

## Fragaria Landing Homeowners Association

Fragaria Landing HOA Treasurers Report - Operating Fund Balances <b>April 30, 2022</b>	Year to Date January 1 through <b>April 30, 2022</b>	Comments
Beginning Operating Fund Balance 1/1/2022	\$ 4,649.13	Includes \$2750 of 2022 dues received in Dec 2021
Less transfer to Road fund	\$ (1,899.13)	Transfer 2021 surplus
<b>Add Income</b>		
2022 Paid Annual Assessments	\$ 3,000.00	Receipt of 2022 dues
<b>Total Income</b>	\$ 3,000.00	
<b>Subtract Expenses</b>		
Office	\$ 454.55	Survey Monkey Fees, Domain Renewal, Web Upgrade
Utilities	\$ 44.93	Regular usage
Landscape Maintenance	\$ 171.69	Quarterly Maintenance
Liability Insurance	\$ -	
Annual Meeting	\$ -	
Legal	\$ -	
Snow Removal	\$ -	
Other	\$ 320.51	Replacement lighting front entrance
<b>Total Expenses</b>	\$ 991.68	
<b>Ending Operating Fund Balance 04/30/2022</b>	\$ 4,758.32	
Fragaria Landing HOA Treasurers Report - Road Fund Balances <b>April 30, 2022</b>	Year to Date January 1 through <b>April 30, 2022</b>	Comments
Beginning Road Fund Balance 1/1/2022	\$ 17,464.31	Includes \$3850 of 2022 dues received in Dec 2021
Add Transfer In 2021 Oper Fund Surplus	\$ 1,899.13	Transfer 2021 surplus
<b>Add Income</b>		
2022 Paid Annual Assessments	\$ 4,200.00	Receipt of 2022 dues
YTD Interest	\$ 40.79	Interest on Savings Acct
<b>Total Income</b>	\$ 4,240.79	
<b>Subtract Expenditures</b>		
Annual Road Spray	\$ 698.69	PrePay road spray for discount
Re-Gravel Shoulder	\$ -	
Re-Seal Road	\$ -	
Other road expenses	\$ 189.99	Weed Wrench Tool
<b>Total Expenditures</b>	\$ 888.68	
<b>Ending Road Fund Balance 04/30/2022</b>	\$ 22,715.55	
<b>Emergency Fund Balance 01/31/2022</b>	\$ 10,000.00	
<b>Balance Recap:</b>		
AFCU Balance per Bank Checking 04/30/2022	\$ 1,499.84	
AFCU Balance per Bank Savings 04/30/2022	\$ 35,974.03	
<b>Total Bank Funds</b>	\$ 37,473.87	
<b>Less Outstanding Checks</b>	\$ -	
	\$ 37,473.87	
<b>Operating Fund Balance</b>	\$ 4,758.32	
<b>Road Fund Balance</b>	\$ 22,715.55	
<b>Emergency Fund</b>	\$ 10,000.00	
<b>Total Fund Balances at 04/30/2022</b>	\$ 37,473.87	

# Fragaria Landing Homeowners Association

Comparison of Actual Income and Expenses to Approved Operating Budget				
Fragaria Landing HOA Treasurers Report - Actuals vs Budget April 30, 2022	Year to Date January 1 through April 30, 2022		Fiscal Year 2022 Approved Budget Operating Fund	Better / (Worse) Budget
<b>2022 Income</b>				
Paid Annual Assessments 2022	\$ 5,750.00			
<b>Total Income</b>	\$ 5,750.00		\$ 5,750.00	\$ -
<b>Subtract Expenses</b>				
Office	\$ 454.55		\$ 800.00	\$ 345.45
Utilities	\$ 44.93		\$ 250.00	\$ 205.07
Landscape Maintenance	\$ 171.69		\$ 1,000.00	\$ 828.31
Liability Insurance	\$ -		\$ 1,300.00	\$ 1,300.00
Annual Meeting	\$ -		\$ 300.00	\$ 300.00
Legal	\$ -		\$ 500.00	\$ 500.00
Snow Removal	\$ -		\$ 1,000.00	\$ 1,000.00
Other	\$ 320.51		\$ 500.00	\$ 179.49
<b>Total Expenses</b>	\$ 991.68		\$ 5,650.00	\$ 4,658.32
Net Income after Expenses	\$ 4,758.32		\$ 100.00	
Comparison of Actual Income and Expenses to Approved Road Fund Budget				
Fragaria Landing HOA Treasurers Report - Actuals vs Budget April 30, 2022	Multi-Year Actuals Jan 2021 to April 2022		Multi-Year Approved Budget Road Fund	Better / (Worse) Budget
<b>Prior Years Carry Over and Operating Surplus</b>	\$ 16,387.93		\$ 16,180.61	\$ 207.32
<b>Income</b>				
2022 Annual Assessments	\$ 8,050.00		\$ 8,050.00	\$ -
2023-2030 Annual Assessments	\$ -		\$ 105,800.00	\$ 105,800.00
Interest	\$ 40.79			
<b>Total Income</b>	\$ 8,090.79		\$ 130,030.61	
<b>Subtract Expenses</b>				
Annual Road Spray	\$ 1,483.82		\$ 9,000.00	\$ 7,516.18
Re-Gravel Shoulder	\$ -		\$ 24,000.00	\$ 24,000.00
Re-Seal Road	\$ -		\$ 50,000.00	\$ 50,000.00
Other road expenses	\$ 279.35		\$ 5,000.00	\$ 4,720.65
<b>Total Expenses</b>	\$ 1,763.17		\$ 88,000.00	
<b>Available Road Fund Balance</b>	\$ 22,715.55			

