

Fork Landing Farms HOA

Description	2023	Apr.	Apr.	YTD	
	Budget	Budget	Actual	Budget	Actual
Operating Income					
Prior Year Surplus	\$12,825.00	\$1,068.75	\$0.00	\$4,275.00	\$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	\$110.42	\$0.00	\$421.95
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	\$110.42	\$17,475.00	\$14,106.95
Operating Expenses					
Management Fees	\$2,700.00	\$225.00	\$225.00	\$900.00	\$900.00
Administrative Expenses - HPS "Outside the Scope" charges	\$800.00	\$66.67	\$0.00	\$266.66	\$50.00
Tax, Accounting & Audit Fees	\$300.00	\$300.00	\$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	\$0.00	\$200.00
Office Expenses - HPS Office Expenses	\$300.00	\$25.00	\$92.42	\$100.00	\$312.63
Legal Services	\$500.00	\$250.00	\$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	\$100.00	\$0.00
Board Expenses - HOA Office Expenses	\$300.00	\$25.00	\$0.00	\$100.00	\$0.00
Utilities-Electric	\$600.00	\$50.00	\$32.92	\$200.00	\$137.31
Lawn Maintenance/Landscaping	\$9,000.00	\$750.00	\$747.50	\$3,000.00	\$2,990.00
Snow Removal	\$2,000.00	\$0.00	\$0.00	\$1,500.00	\$0.00
Grounds Maintenance	\$500.00	\$0.00	\$0.00	\$250.00	\$0.00
Landscaping Enhancements	\$300.00	\$0.00	\$240.00	\$200.00	\$240.00
Irrigation Maintenance	\$400.00	\$100.00	\$120.00	\$100.00	\$120.00
Contingency	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Operating Expenses	\$19,425.00	\$1,791.67	\$1,457.84	\$7,791.66	\$5,470.94
Capital Improvements/Major Repairs					
Asset Purchases					
Capital Improvements					
Common Area Improvements (Walkway to Pier)	\$15,000.00	\$0.00	\$7,750.00	\$7,500.00	\$7,750.00
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	\$7,750.00	\$9,500.00	\$7,750.00
Total Annual Expenses	\$38,425.00	\$1,791.67	\$9,207.84	\$17,291.66	\$13,220.94
Total Annual Income (Loss)	\$0.00	-\$722.92	-\$9,097.42	\$183.34	\$886.01
					SURPLUS
End of Month Assets - Current Month					
Bank Account - Working Fund - Checking - 0529	\$10,129.53				
Bank Account - Reserve Fund - Savings - 4192	\$48,963.68				
Total Bank Accounts	\$59,093.21				
NOTE - Surplus = YTD Actual Income vs YTD Actual Expense					