

# Fork Landing Farms HOA October 2024

11/24/2024

Account	Description	2024 Budget	Oct. Budget	Oct. Actual	YTD	
					Budget	Actual
<b>Operating Accounts</b>						
<b>HPS ACCT</b>	<b>Operating Income</b>					
6309-00	Prior Year Surplus	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6310-00	Assessments (64 Lots)- Budget 62 Lots)	\$24,800.00	\$0.00	\$0.00	\$24,800.00	\$23,803.00
6439-00	Late Fees	\$0.00	\$0.00	-\$20.00	\$0.00	\$140.00
????	Collection & Legal Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6443-00	Owner Interest	\$0.00	\$0.00	\$0.00	\$166.67	\$26.00
6480-00	Interest Earned	\$1,000.00	\$83.34	\$105.69	\$666.67	\$1,136.51
	Other Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Capital &amp; Reserve Income</b>						
	Reserve Assessment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6335-00	Capital Contribution	\$800.00	\$0.00	\$1,400.00	\$966.67	\$4,000.00
<b>Total Income</b>		<b>\$26,600.00</b>	<b>\$83.34</b>	<b>\$1,485.69</b>	<b>\$26,600.01</b>	<b>\$29,105.51</b>
<b>Operating Expenses</b>						
7010-00	Management Fees	\$3,000.00	\$250.00	\$250.00	\$2,500.00	\$2,500.00
7015-00	Administrative Expenses - HPS "Outside the Scope" charges	\$500.00	\$41.67	\$0.00	\$416.66	\$200.00
7020-00	Tax, Accounting & Audit Fees	\$300.00	\$0.00	\$0.00	\$300.00	\$285.00
7280-00	Insurance Premium	\$1,200.00	\$0.00	\$0.00	\$1,200.00	\$1,961.00
7300-00	Community Meetings	\$400.00	\$200.00	\$0.00	\$400.00	\$149.90
7400-00	Office Expenses - HPS Office Expenses	\$700.00	\$58.34	\$62.00	\$583.33	\$997.11
7440-00	Legal Services	\$500.00	\$0.00	\$0.00	\$500.00	\$0.00
7450-00	Taxes, Milford City - Exempt	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
7495-00	Taxes, State Franchise	\$25.00	\$0.00	\$0.00	\$25.00	\$25.00
7650-00	Social Events	\$500.00	\$100.00	\$0.00	\$400.00	\$0.00
7899-00	Board Expenses - HOA Office Expenses	\$300.00	\$25.00	\$394.83	\$250.00	\$973.68
8935-00	Utilities-Electric	\$600.00	\$50.00	\$60.66	\$500.00	\$466.37
9001-00	Lawn Maintenance/Landscaping	\$10,000.00	\$833.33	\$747.50	\$8,333.34	\$7,475.00
9015-00	Snow Removal	\$1,000.00	\$0.00	\$0.00	\$800.00	\$200.00
9020-00	Grounds Maintenance	\$1,000.00	\$0.00	\$0.00	\$1,000.00	\$1,000.00
9026-00	Landscaping Enhancements	\$600.00	\$0.00	\$0.00	\$600.00	\$356.00
9540-00	Irrigation Maintenance	\$600.00	\$0.00	\$0.00	\$500.00	\$275.00
	Contingency	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total Operating Expenses</b>		<b>\$21,225.00</b>	<b>\$1,558.34</b>	<b>\$1,514.99</b>	<b>\$18,308.33</b>	<b>\$16,864.06</b>
<b>Capital Improvements/Major Repairs</b>						
<b>Asset Purchases</b>						
<b>Capital Improvements</b>						
9507-00	Common Area Improvements (Walkway Railing to Pier)	\$2,000.00	\$0.00	\$0.00	\$2,000.00	\$0.00
<b>Major Repairs</b>						
9504-00	Drainage Behind Lots 16-18	\$2,000.00	\$0.00	\$0.00	\$2,000.00	\$0.00
	Retention Basin Maintenance	\$500.00	\$0.00	\$0.00	\$500.00	\$0.00
	Refinishing Pier Deck	\$1,000.00	\$0.00	\$0.00	\$1,000.00	\$0.00
<b>Total Cap Improvements/Major Repairs</b>		<b>\$5,500.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$5,500.00</b>	<b>\$0.00</b>
<b>Total Annual Expenses</b>		<b>\$26,725.00</b>	<b>\$1,558.34</b>	<b>\$1,514.99</b>	<b>\$23,808.33</b>	<b>\$16,864.06</b>
<b>Total Annual Income (Loss)</b>		<b>-\$125.00</b>	<b>-\$1,475.00</b>	<b>-\$29.30</b>	<b>\$2,791.68</b>	<b>\$12,241.45</b>
						<b>SURPLUS</b>

End of Month Assets - Current Month	
Bank Account - Working Fund - Checking - 0529	\$11,839.47
Bank Account - Reserve Fund - Savings - 4192	\$49,990.99
<b>Total Bank Accounts</b>	<b>\$61,830.46</b>

\$15,201.78
\$51,011.00
\$66,212.78

NOTE - Surplus = YTD Actual Income vs YTD Actual Expense