

**Directors of Tuscan Valley Estates
Income & Disbursement Statement
12/01/2023 through 12/31/2023**

Account Name: Primary

	12/01/2023 through 12/31/2023	YTD
Beginning Balance	\$8,577.83	\$6,476.63
Receipts		
0005 Interest	\$0.00	\$28.70
0012 Trustee Assessment	\$3,200.00	\$20,800.00
0022 Transfer Fee	\$0.00	\$200.00
0910 PO Box Refund	\$0.00	\$91.00
Total Receipts	\$3,200.00	\$21,119.70
Disbursements		
1200 Liability Insurance Premium	\$15.00	-\$1,596.00
2000 Common Ground Maintenance	\$0.00	-\$6,056.50
2100 Landscaping Maintenance	-\$3,785.00	-\$8,022.96
2111 Holiday decor for monuments	\$0.00	-\$59.10
3607 Mailbox Expense	\$0.00	-\$24.38
3710 Website Expenses	\$0.00	-\$46.34
5500 Electric Expense	-\$222.82	-\$2,682.14
5700 Postage	-\$37.62	-\$157.65
5720 General Office and Copy Supplies	\$0.00	-\$96.60
5725 Recording Fees	-\$33.00	-\$70.55
5900 Collection Fee	-\$192.00	-\$1,261.72
Total Disbursements	-\$4,255.44	-\$20,073.94
Ending Balance	\$7,522.39	\$7,522.39

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		\$20,800.00	-\$2,400.00	\$10,000.00	\$2,400.00	\$3,200.00	\$1,600.00		
Late Charges	\$0.00		\$28.70	\$28.70				\$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		\$27,505.33	\$2,518.64	\$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%	\$254.25	-\$95.75				\$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%	\$1,261.72	-\$130.28	\$600.00	\$144.00	\$192.00	\$96.32		
Legal Fee	\$200.00	0.8%	\$70.55	-\$129.45						
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%	\$1,519.90	-\$904.10	\$600.00	\$144.00	\$101.00	\$201.74	\$57.42	\$0.00
Operating										
Electricity	\$2,700.00	10.8%	\$2,682.14	-\$17.86	\$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%	\$46.34	-\$43.66						
Water	\$0.00	0.0%	\$0.00	\$0.00						
	\$2,790.00	11.2%	\$2,728.48	-\$61.52	\$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%	\$8,552.06	\$3,762.06				\$2,225.25		\$1,945.00
Common Ground Maintenance	\$5,295.00	21.2%	\$5,586.50	\$291.50				\$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%	\$14,138.56	\$4,053.56	\$0.00	\$0.00	\$0.00	\$2,996.75	\$620.00	\$2,720.00
Taxes & Insurance										
Insurance: Common Ground (Liability)	\$496.46	2.0%	\$506.00	\$9.54						
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%	\$1,596.00	-\$23.16	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Expenses	\$17,118.16	68.5%	\$19,982.94	\$2,864.78	\$823.10	\$367.63	\$325.17	\$3,198.49	\$1,125.26	\$2,943.76
NET INCOME	\$7,868.53		\$7,522.39	-\$346.14	\$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	\$8,577.83
Assessment (\$400 x 58 homes)					\$400.00	\$3,200.00
Late Charges					\$23.36	
Transfer Fee (resident moved)	\$200.00					
Working Capital						
Interest Earned						
Total Income	\$15,098.56	\$14,093.52	\$13,094.45	\$11,963.08	\$9,983.55	\$11,777.83
Administration						
Postage - Mailers/Office Supplies	\$11.91				\$66.26	\$37.62
PO Box (11/30/2023)						
Management Fee	\$12.00				\$25.40	\$192.00
Legal Fee	\$37.55					\$33.00
Tax Preparation						
Bank Service Charge						
	\$61.46	\$0.00	\$0.00	\$0.00	\$91.66	\$262.62
Operating						
Electricity	\$223.58	\$224.07	\$223.66	\$222.89	\$222.62	\$222.82
Streetlight Installation						
Website Expenses					\$46.34	
Water						
	\$223.58	\$224.07	\$223.66	\$222.89	\$268.96	\$222.82
Maintenance						
Repairs, Maint. & Supplies						
	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Grounds						
Landscaping Maintenance			\$67.71	\$470.00	\$59.10	\$3,785.00
Common Ground Maintenance	\$720.00	\$775.00	\$840.00	\$620.00	\$465.00	
Snow Removal						
Sprinkler Maintenance						
	\$720.00	\$775.00	\$907.71	\$1,090.00	\$524.10	\$3,785.00
Taxes & Insurance						
Insurance: Common Ground (Liability)					\$521.00	-\$15.00
Insurance: Fidelity Bond				\$219.00		
Insurance: D&O (Directors & Officers)				\$871.00		
	\$0.00	\$0.00	\$0.00	\$1,090.00	\$521.00	-\$15.00
Total Expenses	\$1,005.04	\$999.07	\$1,131.37	\$2,402.89	\$1,405.72	\$4,255.44
NET INCOME	\$14,093.52	\$13,094.45	\$11,963.08	\$9,560.19	\$8,577.83	\$7,522.39