

**Directors of Tuscan Valley Estates Homeowners Association
Income & Disbursement Statement
02/01/2024 through 02/29/2024**

Account Name: Primary

	02/01/2024 through 02/29/2024	YTD
Beginning Balance	\$14,067.58	\$7,522.39
Receipts		
0012 Trustee Assessment	\$6,000.00	\$13,200.00
Total Receipts	\$6,000.00	\$13,200.00
Disbursements		
5500 Electric Expense	-\$222.85	-\$445.66
5900 Collection Fee	-\$360.00	-\$792.00
Total Disbursements	-\$582.85	-\$1,237.66
Ending Balance	\$19,484.73	\$19,484.73

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	\$14,067.58
Assessment (\$400 x 58 homes)	\$23,200.00		\$13,200.00	-\$10,000.00	\$7,200.00	\$6,000.00
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		\$20,722.39	-\$7,241.70	\$14,722.39	\$20,067.58
Administration						
Postage - Mailers/Office Supplies	\$350.00	1.3%	\$0.00	-\$350.00		
Management Fee	\$1,392.00	5.0%	\$792.00	-\$600.00	\$432.00	\$360.00
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%	\$792.00	-\$2,250.00	\$432.00	\$360.00
Operating						
Electricity	\$2,700.00	9.7%	\$445.66	-\$2,254.34	\$222.81	\$222.85
Website Expenses	\$90.00	0.3%	\$0.00	-\$90.00		
Water	\$140.00	0.5%	\$0.00	-\$140.00		
	\$2,930.00	10.5%	\$445.66	-\$2,484.34	\$222.81	\$222.85
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%	\$1,237.66	-\$16,870.14	\$654.81	\$582.85
NET INCOME	\$9,856.29		\$19,484.73	\$9,628.44	\$14,067.58	\$19,484.73