

## Fork Landing Farms HOA

Description	2023 Budget	Jul. Budget	Jul. Actual	YTD	
				Budget	Actual
<b>Operating Income</b>					
Prior Year Surplus	\$12,825.00	\$1,068.75	\$0.00	\$7,481.25	\$0.00
Assessments (64 Lots)- Budget 62 Lots)	\$24,800.00	\$12,400.00	\$11,600.00	\$24,800.00	\$24,800.00
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	\$114.89	\$0.00	\$762.13
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>\$13,468.75</b>	<b>\$11,714.89</b>	<b>\$33,081.25</b>	<b>\$26,047.13</b>
<b>Operating Expenses</b>					
Management Fees	\$2,700.00	\$225.00	\$225.00	\$1,575.00	\$1,575.00
Administrative Expenses - HPS "Outside the Scope" charges	\$800.00	\$66.66	\$0.00	\$466.65	\$150.00
Tax, Accounting & Audit Fees	\$300.00	\$0.00	\$0.00	\$300.00	\$0.00
Insurance Premium	\$1,000.00	\$500.00	\$0.00	\$1,000.00	\$496.00
Community Meetings	\$200.00	\$0.00	\$0.00	\$100.00	\$200.00
Office Expenses - HPS Office Expenses	\$300.00	\$25.00	\$118.86	\$175.00	\$438.44
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	\$175.00	\$0.00
Utilities-Electric	\$600.00	\$50.00	\$0.00	\$350.00	\$223.42
Lawn Maintenance/Landscaping	\$9,000.00	\$750.00	\$0.00	\$5,250.00	\$4,485.00
Snow Removal	\$2,000.00	\$0.00	\$0.00	\$1,500.00	\$0.00
Grounds Maintenance	\$500.00	\$0.00	\$0.00	\$250.00	\$139.06
Landscaping Enhancements	\$300.00	\$100.00	\$0.00	\$300.00	\$460.00
Irrigation Maintenance	\$400.00	\$0.00	\$0.00	\$200.00	\$220.00
Contingency	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total Operating Expenses</b>	<b>\$19,425.00</b>	<b>\$1,741.66</b>	<b>\$343.86</b>	<b>\$12,116.65</b>	<b>\$8,411.92</b>
<b>Capital Improvements/Major Repairs</b>					
<b>Asset Purchases</b>					
<b>Capital Improvements</b>					
Common Area Improvements (Walkway to Pier)	\$15,000.00	\$7,500.00	\$0.00	\$15,000.00	\$7,750.00
<b>Major Repairs</b>					
Drainage Behind Lots 16-18	\$4,000.00	\$2,000.00	\$0.00	\$4,000.00	\$0.00
<b>Total Cap Improvements/Major Repairs</b>	<b>\$19,000.00</b>	<b>\$9,500.00</b>	<b>\$0.00</b>	<b>\$19,000.00</b>	<b>\$7,750.00</b>
<b>Total Annual Expenses</b>					
	\$38,425.00	\$11,241.66	\$343.86	\$31,116.65	\$16,161.92
<b>Total Annual Income (Loss)</b>					
	\$0.00	\$2,227.09	\$11,371.03	\$1,964.60	\$9,885.21
					<b>SURPLUS</b>

End of Month Assets - Current Month	
Bank Account - Working Fund - Checking - 0529	\$17,788.55
Bank Account - Reserve Fund - Savings - 4192	\$49,303.86
<b>Total Bank Accounts</b>	<b>\$67,092.41</b>
<b>NOTE - Surplus = YTD Actual Income vs YTD Actual Expense</b>	