



# TUSCANY COMMUNITY ASSOCIATION, INC.

## **BOARD OF DIRECTORS' BUDGET MEETING**

NOTICE IS HEREBY GIVEN, in accordance with the By-Laws of the Association and Florida's Condominium Act, that the Board of Directors of the Association will consider the adoption of the Budget for the coming fiscal year (2023) of the Condominium Association at the following date, time and place:

DATE: Friday, December 30, 2022  
TIME: 6:00 P.M.  
PLACE: 8266 sw 25 Ct Miramar 33025- Cabana

### AGENDA

1. Call to Order by Chairperson
2. Certifying of Quorum
3. Proof of Notice of Meeting
4. Reading and Disposal of Any Unapproved Meeting Minutes
5. Consideration and Adoption of Proposed Budget for 2023
6. Adjournment

DATED AND MAILED THIS 14<sup>TH</sup> DAY OF DECEMBER, 2022

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A copy of the Proposed 2023 Budget is enclosed for your reference.

All owners are encouraged to attend.

Respectfully,

The Board of Directors of Tuscan Community Association, Inc.

<p>5100 W. Copans Rd. Ste.100 Margate Fl,33063</p>	<p><a href="http://www.fyve.com">www.fyve.com</a></p>	<p>Phone: 866- 934-3983 Email: AMsupport@fyve.com</p>
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# Tuscany Community Association, Inc.

