

**Directors of Tuscan Valley Estates Homeowners Association
Income & Disbursement Statement
01/01/2024 through 01/31/2024**

Account Name: Primary

	01/01/2024 through 01/31/2024	YTD
Beginning Balance	\$7,522.39	\$7,522.39
Receipts		
0012 Trustee Assessment	\$7,200.00	\$7,200.00
Total Receipts	\$7,200.00	\$7,200.00
Disbursements		
5500 Electric Expense	-\$222.81	-\$222.81
5900 Collection Fee	-\$432.00	-\$432.00
Total Disbursements	-\$654.81	-\$654.81
Ending Balance	\$14,067.58	\$14,067.58

Tuscan Valley Estates						
Homeowners Association						
	2024		2024	2024	2024	2024
OPERATING	Budget	%	Actual	Difference	Jan	Feb
Receipts						
Beginning cash	\$4,764.09		\$7,522.39	\$2,758.30	\$7,522.39	
Assessment (\$400 x 58 homes)	\$23,200.00		\$7,200.00	-\$16,000.00	\$7,200.00	
Late Charges	\$0.00		\$0.00	\$0.00		
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	\$27,964.09		\$14,722.39	-\$13,241.70	\$14,722.39	\$0.00
Administration						
Postage - Mailers/Office Supplies	\$350.00	1.3%	\$0.00	-\$350.00		
Management Fee	\$1,392.00	5.0%	\$432.00	-\$960.00	\$432.00	
Legal Fee	\$1,000.00	3.6%	\$0.00	-\$1,000.00		
Tax Preparation	\$300.00	1.1%	\$0.00	-\$300.00		
Bank Service Charge	\$0.00	0.0%	\$0.00	\$0.00		
	\$3,042.00	10.9%	\$432.00	-\$2,610.00	\$432.00	\$0.00
Operating						
Electricity	\$2,700.00	9.7%	\$222.81	-\$2,477.19	\$222.81	
Website Expenses	\$90.00	0.3%	\$0.00	-\$90.00		
Water	\$140.00	0.5%	\$0.00	-\$140.00		
	\$2,930.00	10.5%	\$222.81	-\$2,707.19	\$222.81	\$0.00
Maintenance						
Repairs, Maint. & Supplies	\$4,000.00	14.3%	\$0.00	-\$4,000.00		
	\$4,000.00	14.3%	\$0.00	-\$4,000.00	\$0.00	\$0.00
Grounds						
Landscaping Maintenance	\$900.00	3.2%	\$0.00	-\$900.00		
Common Ground Maintenance	\$5,560.00	19.9%	\$0.00	-\$5,560.00		
Snow Removal	\$0.00	0.0%	\$0.00	\$0.00		
Sprinkler Maintenance	\$0.00	0.0%	\$0.00	\$0.00		
	\$6,460.00	23.1%	\$0.00	-\$6,460.00	\$0.00	\$0.00
Taxes & Insurance						
Insurance: Common Ground (Liability)	\$531.30	1.9%	\$0.00	-\$531.30		
Insurance: Fidelity Bond	\$229.95	0.8%	\$0.00	-\$229.95		
Insurance: D&O (Directors & Officers)	\$914.55	3.3%	\$0.00	-\$914.55		
	\$1,675.80	6.0%	\$0.00	-\$1,675.80	\$0.00	\$0.00
Total Expenses	\$18,107.80	64.8%	\$654.81	-\$17,452.99	\$654.81	\$0.00
NET INCOME	\$9,856.29		\$14,067.58	\$4,211.29	\$14,067.58	\$0.00