

### Fork Landing Farms HOA - 2023

		Description	2023 Budget	Sep. Budget	Sep. Actual	YTD	
						Budget	Actual
<b>Line Itm</b>	<b>HPS ACCT</b>	<b>Operating Income</b>					
3	6309-00	Prior Year Surplus	\$12,825.00	\$1,068.75	\$0.00	\$9,618.75	\$0.00
10	6310-00	Assessments (64 Lots)- Budget 62 Lots)	\$24,800.00	\$0.00	\$200.00	\$24,800.00	\$25,200.00
11	6439-00	Late Fees	\$0.00	\$0.00	\$20.00	\$0.00	\$340.00
12	????	Collection & Legal Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
13	6443-00	Owner Interest	\$0.00	\$0.00	\$6.00	\$0.00	\$171.00
14	6480-00	Interest Earned	\$0.00	\$0.00	\$111.70	\$0.00	\$988.98
15		Other Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
16		<b>Capital &amp; Reserve Income</b>					
17		Reserve Assessment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
18	6335-00	Capital Contribution	\$800.00	\$0.00	\$0.00	\$800.00	\$0.00
19		<b>Total Income</b>	<b>\$38,425.00</b>	<b>\$1,068.75</b>	<b>\$337.70</b>	<b>\$35,218.75</b>	<b>\$26,699.98</b>
20		<b>Operating Expenses</b>					
21	7010-00	Management Fees	\$2,700.00	\$225.00	\$225.00	\$2,025.00	\$2,025.00
22	7015-00	Administrative Expenses - HPS "Outside the Scope" charges	\$800.00	\$66.66	\$125.00	\$599.98	\$300.00
23	7020-00	Tax, Accounting & Audit Fees	\$300.00	\$0.00	\$0.00	\$300.00	\$280.00
24	7280-00	Insurance Premium	\$1,000.00	\$0.00	\$0.00	\$1,000.00	\$1,474.30
25	7300-00	Community Meetings	\$200.00	\$0.00	\$0.00	\$200.00	\$200.00
26	7400-00	Office Expenses - HPS Office Expenses	\$300.00	\$25.00	\$47.41	\$225.00	\$500.85
27	7440-00	Legal Services	\$500.00	\$0.00	\$0.00	\$250.00	\$0.00
28	7450-00	Taxes, Milford City - Exempt	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
29	7495-00	Taxes, State Franchise	\$25.00	\$0.00	\$0.00	\$25.00	\$25.00
30	7650-00	Social Events	\$500.00	\$0.00	\$0.00	\$300.00	\$0.00
31	7899-00	Board Expenses - HOA Office Expenses	\$300.00	\$25.00	\$0.00	\$225.00	\$0.00
32	8935-00	Utilities-Electric	\$600.00	\$50.00	\$0.00	\$450.00	\$325.24
33	9001-00	Lawn Maintenance/Landscaping	\$9,000.00	\$750.00	\$747.50	\$6,750.00	\$6,727.50
34	9015-00	Snow Removal	\$2,000.00	\$0.00	\$0.00	\$1,500.00	\$0.00
35	9020-00	Grounds Maintenance	\$500.00	\$0.00	\$0.00	\$500.00	\$214.06
36	9026-00	Landscaping Enhancements	\$300.00	\$0.00	\$0.00	\$300.00	\$460.00
37	9540-00	Irrigation Maintenance	\$400.00	\$0.00	\$0.00	\$300.00	\$220.00
38		Contingency	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
39		<b>Total Operating Expenses</b>	<b>\$19,425.00</b>	<b>\$1,141.66</b>	<b>\$1,144.91</b>	<b>\$14,949.98</b>	<b>\$12,751.95</b>
40		<b>Capital Improvements/Major Repairs</b>					
41		<b>Asset Purchases</b>					
42		<b>Capital Improvements</b>					
43	9507-00	Common Area Improvements (Walkway to Pier)	\$15,000.00	\$0.00	\$7,750.00	\$15,000.00	\$15,500.00
44		<b>Major Repairs</b>					
45	9504-00	Drainage Behind Lots 16-18	\$4,000.00	\$0.00	\$0.00	\$4,000.00	\$0.00
46		<b>Total Cap Improvements/Major Repairs</b>	<b>\$19,000.00</b>	<b>\$0.00</b>	<b>\$7,750.00</b>	<b>\$19,000.00</b>	<b>\$15,500.00</b>
48		<b>Total Annual Expenses</b>	<b>\$38,425.00</b>	<b>\$1,141.66</b>	<b>\$8,894.91</b>	<b>\$33,949.98</b>	<b>\$28,251.95</b>
49		<b>Total Annual Income (Loss)</b>	<b>\$0.00</b>	<b>-\$72.91</b>	<b>-\$8,557.21</b>	<b>\$1,268.77</b>	<b>-\$1,551.97</b>

**SURPLUS**

End of Month Assets - Current Month	
Bank Account - Working Fund - Checking - 0529	\$6,124.52
Bank Account - Reserve Fund - Savings - 4192	\$49,530.71
<b>Total Bank Accounts</b>	<b>\$55,655.23</b>
<b>NOTE - Surplus = YTD Actual Income vs YTD Actual Expense</b>	