

## Fork Landing Farms HOA

Description	Aug. Budget	Aug. Actual	YTD	
			Budget	Actual
<b>Operating Income</b>				
Prior Year Surplus	\$0.00	\$0.00	\$9,665.00	\$0.00
Assessments	\$0.00	\$1,000.00	\$24,800.00	\$23,835.00
Late Fees	\$0.00	\$80.00	\$0.00	\$220.00
Collection & Legal Income	\$0.00	\$30.00	\$0.00	\$30.00
Owner Interest	\$0.00	\$0.00	\$0.00	\$27.00
Interest Eamed	\$0.83	\$0.00	\$6.64	\$3.00
Flag Income	\$0.00	\$0.00	\$0.00	\$0.00
Tree project Income	\$0.00	\$0.00	\$0.00	\$1,912.50
<b>Capital &amp; Reserve Income</b>				
Reserve Assessment	\$0.00	\$0.00	\$0.00	\$0.00
Capital Contribution	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total Income</b>	<b>\$0.83</b>	<b>\$1,110.00</b>	<b>\$34,471.64</b>	<b>\$26,027.50</b>
<b>Operating Expenses</b>				
Management Fees	\$210.00	\$210.00	\$1,680.00	\$1,680.00
Administrative Expenses	\$50.00	\$51.23	\$580.00	\$530.15
Tax, Accounting & Audit Fees	\$0.00	\$275.00	\$300.00	\$275.00
Insurance Premium	\$256.00	-\$151.00	\$1,508.00	\$1,200.00
Community Meetings	\$0.00	\$0.00	\$0.00	\$266.52
Office Expenses	\$20.00	\$0.00	\$160.00	\$0.00
Legal Services	\$0.00	\$0.00	\$250.00	\$0.00
Taxes, Milford City	\$200.00	\$0.00	\$200.00	\$0.00
Taxes, State Franchise	\$0.00	\$0.00	\$25.00	\$25.00
Social Events	\$100.00	\$0.00	\$300.00	\$0.00
Utilities-Electric	\$37.50	\$49.70	\$300.00	\$312.71
Lawn Maintenance/Landscaping	\$700.00	\$647.79	\$5,600.00	\$4,534.53
Snow Removal	\$0.00	\$0.00	\$500.00	\$2,018.00
Grounds Maintenance	\$250.00	\$0.00	\$2,750.00	\$500.00
Landscaping Enhancements	\$0.00	\$0.00	\$375.00	\$204.00
Irrigation Maintenance	\$0.00	\$0.00	\$300.00	\$296.82
Contingency	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total Operating Expenses</b>	<b>\$1,823.50</b>	<b>\$1,082.72</b>	<b>\$14,828.00</b>	<b>\$11,842.73</b>
<b>Capital Improvements/Major Repairs</b>				
<b>Asset Purchases</b>				
Pier Lease Renewal	\$0.00	\$0.00	\$0.00	\$0.00
<b>Capital Improvements</b>				
Legal Fees To Ammend Bylaws	\$0.00	\$659.05	\$2,000.00	\$659.05
Drainage Behind Lots 16-18	\$0.00	\$0.00	\$4,000.00	\$0.00
Common Area Improvements	\$0.00	\$0.00	\$3,000.00	\$6,336.95
Storm Water Management	\$0.00	\$0.00	\$5,000.00	\$2,977.50
<b>Total Cap Improvements/Major Repairs</b>	<b>\$0.00</b>	<b>\$659.05</b>	<b>\$14,000.00</b>	<b>\$9,973.50</b>
<b>Total Annual Expenses</b>	<b>\$1,823.50</b>	<b>\$1,741.77</b>	<b>\$28,828.00</b>	<b>\$21,816.23</b>
<b>Total Annual Income (Loss)</b>	<b>-\$1,822.67</b>	<b>-\$631.77</b>	<b>\$5,643.64</b>	<b>\$4,211.27</b>

### Year-To-Date Budget vs. Actual

**\$34,471.64**                      **\$26,027.50** - Income  
**\$28,828.00**                      **\$21,816.23** - Expense

Checking Account Balance as of  
 End of August 2022    \$13,371.96  
 Reserve Account Balance as of  
 End of August 2022    \$48,541.73