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TUSCANY COMMUNITY ASSOCIATION
Notice of Budget meeting

2018-2IH Borrower LP %
P.O. Box 4778
Logan, UT. 84323

NOTICE IS HEREBY GIVEN IN ACCORDANCE WITH THE BY LAWS OF THE ASSOCIATION AND THE FLORIDA STATUTES CHAPTER 718 THAT THE BUDGET MEETING OF *TUSCANY COMMUNITY ASSOCIATION, INC.* WILL BE HELD AT THE DATE, TIME, AND PLACE NOTED BELOW.

Re: Budget Meeting
Place: Tuscany Community Association-Cabana
Date: Friday, October 16th, 2020
Time: 7:00 pm – NPM Office for Board Members – Membership is invited via Zoom.

Join Zoom Meeting
Meeting ID: 984 9596 2928
Passcode: 683015

Copy of 2021 Proposed Budget(s) has been included for your review and consideration.

Agenda

- Call to order by the President of Tuscany Community Association
- Determination of the quorum
- Report by Board of Director of Tuscany Community Association.
- Presentation of the 2021 Budget for Tuscany Community Association to the unit owners.
- Open floor
- Adjournment

Date mailed: October 2, 2020

Tuscany Community Association, Inc
Proposed Budget
January 1st through December 31st 2021

Income

1000 - FEE INCOME

1001 - Assessment Fee Income	697,104.00
RE Contribution TC	32,338.00
1005 - Gate Registration Income	4,160.00

Total 1000 - FEE INCOME	<u>733,602.00</u>
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Total Income

733,602.00

Expense

2000 - OPERATING EXPENSES

2002 - Corporate Fee	72.00
2004 - Management Fee	36,000.00
2005 - Professional Fee	4,000.00
2006 - Postage & Delivery	1,000.00
2007 - Licenses & Permits	750.00
2008 - Legal Fees	5,000.00
2010 - Accounting Fees	3,000.00

Total 2000 - OPERATING EXPENSES	<u>49,822.00</u>
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2100 - INSURANCE

2101 -Umbrella & Property - Include Liability ALL (package)	26,000.00
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Total 2100 - INSURANCE	<u>26,000.00</u>
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3000 - REPAIR & MAINTENANCE

3001 - General Repairs & Maintenance	40,000.00
3015 - Playground Maintenance	3,000.00
3019 - Fence Repair	1,000.00
3002 - Janitorial	43,400.00
3004 - Supplies	7,500.00
3022 - Hurricane Clean Up	10,000.00
3023 - Bulk Pick Up	12,000.00
3003 - Lawn Maintenance	96,000.00
3006 - Pest Control	7,200.00
3009 - Irrigation Maintenance & Sprinklers	10,000.00
3011 - Tree Trimming	25,000.00
3020 - New Plants-Tree Replcmt	3,500.00
3021 - Fertilizer	2,000.00
3007 - Gate Repairs & Maint	10,000.00
3008 - Electrical Repairs	3,500.00
3025 - Cameras Expenses	15,000.00
3005 - Lake Maintenance	4,000.00
3010 - Pool Service	7,500.00
3018 - Fountain Maintenance	2,300.00
3012 - Security Expenses	116,000.00
3024 - Parties & Events & Christmas lights	3,500.00
3026 - Golf Car Expenses	4,000.00

Total 3000 - REPAIR & MAINTENANCE	<u>426,400.00</u>
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4000 - UTILITIES

4001 - Electricity	57,500.00
4002 - Telephone	2,000.00
4003 - Water & Sewer	3,400.00
4004 - Waste Services	150,000.00

Total 4000 - UTILITIES	<u>212,900.00</u>
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6000 - RESERVES EXPENSES	<u>18,480.00</u>
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Total Expense	<u>733,602.00</u>
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Net Income

2021 FEE PROPOSED BY UNIT	<u>188.00</u>
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JOIN US IN THIS YEAR'S
HALLOWEEN DRIVEBY!

WHEN? OCTOBER 31ST, 2020

TIME? 5:30PM TO 7:30PM!

WHAT? TRICK-O-TREATING!

WHERE? TUSCANY CABANA!

BE SURE TO WEAR YOUR
COSTUMES AND YOUR MASKS!