

**Tuscany Hills Homeowners Association, Inc.**

**Annual Meeting**

**March 24, 2026  
6:00 P.M.**

**Prepared by**



**AUBURN AREA  
PROPERTIES LLC**

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**Brian Huddleston  
Managing Agent**

**Residential/Commercial Sales and Neighborhood/Condominium Association Management Services**

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Tuscany Hills Homeowners Association, Inc.

Summary Financial Report 2025

Balance of Operating Account as of 1-1-25	\$ 4,238.80
Total Deposits 1-1-25 through 12-31-25	<u>+ \$ 59,523.56</u>
Balance of Operating Account as of 1-1-25	
Total Deposits 1-1-25 through 12-31-25	= \$ 63,762.36
Total Vendors Paid 1-1-25 through 12-31-25	<u>- \$ 62,813.21</u>
Balance of Operating Account as of 12-31-25	<u>= \$ 949.15</u> 0.00

- Balance of Operating Account as of 3-24-26 \$ 40,598.52
- Remaining owners to pay 2026 HOA Dues 95 (\$42,750)  
(2026 HOA Invoices due March 31st)
- Owners that have past due balances 25 (\$14,700)
- Total Deposits 1-1-26 to 3-24-26 \$ 67,415.74

Tuscany Hills Homeowners Association, Inc.

<u>Vendor Expense Breakdown 1-1-25 through 12-31-25</u>	<u>Amount</u>
Alabama Power	\$557.75
Auburn Area Properties LLC	\$6,075.00
Creative Habitats	\$20,803.75
Dingleberry's Pet Waste Removal	\$1,560.00
Glitter & Glow LLC	\$1,283.96
Himmelwright, Huguley & Boles LLC	\$850.00
Jeff Denney (reimbursement)	\$46.42
Maryshay Ray (reimbursement)	\$301.78
Office Depot	\$52.20
Outdoor Concepts	\$25,628.00
Premier Lawn Care	\$510.00
Ryan Gaither	\$2,020.00
State Farm	\$1,475.00
Truist	\$94.00
USPS	\$601.00
Water Works Board	\$954.35
<b>Total Vendor Expenses 2025</b>	<b>\$62,813.21</b>

## Tuscany Hills 2026 Operating Budget

<u>REVENUES</u>		<b>Annual</b>
<b>240 Lots</b>	Homeowner's Dues (\$450 per lot)	\$108,000.00
<b>2025 Carry over operating balance</b>		\$949.15
<b><u>EXPENSES</u></b>		
<u>Administration</u>		
	Homeowner's Association Management	\$8,100.00
	Office Supplies and Postage	\$500.00
	Printing and Production	\$150.00
	Accounting	\$850.00
	Legal	\$500.00
<u>Operations</u>		
	Water	\$1,500.00
	Power	\$650.00
	Master Insurance Policy for Common Area	\$1,475.00
	Holiday Decorations - Entrance	\$1,250.00
	Website monitoring and support	\$3,000.00
	Seasonal neighborhood events	\$1,000.00
<u>Maintenance</u>		
	Common area lawn care and ground maintenance	\$37,000.00
	Pet waste removal system	\$1,560.00
<u>Enhancement Projects</u>		
	Landscape enhancement projects (TBD)	\$35,000.00 (EST)
<b><u>TOTAL REVENUES</u></b>		<b>\$108,949.15</b>
<b><u>TOTAL EXPENSES</u></b>		<b>\$92,535.00</b>
<b><u>RESERVE ALLOCATION</u></b>	Funding for emergency repairs and future improvements.	\$16,414.15
	<b><u>BALANCE AMOUNT</u></b>	<b>\$0.00</b>