

Fragaria Landing Homeowners Association
Treasurers Report
For year-to-date December 31, 2024

Fragaria Landing HOA Treasurers Report - Operating Fund Balances December 31, 2024	Year to Date January 1 through December 31, 2024	Year to Date January 1 through November 30, 2024	Change since last report Increase (Decrease)	Comments
Beginning Operating Fund Balance 1/1/2024	\$ 7,773.91	\$ 7,773.91		
Less transfer of 2023 surplus to Capital Fund	\$ (2,913.91)	\$ (2,913.91)		
Add Income				
2024 Paid Annual Assessments	\$ 1,350.00	\$ 1,350.00	\$ -	\$4860 received in 2023
Other Income	\$ 50.00	\$ -	\$ 50.00	\$50 transfer fee - 8590 Landing Ln Sale
Total Income	\$ 1,400.00	\$ 1,350.00	\$ 50.00	
Subtract Expenses				
Office	\$ 656.02	\$ 591.79	\$ 64.23	Office supplies
Utilities	\$ 134.75	\$ 123.19	\$ 11.56	Regular usage (~\$11/month)
Landscape Maintenance	\$ 956.66	\$ 923.92	\$ 32.74	Front gate clean up
Liability Insurance	\$ 1,273.17	\$ 1,277.00	\$ (3.83)	\$3.83 Insurance refund
Annual Meeting	\$ 219.96	\$ 219.96	\$ -	
Income Taxes	\$ 407.00	\$ 407.00	\$ -	
Legal	\$ -	\$ -	\$ -	
Snow Removal	\$ -	\$ -	\$ -	
Other	\$ -	\$ -	\$ -	
Total Expenses	\$ 3,647.56	\$ 3,542.86	\$ 104.70	
Ending Operating Fund Balance 12/31/2024	\$ 2,612.44	\$ 2,667.14		

Fragaria Landing HOA Treasurers Report - Capital Fund Balances December 31, 2024	Year to Date January 1 through December 31, 2024	Year to Date January 1 through November 30, 2024	Change since last report Increase (Decrease)	Comments
Beginning Capital Fund Balance 1/1/2024	\$ 42,824.02	\$ 42,824.02		
Add Transfer In 2023 Oper Fund Surplus	2,913.91	2,913.91		
Add Income				
2024 Paid Annual Assessments	\$ 2,250.00	\$ 2,250.00	\$ -	\$8100 received in 2023
YTD Interest	2,556.47	2,353.47	\$ 203.00	
One off: Gate Assessment - 2024	22,800.00	-	\$ 22,800.00	\$22,800 deposited in 2024
Total Income	\$ 27,606.47	\$ 4,603.47	\$ 23,003.00	
Subtract Expenditures				
Annual Road Spray	\$ 867.63	\$ 867.63	\$ -	
Re-Gravel Shoulder	-	-	\$ -	
Re-Seal Road	-	-	\$ -	
Other road expenses	802.52	802.52	\$ -	
Gate Upgrades	-	-	\$ -	
Bus Shelter	-	-	\$ -	
Total Expenditures	\$ 1,670.15	\$ 1,670.15	\$ -	
Ending Capital Fund Balance 12/31/2024	\$ 71,674.25	\$ 48,671.25		

Emergency Fund Balance 12/31/2024	\$ 10,000.00	\$ 10,000.00	\$ -
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Balance Recap:	
GCU Balance per Bank Checking 12/31/2024	\$16,674.83
GCU Balance per Bank Savings 12/31/2024	\$ 67,611.86
Total Bank Funds	\$ 84,286.69
Less Outstanding Checks	\$ -
	<u>\$ 84,286.69</u>
Operating Fund Balance	\$ 2,612.44
Capital Fund Balance	\$ 71,674.25
Emergency Fund	\$ 10,000.00
Total Fund Balances at 12/31/2024	<u>\$ 84,286.69</u>

