

## Fork Landing Farms HOA

Description	2023 Budget	May Budget	May Actual	YTD	
				Budget	Actual
<b>Operating Income</b>					
Prior Year Surplus	\$12,825.00	\$1,068.75	\$0.00	\$5,343.75	\$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	\$114.36	\$0.00	\$536.31
Other Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Capital &amp; Reserve Income</b>					
Reserve Assessment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Capital Contribution	\$800.00	\$0.00	\$0.00	\$800.00	\$0.00
<b>Total Income</b>	<b>\$38,425.00</b>	<b>\$1,068.75</b>	<b>\$114.36</b>	<b>\$18,543.75</b>	<b>\$14,221.31</b>
<b>Operating Expenses</b>					
Management Fees	\$2,700.00	\$225.00	\$225.00	\$1,125.00	\$1,125.00
Administrative Expenses - HPS "Outside the Scope" charges	\$800.00	\$66.66	\$75.00	\$333.32	\$125.00
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	\$100.00	\$0.00	\$100.00	\$200.00
Office Expenses - HPS Office Expenses	\$300.00	\$25.00	-\$21.56	\$125.00	\$291.07
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	\$100.00	\$0.00	\$200.00	\$0.00
Board Expenses - HOA Office Expenses	\$300.00	\$25.00	\$0.00	\$125.00	\$0.00
Utilities-Electric	\$600.00	\$50.00	\$36.27	\$250.00	\$173.58
Lawn Maintenance/Landscaping	\$9,000.00	\$750.00	\$747.50	\$3,750.00	\$3,737.50
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	\$220.00	\$200.00	\$460.00
Irrigation Maintenance	\$400.00	\$0.00	\$0.00	\$100.00	\$120.00
Contingency	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total Operating Expenses</b>	<b>\$19,425.00</b>	<b>\$1,341.66</b>	<b>\$1,282.21</b>	<b>\$9,133.32</b>	<b>\$6,753.15</b>
<b>Capital Improvements/Major Repairs</b>					
<b>Asset Purchases</b>					
<b>Capital Improvements</b>					
Common Area Improvements (Walkway to Pier)	\$15,000.00	\$0.00	\$0.00	\$7,500.00	\$7,500.00
<b>Major Repairs</b>					
Drainage Behind Lots 16-18	\$4,000.00	\$0.00	\$0.00	\$2,000.00	\$0.00
<b>Total Cap Improvements/Major Repairs</b>	<b>\$19,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$9,500.00</b>	<b>\$7,500.00</b>
<b>Total Annual Expenses</b>					
	\$38,425.00	\$1,341.66	\$1,282.21	\$18,633.32	\$14,503.15
<b>Total Annual Income (Loss)</b>					
	\$0.00	-\$272.91	-\$1,167.85	-\$89.57	-\$281.84
					<b>SURPLUS</b>
<b>End of Month Assets - Current Month</b>					
Bank Account - Working Fund - Checking - 0529	\$8,847.32				
Bank Account - Reserve Fund - Savings - 4192	\$49,078.04				
<b>Total Bank Accounts</b>	<b>\$57,925.36</b>				
<b>NOTE - Surplus = YTD Actual Income vs YTD Actual Expense</b>					