

Fork Landing Farms HOA

	Description	Oct. Budget	Oct. Actual	YTD	
				Budget	Actual
HPS ACCT	Operating Income				
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
	Capital & Reserve Income				
	Reserve Assessment	\$0.00	\$0.00	\$0.00	\$0.00
6335-00	Capital Contribution	\$0.00	\$0.00	\$0.00	\$0.00
	Total Income	\$0.84	\$2,946.00	\$34,473.32	\$29,402.50
	Operating Expenses				
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	\$1,295.58	\$7,000.00	\$6,477.90
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	\$0.00	\$500.00	\$204.00
9540-00	Irrigation Maintenance	\$0.00	\$0.00	\$300.00	\$296.82
	Contingency	\$0.00	\$0.00	\$0.00	\$0.00
	Total Operating Expenses	\$1,367.50	\$2,022.43	\$18,056.00	\$14,808.73
	Capital Improvements/Major Repairs				
	Asset Purchases				
	Pier Lease Renewal	\$0.00	\$0.00	\$0.00	\$0.00
	Capital Improvements				
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
	Total Cap Improvements/Major Repairs	\$0.00	\$0.00	\$14,000.00	\$9,973.50
	Total Annual Expenses	\$1,367.50	\$2,022.43	\$32,056.00	\$24,782.23
	Total Annual Income (Loss)	-\$1,366.66	\$923.57	\$2,417.32	\$4,620.27

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