

Fork Landing Farms HOA

Description	Dec. Budget	Dec. Actual	YTD	
			Budget	Actual
Operating Income				
Prior Year Surplus	\$0.00	\$0.00	\$9,665.00	\$0.00
Assessments	\$0.00	\$165.00	\$24,800.00	\$24,800.00
Late Fees	\$0.00	\$36.50	\$0.00	\$296.50
Collection & Legal Income	\$0.00	\$0.00	\$0.00	\$30.00
Owner Interest	\$0.00	\$28.50	\$0.00	\$73.50
Interest Eamed	\$0.84	\$0.00	\$10.00	\$3.00
Flag Income	\$0.00	\$0.00	\$0.00	\$0.00
Tree project Income	\$0.00	\$0.00	\$0.00	\$4,858.50
Capital & Reserve Income				
Reserve Assessment	\$0.00	\$0.00	\$0.00	\$0.00
Capital Contribution	\$800.00	\$0.00	\$800.00	\$1,600.00
Total Income	\$800.84	\$230.00	\$35,275.00	\$31,661.50
Operating Expenses				
Management Fees	\$210.00	\$210.00	\$2,520.00	\$2,520.00
Administrative Expenses	\$0.00	\$184.77	\$780.00	\$937.92
Tax, Accounting & Audit Fees	\$0.00	\$0.00	\$300.00	\$275.00
Insurance Premium	\$418.00	\$0.00	\$2,600.00	\$1,200.00
Community Meetings	\$0.00	\$0.00	\$500.00	\$817.38
Office Expenses	\$0.00	\$60.00	\$200.00	\$506.00
Legal Services	\$0.00	\$0.00	\$500.00	\$0.00
Taxes, Milford City	\$0.00	\$0.00	\$200.00	\$0.00
Taxes, State Franchise	\$0.00	\$0.00	\$25.00	\$25.00
Social Events	\$100.00	\$0.00	\$500.00	\$0.00
Utilities-Electric	\$37.50	\$32.99	\$450.00	\$491.24
Lawn Maintenance/Landscaping	\$700.00	\$643.73	\$8,400.00	\$7,769.42
Snow Removal	\$0.00	\$0.00	\$500.00	\$2,018.00
Grounds Maintenance	\$0.00	\$0.00	\$3,000.00	\$527.99
Landscaping Enhancements	\$0.00	\$0.00	\$500.00	\$204.00
Irrigation Maintenance	\$0.00	\$0.00	\$300.00	\$296.82
Contingency	\$0.00	\$0.00	\$0.00	\$0.00
Total Operating Expenses	\$1,465.50	\$1,131.49	\$21,275.00	\$17,588.77
Capital Improvements/Major Repairs				
Asset Purchases				
Pier Lease Renewal	\$0.00	\$0.00	\$0.00	\$0.00
Capital Improvements				
Legal Fees To Ammend Bylaws	\$0.00	\$4,491.50	\$2,000.00	\$5,150.55
Drainage Behind Lots 16-18	\$0.00	\$0.00	\$4,000.00	\$0.00
Common Area Improvements	\$0.00	\$105.95	\$3,000.00	\$6,442.90
Storm Water Management	\$0.00	\$0.00	\$5,000.00	\$2,977.50
Total Cap Improvements/Major Repairs	\$0.00	\$4,597.45	\$14,000.00	\$14,570.95
Total Annual Expenses	\$1,465.50	\$5,728.94	\$35,275.00	\$32,159.72
Total Annual Income (Loss)	-\$664.66	-\$5,498.94	\$0.00	-\$498.22

Year-To-Date Budget vs. Actual

\$35,275.00 \$31,661.50 - Income
\$35,275.00 \$32,159.72 - Expense

Checking Account Balance as of
 End of December 2022 \$15,462.47
 Reserve Account Balance as of
 End of December 2022 \$48,541.73