

Fork Landing Farms HOA

Description	2023 Budget	Jun. Budget	Jun. Actual	YTD	
				Budget	Actual
Operating Income					
Prior Year Surplus	\$12,825.00	\$1,068.75	\$0.00	\$6,412.50	\$0.00
Assessments	\$24,800.00	\$0.00	\$0.00	\$12,400.00	\$13,200.00
Late Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$320.00
Collection & Legal Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Owner Interest	\$0.00	\$0.00	\$0.00	\$0.00	\$165.00
Interest Earned	\$0.00	\$0.00	\$110.93	\$0.00	\$647.24
Other Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Capital & Reserve Income					
Reserve Assessment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Capital Contribution	\$800.00	\$0.00	\$0.00	\$800.00	\$0.00
Total Income	\$38,425.00	\$1,068.75	\$110.93	\$19,612.50	\$14,332.24
Operating Expenses					
Management Fees	\$2,700.00	\$225.00	\$225.00	\$1,350.00	\$1,350.00
Administrative Expenses - HPS "Outside the Scope" charges	\$800.00	\$66.67	\$25.00	\$399.99	\$150.00
Tax, Accounting & Audit Fees	\$300.00	\$0.00	\$0.00	\$300.00	\$0.00
Insurance Premium	\$1,000.00	\$0.00	\$0.00	\$500.00	\$496.00
Community Meetings	\$200.00	\$0.00	\$0.00	\$100.00	\$200.00
Office Expenses - HPS Office Expenses	\$300.00	\$25.00	\$28.51	\$150.00	\$319.58
Legal Services	\$500.00	\$0.00	\$0.00	\$250.00	\$0.00
Taxes, Milford City - Exempt	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Taxes, State Franchise	\$25.00	\$0.00	\$0.00	\$25.00	\$25.00
Social Events	\$500.00	\$0.00	\$0.00	\$200.00	\$0.00
Board Expenses - HOA Office Expenses	\$300.00	\$25.00	\$0.00	\$150.00	\$0.00
Utilities-Electric	\$600.00	\$50.00	\$49.84	\$300.00	\$223.42
Lawn Maintenance/Landscaping	\$9,000.00	\$750.00	\$747.50	\$4,500.00	\$4,485.00
Snow Removal	\$2,000.00	\$0.00	\$0.00	\$1,500.00	\$0.00
Grounds Maintenance	\$500.00	\$0.00	\$139.06	\$250.00	\$139.06
Landscaping Enhancements	\$300.00	\$0.00	\$0.00	\$200.00	\$460.00
Irrigation Maintenance	\$400.00	\$100.00	\$100.00	\$200.00	\$220.00
Contingency	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Operating Expenses	\$19,425.00	\$1,241.67	\$1,314.91	\$10,374.99	\$8,068.06
Capital Improvements/Major Repairs					
Asset Purchases					
Capital Improvements					
Common Area Improvements (Walkway to Pier)	\$15,000.00	\$0.00	\$0.00	\$7,500.00	\$7,500.00
Major Repairs					
Drainage Behind Lots 16-18	\$4,000.00	\$0.00	\$0.00	\$2,000.00	\$0.00
Total Cap Improvements/Major Repairs	\$19,000.00	\$0.00	\$0.00	\$9,500.00	\$7,500.00
Total Annual Expenses	\$38,425.00	\$1,241.67	\$1,314.91	\$19,874.99	\$15,818.06
Total Annual Income (Loss)	\$0.00	-\$172.92	-\$1,203.98	-\$262.49	-\$1,485.82
					SURPLUS

End of Month Assets - Current Month	
Bank Account - Working Fund - Checking - 0529	\$14,932.41
Bank Account - Reserve Fund - Savings - 4192	\$49,188.97
Total Bank Accounts	\$64,121.38
NOTE - Surplus = YTD Actual Income vs YTD Actual Expense	