Comparison of Actual Income and Expenses to Approved Operating Budget				
Fragaria Landing HOA Treasurers Report - Actuals vs Budget December 31, 2024	Year to Date January 1 through December 31, 2024	Fiscal Year 2024 Approved Budget Operating Fund	Under / (Over) Budget	
2024 Income				
Paid Annual Assessments 2024	\$ 6,210.00			
Other Income	\$ 50.00			
Total Income	\$ 6,260.00	\$ 6,210.00	\$	(50.00)
Subtract Expenses				
Office	\$ 656.02	\$ 885.00	\$	228.98
Utilities	\$ 134.75	\$ 250.00	\$	115.25
Landscape Maintenance	\$ 956.66	\$ 1,000.00	\$	43.34
Liability Insurance	\$ 1,273.17	\$ 1,325.00	\$	51.83
Annual Meeting	\$ 219.96	\$ 250.00	\$	30.04
Income Taxes	\$ 407.00	\$ 450.00	\$	43.00
Legal	\$ -	\$ 500.00	\$	500.00
Snow Removal	\$ -	\$ 1,050.00	\$	1,050.00
Other	\$ -	\$ 500.00	\$	500.00
Total Expenses	\$ 3,647.56	\$ 6,210.00	\$	2,562.44

Comparison of Actual Income and Expenses to Approved Capital Fund Budget				
Fragaria Landing HOA Treasurers Report - Actuals vs Budget December 31, 2024	Year to Date January 1 through December 31, 2024	Multi-Year Actual Expense Capital Fund	Multi-Year Approved Capital Fund Budget	Under / (Over) Budget
2023 Carry Over Balance	\$ 34,724.02		\$ 34,000.00	\$ (724.02)
2023 Operating Surplus	\$ 2,913.91		\$ 1,500.00	\$ (1,413.91)
Prior Years Carry Over	\$ 37,637.93			
Income				
2024 Annual Assessments	\$ 10,350.00		\$ 10,350.00	\$ -
2025-2030 Annual Assessments	\$ -		\$ 86,250.00	\$ 86,250.00
Interest	\$ 2,556.47			
Total Income	\$ 12,906.47		\$ 132,100.00	
Subtract Expenses				
Annual Road Spray	\$ 867.63	\$ 3,240.65	\$ 9,000.00	\$ 5,759.35
Re-Gravel Shoulder	\$ -	\$ -	\$ 24,000.00	\$ 24,000.00
Re-Seal Road	\$ -	\$ 62.90	\$ 50,000.00	\$ 49,937.10
Other road expenses	\$ 802.52	\$ 1,081.87	\$ 5,000.00	\$ 3,918.13
Gate Upgrades	\$ -	\$ -	\$ 1,670.00	\$ 1,670.00
Bus Shelter	\$ -	\$ -	\$ 1,000.00	\$ 1,000.00
Total Expenses	\$ 1,670.15	\$ 4,385.42	\$ 90,670.00	

ACCOUNT SUMMARY					
SHARE ACCOUNTS		DIVIDENDS YEAR-TO-DATE	WITHHOLDING YEAR-TO-DATE	PREVIOUS BALANCE	NEW BALANCE
10	SAVINGS	7.82	0.00	11,275.08	20,735.67
70	BUSINESS CHEK	0.77	0.00	1,029.38	16,674.83
80	CERTIFICATE	17.99	0.00	0.00	5,517.99
83	CERTIFICATE	238.57	0.00	5,226.21	5,246.85
84	CERTIFICATE	357.87	0.00	7,839.33	7,870.29
88	CERTIFICATE	431.88	0.00	10,780.35	10,817.61
89	CERTIFICATE	760.66	0.00	17,357.70	17,423.45
91	CERTIFICATE	353.45	0.00	7,830.34	0.00
TOTAL SHARE ACCOUNTS					84,286.69

Certificate interest rates range from 4.15% - 4.75%. Maturity terms range from 12-36 months.