PROPOSED BUDGET FOR THE PERIOD 1/1/2023-12/31/2023

INCOME	FY 2022 BUDGET	Jan-Aug Actual	Jan-Dec Projected	2023 Proposed Budget
		Annual	Monthly	Annual
Assessment	\$ 741,600.00	\$ 494,400.00	\$ 741,600.00	\$ 745,972.65
Security Deposit		\$ 300.00	\$ 450.00	
Pool/Gym Key		\$ 390.00	\$ 585.00	
Gate Cards	\$ 4,160.00	\$ 3,385.00	\$ 5,077.50	\$ 4,100.00
Dog Registration		\$ (150.00)	\$ (225.00)	
Bank Interests		\$ 24.24	\$ 36.36	
Reimbursement		\$ 1,348.36	\$ 2,022.54	
<b>TOTAL INCOME</b>	<b>\$ 745,760.00</b>	<b>\$ 499,697.60</b>	<b>\$ 749,546.40</b>	<b>\$ 750,072.65</b>
<b>EXPENSES</b>				
<b>Administrative</b>				
Accounting Fees	\$ 3,000.00	\$ 2,650.00	\$ 3,975.00	\$ 4,500.00
Licences, Fees and Permits	\$ 750.00	\$ 561.25	\$ 841.88	\$ 1,000.00
Office Supplies	\$ 7,500.00		\$ -	\$ 7,920.00
Website	\$ 329.95	\$ 3,959.37	\$ 3,060.00	\$ 3,060.00
Legal and Professional	\$ 9,000.00	\$ 17,833.13	\$ 26,749.70	\$ 15,000.00
Christmas Decoration	\$ 3,500.00			\$ 6,000.00
Storage Fee		\$ 480.00	\$ 720.00	\$ 720.00
Postage, Delivery & Printing	\$ 1,000.00	\$ 1,168.73	\$ 1,753.10	
<b>TOTAL</b>	<b>\$ 25,079.95</b>	<b>\$ 26,652.48</b>	<b>\$ 32,282.79</b>	<b>\$ 38,200.00</b>
<b>Utilities</b>				
Electricity	\$ 59,000.00	\$ 78,559.53	\$ 117,839.30	\$ 58,000.00
Internet/Phone	\$ 2,000.00		\$ -	\$ 2,250.00
Water & Sewer	\$ 3,400.00	\$ 3,732.15	\$ 5,598.23	\$ 5,800.00
<b>TOTAL</b>	<b>\$ 64,400.00</b>	<b>\$ 82,291.68</b>	<b>\$ 123,437.52</b>	<b>\$ 66,050.00</b>
<b>Contract</b>				
Management Fees	\$ 36,000.00	\$ 27,108.97	\$ 40,663.46	\$ 44,122.00
Janitorial Service	\$ 43,400.00	\$ 30,661.83	\$ 45,992.75	\$ 46,000.00
Landscaping	\$ 104,000.00	\$ 71,968.00	\$ 107,952.00	\$ 109,200.00
Tree Trimming	\$ 25,000.00	\$ 15,450.00	\$ 23,175.00	\$ 18,000.00
Pressure Cleaning		\$ 403.39	\$ 605.09	\$ 700.00
Security Services	\$ 116,000.00	\$ 76,944.00	\$ 115,416.00	\$ 116,000.00
Pest Control		\$ 4,760.00	\$ 7,140.00	\$ 7,140.00
Trash Collection	\$ 150,000.00	\$ 116,444.69	\$ 174,667.04	\$ 165,000.00
Gate Contract		\$ 395.80	\$ 2,400.00	\$ 2,802.48
Pool Service	\$ 7,500.00	\$ 6,297.68	\$ 9,446.52	\$ 7,182.00
Lake Maintenance/Fountain	\$ 4,000.00	\$ 2,545.64	\$ 3,818.46	\$ 4,000.00
Bulk Pick Up	\$ 12,000.00		\$ -	\$ 3,000.00
<b>TOTAL</b>	<b>\$ 497,900.00</b>	<b>\$ 352,980.00</b>	<b>\$ 531,276.30</b>	<b>\$ 523,146.48</b>
<b>Insurance</b>				
Insurance	\$ 26,000.00	\$ 17,408.32	\$ 26,112.48	\$ 40,000.00
<b>TOTAL</b>	<b>\$ 26,000.00</b>	<b>\$ 17,408.32</b>	<b>\$ 26,112.48</b>	<b>\$ 40,000.00</b>
<b>Repairs &amp; Maintenance</b>				
Landscaping Replacement	\$ 3,500.00	\$ 2,550.00	\$ 3,825.00	\$ 3,500.00
Irrigation Repairs	\$ 10,000.00	\$ 13,400.00	\$ 20,100.00	\$ 9,000.00
Electrical Repairs	\$ 3,500.00		\$ -	\$ 2,500.00
Playground Maint	\$ 3,000.00		\$ -	\$ 3,000.00
Pool Repairs	\$ -		\$ -	\$ 2,500.00
Janitorial Supplies		\$ 2,352.04		\$ 3,500.00
Plumbing Repairs	\$ -	\$ 7,774.38	\$ 11,661.57	\$ 3,500.00
Hurricane Clean Up	\$ 10,000.00	\$ -	\$ -	\$ 5,000.00
Camera Expense	\$ 15,000.00	\$ 17,429.23	\$ 26,143.85	\$ 3,000.00
Gate Repairs	\$ 10,000.00	\$ 4,732.31	\$ 7,098.47	\$ 10,000.00
Gral. Maint. & Repair	\$ 40,000.00	\$ 3,934.12	\$ 5,901.18	\$ 15,000.00
<b>TOTAL</b>	<b>\$ 95,000.00</b>	<b>\$ 52,172.08</b>	<b>\$ 74,730.06</b>	<b>\$ 60,500.00</b>
<b>TOTAL</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>RESERVES CONTRIBUTION</b>	<b>\$ -</b>		<b>\$ -</b>	<b>\$ 22,176.17</b>
<b>TOTAL EXPENSES</b>	<b>\$ 708,379.95</b>	<b>\$ 531,504.56</b>	<b>\$ 787,839.15</b>	<b>\$ 750,072.65</b>
Net Income / Loss	\$ 37,380.05	\$ (31,806.96)	\$ (38,292.75)	\$ -
<b>ASSESSMENT FEE PER UNIT</b>	<b>\$ 200</b>			<b>\$ 201.18</b>

APPROVED BY: \_\_\_\_\_  
President

APPROVED BY: \_\_\_\_\_  
Property Manager