



Financial Report Package

December FY2024

Prepared for

**Fork Landing Farms Homeowners Association,
Inc.**

By

InfoHOA.com

*Denotes a financial account that is controlled by this Association. The information reported is sent from the Association's Treasurer, or other designated Officer and/or Board Member of the Association to the managing agent and is believed to be true and accurate at the time of this report. Neither InfoHOA or the managing agent have any custodial control of these funds and neither makes any guarantee or warranty that such funds actually exist. The funds reflected in this report are in no way guaranteed or insured by InfoHOA or the managing agent. No Fidelity Insurance, Professional Liability Insurance, Errors and Omissions Insurance, or any other insurance maintained by InfoHOA or the managing agent indemnifies financial accounts that are not in the custody of InfoHOA or the managing agent. This Association is a separate legal entity employing a managing agent and InfoHOA.

Balance Sheet - Operating

Fork Landing Farms Homeowners Association, Inc.
End Date: 12/31/2024

Date: 1/10/2025
Time: 4:52 am
Page: 1

Assets

Bank Accounts

10-1030-00 Working Fund - EB - Checking - 0529	\$17,084.05	
10-1036-00 Reserve Fund - EB - Savings - 4192	51,211.46	
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Total Bank Accounts:		\$68,295.51

Total Assets:

\$68,295.51

Liabilities & Equity

Other Current Liabilities

30-3310-00 Prepaid Owner Assessment	3,240.00	
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Total Other Current Liabilities:		\$3,240.00

Equity

55-5510-00 Retained Earnings	52,816.81	
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Total Equity:		\$52,816.81

Net Income Gain / Loss

12,238.70

\$12,238.70

Total Liabilities & Equity:

\$68,295.51

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
OPERATING INCOME							
Income							
6310-00 Assessments	\$-	\$2,066.63	(\$2,066.63)	\$24,200.00	\$24,800.00	(\$600.00)	\$24,800.00
6335-00 Capital Contributions	1,600.00	66.63	1,533.37	6,400.00	800.00	5,600.00	800.00
6439-00 Late Fees	-	-	-	180.00	-	180.00	-
6443-00 Owner Interest	-	-	-	58.68	-	58.68	-
6480-00 Interest Earned	97.69	83.37	14.32	1,336.64	1,000.00	336.64	1,000.00
Total Income	\$1,697.69	\$2,216.63	(\$518.94)	\$32,175.32	\$26,600.00	\$5,575.32	\$26,600.00
Total OPERATING INCOME	\$1,697.69	\$2,216.63	(\$518.94)	\$32,175.32	\$26,600.00	\$5,575.32	\$26,600.00
OPERATING EXPENSE							
Expense							
7010-00 Management Fees	250.00	250.00	-	3,000.00	3,000.00	-	3,000.00
7015-00 Administrative Expenses	-	41.63	41.63	200.00	500.00	300.00	500.00
7020-00 Tax, Accounting & Audit Fees	-	25.00	25.00	285.00	300.00	15.00	300.00
7280-00 Insurance Premium	-	100.00	100.00	1,961.00	1,200.00	(761.00)	1,200.00
7300-00 Meeting / Community Expense	-	33.37	33.37	149.90	400.00	250.10	400.00
7400-00 Office Expenses	410.92	58.37	(352.55)	1,624.51	700.00	(924.51)	700.00
7440-00 Legal	-	41.63	41.63	-	500.00	500.00	500.00
7495-00 State Franchise Tax	-	2.12	2.12	25.00	25.00	-	25.00
7650-00 Social Events	-	41.63	41.63	-	500.00	500.00	500.00
7899-00 Board Expenses	200.00	25.00	(175.00)	1,173.68	300.00	(873.68)	300.00
Total Expense	\$860.92	\$618.75	(\$242.17)	\$8,419.09	\$7,425.00	(\$994.09)	\$7,425.00
Utilities							
8935-00 Common Area Electric	42.18	50.00	7.82	566.53	600.00	33.47	600.00
Total Utilities	\$42.18	\$50.00	\$7.82	\$566.53	\$600.00	\$33.47	\$600.00
Maintenance							
9001-00 Landscaping	747.50	833.37	85.87	8,970.00	10,000.00	1,030.00	10,000.00
9015-00 Snow Removal	-	83.37	83.37	200.00	1,000.00	800.00	1,000.00
9020-00 Grounds Maintenance	-	83.37	83.37	1,000.00	1,000.00	-	1,000.00
9026-00 Landscaping Enhancement	-	50.00	50.00	356.00	600.00	244.00	600.00
9540-00 Irrigation	-	50.00	50.00	425.00	600.00	175.00	600.00
Total Maintenance	\$747.50	\$1,100.11	\$352.61	\$10,951.00	\$13,200.00	\$2,249.00	\$13,200.00
Major Repairs							
9401-00 Retention Basin Maintenance	-	41.63	41.63	-	500.00	500.00	500.00
9402-00 Pier Deck Maintenance	-	83.37	83.37	-	1,000.00	1,000.00	1,000.00
9504-00 Drainage Behind Lots 16-18	-	166.63	166.63	-	2,000.00	2,000.00	2,000.00
Total Major Repairs	\$-	\$291.63	\$291.63	\$-	\$3,500.00	\$3,500.00	\$3,500.00
Capital Improvements							
9507-00 Common Area Improvements	-	166.63	166.63	-	2,000.00	2,000.00	2,000.00
Total Capital Improvements	\$-	\$166.63	\$166.63	\$-	\$2,000.00	\$2,000.00	\$2,000.00
Total OPERATING EXPENSE	\$1,650.60	\$2,227.12	\$576.52	\$19,936.62	\$26,725.00	\$6,788.38	\$26,725.00
Net Income:	\$47.09	(\$10.49)	\$57.58	\$12,238.70	(\$125.00)	\$12,363.70	(\$125.00)