

## Fork Landing Farms HOA

Description	2022 Budget	Sep. Budget	Sep. Actual	YTD	
				Budget	Actual
<b>Operating Income</b>					
Prior Year Surplus	\$9,665.00	\$0.00	\$0.00	\$9,665.00	\$0.00
Assessments	\$24,800.00	\$0.00	\$400.00	\$24,800.00	\$24,235.00
Late Fees	\$0.00	\$0.00	\$20.00	\$0.00	\$240.00
Collection & Legal Income	\$0.00	\$0.00	\$0.00	\$0.00	\$30.00
Owner Interest	\$0.00	\$0.00	\$9.00	\$0.00	\$36.00
Interest Earned	\$10.00	\$0.84	\$0.00	\$7.48	\$3.00
Flag Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Tree project Income	\$0.00	\$0.00	\$0.00	\$0.00	\$1,912.50
<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	\$0.00	\$0.00
<b>Total Income</b>	<b>\$35,275.00</b>	<b>\$0.84</b>	<b>\$429.00</b>	<b>\$34,472.48</b>	<b>\$26,456.50</b>
<b>Operating Expenses</b>					
Management Fees	\$2,520.00	\$210.00	\$210.00	\$1,890.00	\$1,890.00
Administrative Expenses	\$780.00	\$100.00	\$36.55	\$680.00	\$566.70
Tax, Accounting & Audit Fees	\$300.00	\$0.00	\$0.00	\$300.00	\$275.00
Insurance Premium	\$2,600.00	\$418.00	\$0.00	\$1,926.00	\$1,200.00
Community Meetings	\$500.00	\$0.00	\$0.00	\$0.00	\$266.52
Office Expenses	\$200.00	\$20.00	\$0.00	\$180.00	\$0.00
Legal Services	\$500.00	\$0.00	\$0.00	\$250.00	\$0.00
Taxes, Milford City	\$200.00	\$0.00	\$0.00	\$200.00	\$0.00
Taxes, State Franchise	\$25.00	\$0.00	\$0.00	\$25.00	\$25.00
Social Events	\$500.00	\$0.00	\$0.00	\$300.00	\$0.00
Utilities-Electric	\$450.00	\$37.50	\$49.23	\$337.50	\$361.94
Lawn Maintenance/Landscaping	\$8,400.00	\$700.00	\$647.79	\$6,300.00	\$5,182.32
Snow Removal	\$500.00	\$0.00	\$0.00	\$500.00	\$2,018.00
Grounds Maintenance	\$3,000.00	\$250.00	\$0.00	\$3,000.00	\$500.00
Landscaping Enhancements	\$500.00	\$125.00	\$0.00	\$500.00	\$204.00
Irrigation Maintenance	\$300.00	\$0.00	\$0.00	\$300.00	\$296.82
Contingency	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total Operating Expenses</b>	<b>\$21,275.00</b>	<b>\$1,860.50</b>	<b>\$943.57</b>	<b>\$16,688.50</b>	<b>\$12,786.30</b>
<b>Capital Improvements/Major Repairs</b>					
<b>Asset Purchases</b>					
Pier Lease Renewal	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Capital Improvements</b>					
Legal Fees To Ammend Bylaws	\$2,000.00	\$0.00	\$0.00	\$2,000.00	\$659.05
Drainage Behind Lots 16-18	\$4,000.00	\$0.00	\$0.00	\$4,000.00	\$0.00
Common Area Improvements	\$3,000.00	\$0.00	\$0.00	\$3,000.00	\$6,336.95
Storm Water Management	\$5,000.00	\$0.00	\$0.00	\$5,000.00	\$2,977.50
<b>Total Cap Improvements/Major Repairs</b>	<b>\$14,000.00</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>\$35,275.00</b>	<b>\$1,860.50</b>	<b>\$943.57</b>	<b>\$30,688.50</b>	<b>\$22,759.80</b>
<b>Total Annual Income (Loss)</b>	<b>\$0.00</b>	<b>-\$1,859.66</b>	<b>-\$514.57</b>	<b>\$3,783.98</b>	<b>\$3,696.70</b>

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

**\$34,472.48**                      **\$26,456.50** - Income  
**\$30,688.50**                      **\$22,759.80** - Expense

Checking Account Balance as of  
 End of September 2022    \$12,880.39  
 Reserve Account Balance as of  
 End of September 2022    \$48,541.73