9,560.19	\$1,691.66	\$15,653.53	\$17,685.90	\$20,560.73	\$18,967.58	\$17,842.32	\$14,898.56

Tuscan Valley Estates						
Homeowners Association						
OPERATING	2023	2023	2023	2023	2023	2023
	Jul	Aug	Sep	Oct	Nov	Dec
Receipts						
Beginning cash	\$14,898.56	\$14,093.52	\$13,094.45	\$11,963.08	\$9,560.19	\$9,560.19
Assessment (\$400 x 58 homes)						
Late Charges						
Transfer Fee (resident moved)	\$200.00					
Working Capital						
Interest Earned						
Total Income	\$15,098.56	\$14,093.52	\$13,094.45	\$11,963.08	\$9,560.19	\$9,560.19
Administration						
Postage - Mailers/Office Supplies	\$11.91					
PO Box (11/30/2023)						
Management Fee	\$12.00					
Legal Fee	\$37.55					
Tax Preparation						
Bank Service Charge						
	\$61.46	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Operating						
Electricity	\$223.58	\$224.07	\$223.66	\$222.89		
Streetlight Installation						
Website Expenses						
Water						
	\$223.58	\$224.07	\$223.66	\$222.89	\$0.00	\$0.00
Maintenance						
Repairs, Maint. & Supplies						
	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Grounds						
Landscaping Maintenance			\$67.71	\$470.00		
Common Ground Maintenance	\$720.00	\$775.00	\$840.00	\$620.00		
Snow Removal						
Sprinkler Maintenance						
	\$720.00	\$775.00	\$907.71	\$1,090.00	\$0.00	\$0.00
Taxes & Insurance						
Insurance: Common Ground (Liability)						
Insurance: Fidelity Bond				\$219.00		
Insurance: D&O (Directors & Officers)				\$871.00		
	\$0.00	\$0.00	\$0.00	\$1,090.00	\$0.00	\$0.00
Total Expenses	\$1,005.04	\$999.07	\$1,131.37	\$2,402.89	\$0.00	\$0.00
NET INCOME	\$14,093.52	\$13,094.45	\$11,963.08	\$9,560.19	\$9,560.19	\$9,560.19