# Fragaria Landing Homeowners Association

<b>Fragaria Landing HOA Treasurers Report - Operating Fund Balances December 31, 2021</b>	<b>Year to Date January 1 through December 31, 2021</b>	<b>Comments</b>
<b>Beginning Operating Fund Balance 1/1/2021</b>	<b>\$ 5,308.37</b>	
<b>Add Income</b>		
Paid Annual Assessments (Jun-Dec)	\$ 363.80	
Paid Annual Assessments 2022	\$ 2,750.00	Partial receipt of 2022 dues
<b>Total Income</b>	<b>\$ 3,113.80</b>	
<b>Subtract Expenses</b>		
Office	\$ 291.53	PO Box rent, postage
Utilities	\$ 213.21	Elect for lighting, gate
Landscape Maintenance	\$ 959.26	
Liability Insurance	\$ 1,257.00	
Annual Meeting	\$ -	
Legal	\$ -	
Snow Removal	\$ 1,052.04	Snow removal and de-icer
Other	\$ -	
<b>Total Expenses</b>	<b>\$ 3,773.04</b>	
<b>Ending Operating Fund Balance 12/31/2021</b>	<b>\$ 4,649.13</b>	
<b>Fragaria Landing HOA Treasurers Report - Road Fund Balances December 31, 2021</b>	<b>Year to Date January 1 through December 31, 2021</b>	<b>Comments</b>
<b>Beginning Road Fund Balance 1/1/2021</b>	<b>\$ 7,552.59</b>	
Add Annual and Special Assessments	\$ 10,750.00	Partial receipt of 2022 dues
Add Interest	\$ 36.21	Interest on Savings Acct
Subtract Expenditures	\$ 874.49	Road spray, road markers
<b>Ending Road Fund Balance 12/31/2021</b>	<b>\$ 17,464.31</b>	
<b>Emergency Fund Balance 12/31/2021</b>	<b>\$ 10,000.00</b>	
<b>Balance Recap:</b>		
AFCU Balance per Bank Checking 12/31/2021	\$ 1,872.22	
AFCU Balance per Bank Savings 12/31/2021	\$ 30,933.61	
<b>Total Bank Funds</b>	<b>\$ 32,805.83</b>	
<b>Less Outstanding Checks</b>	<b>\$ (692.39)</b>	
	<b>\$ 32,113.44</b>	
<b>Operating Fund Balance</b>	<b>\$ 4,649.13</b>	
<b>Road Fund Balance</b>	<b>\$ 17,464.31</b>	
<b>Emergency Fund</b>	<b>\$ 10,000.00</b>	
<b>Total Fund Balances at 12/31/2021</b>	<b>\$ 32,113.44</b>	
B. Lohr - \$212.39, C. Bossard - \$480.00	\$ 692.39	O/S checks

# Fragaria Landing Homeowners Association

Comparison of Actual Income and Expenses to Approved Operating Budget				
Fragaria Landing HOA Treasurers Report - Actuals vs Budget December 31, 2021	Year to Date January 1 through Dec 31, 2021		Fiscal Year 2021 Approved Budget Operating Fund	Under / (Over) Budget
<b>2021 Income</b>				
Paid Annual Assessments 2021	\$ 5,635.40			
<b>Total Income</b>	\$ 5,635.40		\$ 5,875.00	\$ 478.40
<b>Subtract Expenses</b>				
Office	\$ 291.53		\$ 800.00	\$ 508.47
Utilities	\$ 213.21		\$ 250.00	\$ 36.79
Landscape Maintenance	\$ 959.26		\$ 850.00	\$ (109.26)
Liability Insurance	\$ 1,257.00		\$ 1,300.00	\$ 43.00
Annual Meeting	\$ -		\$ 300.00	\$ 300.00
Legal	\$ -		\$ 500.00	\$ 500.00
Snow Removal	\$ 1,052.04		\$ 1,000.00	\$ (52.04)
Other	\$ -		\$ 500.00	\$ 500.00
<b>Total Expenses</b>	\$ 3,773.04		\$ 5,500.00	\$ 1,726.96
Net Income after Expenses	\$ 1,862.36		\$ 375.00	

Comparison of Actual Income and Expenses to Approved Road Fund Budget				
Fragaria Landing HOA Treasurers Report - Actuals vs Budget December 31, 2021	Year to Date January 1 through Dec 31, 2021		Multi-Year Approved Budget Road Fund	Under / (Over) Budget
<b>Income</b>				
2021 Annual Assessments	\$ 6,900.00		\$ 7,050.00	\$ 150.00
2022-2030 Annual Assessments	\$ -		\$ 74,025.00	\$ 74,025.00
Interest	\$ 36.21			
<b>Total Income</b>	\$ 6,936.21		\$ 81,075.00	
<b>Subtract Expenses</b>				
Annual Road Spray	\$ 785.13		\$ 9,000.00	\$ 8,214.87
Re-Gravel Shoulder	\$ -		\$ 24,000.00	\$ 24,000.00
Re-Seal Road	\$ -		\$ 50,000.00	\$ 50,000.00
Other road expense	\$ 89.36		\$ 5,000.00	\$ 4,910.64
<b>Total Expenses</b>	\$ 874.49		\$ 88,000.00	
Net Income after Expenses	\$ 6,061.72			