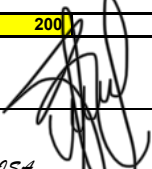


# Tuscany Community Association, Inc.

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>\$ 202.00</b>

APPROVED BY:  President

APPROVED BY: MORAMOSA Property Manager