

Tuscan Valley Estates		
Homeowners Association	2024	
OPERATING	Budget	%
Receipts		
Beginning cash	\$4,764.09	
Assessment (\$400 x 58 homes)	\$23,200.00	
Late Charges	\$0.00	
Transfer Fee (resident moved)	\$0.00	
Working Capital	\$0.00	
Interest Earned	\$0.00	
Total Income	\$27,964.09	
Administration		
Postage - Mailers/Office Supplies	\$350.00	1.3%
Management Fee	\$1,392.00	5.0%
Legal Fee	\$1,000.00	3.6%
Tax Preparation	\$300.00	1.1%
Bank Service Charge	\$0.00	0.0%
	\$3,042.00	10.9%
Operating		
Electricity	\$2,700.00	9.7%
Website Expenses	\$90.00	0.3%
Water	\$140.00	0.5%
	\$2,930.00	10.5%
Maintenance		
Repairs, Maint. & Supplies	\$4,000.00	14.3%
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Grounds		
Landscaping Maintenance	\$900.00	3.2%
Common Ground Maintenance	\$5,560.00	19.9%
Snow Removal	\$0.00	0.0%
Sprinkler Maintenance	\$0.00	0.0%
	\$6,460.00	23.1%
Taxes & Insurance		
Insurance: Common Ground (Liability)	\$531.30	1.9%
Insurance: Fidelity Bond	\$229.95	0.8%
Insurance: D&O (Directors & Officers)	\$914.55	3.3%
	\$1,675.80	6.0%
Total Expenses	\$18,107.80	64.8%
NET INCOME	\$9,856.29	