

## Fork Landing Farms HOA

	Description	Oct. Budget	Oct. Actual	YTD	
				Budget	Actual
<b>HPS ACCT</b>	<b>Operating Income</b>				
6309-00	Prior Year Surplus	\$0.00	\$0.00	\$9,665.00	\$0.00
6310-00	Assessments	\$0.00	\$0.00	\$24,800.00	\$24,235.00
	Late Fees	\$0.00	\$0.00	\$0.00	\$240.00
	Collection & Legal Income	\$0.00	\$0.00	\$0.00	\$30.00
	Owner Interest	\$0.00	\$0.00	\$0.00	\$36.00
6480-00	Interest Earned	\$0.84	\$0.00	\$8.32	\$3.00
	Flag Income	\$0.00	\$0.00	\$0.00	\$0.00
6491-00	Tree project Income	\$0.00	\$2,946.00	\$0.00	\$4,858.50
	<b>Capital &amp; Reserve Income</b>				
	Reserve Assessment	\$0.00	\$0.00	\$0.00	\$0.00
6335-00	Capital Contribution	\$0.00	\$0.00	\$0.00	\$0.00
	<b>Total Income</b>	<b>\$0.84</b>	<b>\$2,946.00</b>	<b>\$34,473.32</b>	<b>\$29,402.50</b>
	<b>Operating Expenses</b>				
7010-00	Management Fees	\$210.00	\$210.00	\$2,100.00	\$2,100.00
7015-00	Administrative Expenses	\$50.00	\$25.60	\$730.00	\$592.30
7020-00	Tax, Accounting & Audit Fees	\$0.00	\$0.00	\$300.00	\$275.00
7280-00	Insurance Premium	\$0.00	\$0.00	\$1,926.00	\$1,200.00
7300-00	Community Meetings	\$0.00	\$149.90	\$0.00	\$416.42
7400-00	Office Expenses	\$20.00	\$264.00	\$200.00	\$264.00
7440-00	Legal Services	\$250.00	\$0.00	\$500.00	\$0.00
7450-00	Taxes, Milford City	\$0.00	\$0.00	\$200.00	\$0.00
7495-00	Taxes, State Franchise	\$0.00	\$0.00	\$25.00	\$25.00
7650-00	Social Events	\$100.00	\$0.00	\$400.00	\$0.00
8935-00	Utilities-Electric	\$37.50	\$49.36	\$375.00	\$411.30
9001-00	Lawn Maintenance/Landscaping	\$700.00	\$0.00	\$7,000.00	\$5,182.32
9015-00	Snow Removal	\$0.00	\$0.00	\$500.00	\$2,018.00
9020-00	Grounds Maintenance	\$0.00	\$27.99	\$3,000.00	\$527.99
9026-00	Landscaping Enhancements	\$0.00	\$1,295.58	\$500.00	\$1,499.58
9540-00	Irrigation Maintenance	\$0.00	\$0.00	\$300.00	\$296.82
	Contingency	\$0.00	\$0.00	\$0.00	\$0.00
	<b>Total Operating Expenses</b>	<b>\$1,367.50</b>	<b>\$2,022.43</b>	<b>\$18,056.00</b>	<b>\$14,808.73</b>
	<b>Capital Improvements/Major Repairs</b>				
	<b>Asset Purchases</b>				
	Pier Lease Renewal	\$0.00	\$0.00	\$0.00	\$0.00
	<b>Capital Improvements</b>				
9502-00	Legal Fees To Amend Bylaws	\$0.00	\$0.00	\$2,000.00	\$659.05
9504-00	Drainage Behind Lots 16-18	\$0.00	\$0.00	\$4,000.00	\$0.00
9507-00	Common Area Improvements	\$0.00	\$0.00	\$3,000.00	\$6,336.95
9508-00	Storm Water Management	\$0.00	\$0.00	\$5,000.00	\$2,977.50
	<b>Total Cap Improvements/Major Repairs</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$14,000.00</b>	<b>\$9,973.50</b>
	<b>Total Annual Expenses</b>	<b>\$1,367.50</b>	<b>\$2,022.43</b>	<b>\$32,056.00</b>	<b>\$24,782.23</b>
	<b>Total Annual Income (Loss)</b>	<b>-\$1,366.66</b>	<b>\$923.57</b>	<b>\$2,417.32</b>	<b>\$4,620.27</b>

### Year-To-Date Budget vs. Actual

**\$34,473.32**                      **\$29,402.50** - Income  
**\$32,056.00**                      **\$24,782.23** - Expense

Checking Account Balance as of  
 End of October 2022    \$13,803.96  
 Reserve Account Balance as of  
 End of October 2022    \$48,541.73