

The Fragaria Landing Homeowners Association Treasurers Report For the year ended December 31, 2021
and
The Fragaria Landing Homeowners Association Treasurers Report For year-to-date February 28, 2022

Fragaria Landing HOA Treasurers Report - Operating Fund Balances December 31, 2021	Year to Date January 1 through December 31, 2021	Year to Date January 1 through Nov 30, 2021	Change since last report Increase (Decrease)	Comments for changes since last report
Beginning Operating Fund Balance 1/1/2021	\$ 5,308.37			
Add Income				
Paid Annual Assessments (Jun-Dec)	\$ 363.80	\$ 363.80	\$ -	
Paid Annual Assessments 2022	\$ 2,750.00		\$ 2,750.00	Partial receipt of 2022 dues
Total Income	\$ 3,113.80	\$ 363.80	\$ 2,750.00	
Subtract Expenses				
Office	\$ 291.53	\$ 291.53	\$ -	
Utilities	\$ 213.21	\$ 201.56	\$ 11.65	Regular usage
Landscape Maintenance	\$ 959.26	\$ 959.26	\$ -	
Liability Insurance	\$ 1,257.00	\$ 1,257.00	\$ -	
Annual Meeting	\$ -	\$ -	\$ -	
Legal	\$ -	\$ -	\$ -	
Snow Removal	\$ 1,052.04	\$ 359.65	\$ 692.39	Dec Snow removal
Other	\$ -	\$ -	\$ -	
Total Expenses	\$ 3,773.04	\$ 3,069.00	\$ 704.04	
Ending Operating Fund Balance 12/31/2021	\$ 4,649.13	\$ 2,603.17	\$ 2,045.96	
Fragaria Landing HOA Treasurers Report - Road Fund Balances December 31, 2021	Year to Date January 1 through December 31, 2021	Year to Date January 1 through Nov 30, 2021	Change since last report Increase (Decrease)	Comments for changes since last report
Beginning Road Fund Balance 1/1/2021	\$ 7,552.59			
Add Annual and Special Assessments	\$ 10,750.00	\$ 6,900.00	\$ 3,850.00	Partial receipt of 2022 dues
Add Interest	\$ 36.21	\$ 30.26	\$ 5.95	Interest on Savings Acct
Subtract Expenditures	\$ 874.49	\$ 874.49	\$ -	
Ending Road Fund Balance 12/31/2021	\$ 17,464.31	\$ 13,680.61	\$ 3,783.70	
Emergency Fund Balance 12/31/2021	\$ 10,000.00	\$ 10,000.00	\$ -	
Balance Recap:				
AFCU Balance per Bank Checking 12/31/2021	\$ 1,872.22			
AFCU Balance per Bank Savings 12/31/2021	\$ 30,933.61			
Total Bank Funds	\$ 32,805.83			
Less Outstanding Checks	\$ (692.39)			
	\$ 32,113.44			
Operating Fund Balance	\$ 4,649.13			
Road Fund Balance	\$ 17,464.31			
Emergency Fund	\$ 10,000.00			
Total Fund Balances at 12/31/2021	\$ 32,113.44			
B. Lohr - \$212.39, C. Bossard - \$480.00	\$ 692.39	O/S checks		

Comparison of Actual Income and Expenses to Approved Operating Budget				
Fragaria Landing HOA Treasurers Report - Actuals vs Budget Dec 31, 2021	Year to Date January 1 through Dec 31, 2021		Fiscal Year 2021 Approved Budget Operating Fund	Under / (Over) Budget
2021 Income				
Paid Annual Assessments 2021	\$ 5,635.40			
Total Income	\$ 5,635.40		\$ 5,875.00	\$ 239.60
Subtract Expenses				
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
Total Expenses	\$ 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 Dec 31, 2021	Year to Date January 1 through Dec 31, 2021		Multi-Year Approved Budget Road Fund	Under / (Over) Budget
Income				
2021 Annual Assessments	\$ 6,900.00		\$ 7,050.00	\$ 150.00
2022-2030 Annual Assessments	\$ -		\$ 74,025.00	\$ 74,025.00
Interest	\$ 36.21			
Total Income	\$ 6,936.21		\$ 81,075.00	
Subtract Expenses				
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
Unplanned road expenses	\$ 89.36		\$ 5,000.00	\$ 4,910.64
Total Expenses	\$ 874.49		\$ 88,000.00	
Net Income after Expenses	\$ 6,061.72			

Comparison of Actual Income and Expenses to Approved Operating Budget				
Fragaria Landing HOA Treasurers Report - Actuals vs Budget February 28, 2022	Year to Date January 1 through February 28, 2022		Fiscal Year 2022 Approved Budget Operating Fund	Under / (Over) Budget
2022 Income				
Paid Annual Assessments 2022	\$ 5,750.00			
Total Income	\$ 5,750.00		\$ 5,750.00	\$ -
Subtract Expenses				
Office	\$ -		\$ 800.00	\$ 800.00
Utilities	\$ 22.97		\$ 250.00	\$ 227.03
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	\$ 16.34		\$ 500.00	\$ 483.66
Total Expenses	\$ 211.00		\$ 5,650.00	\$ 5,439.00
Net Income after Expenses	\$ 5,539.00		\$ 100.00	

Comparison of Actual Income and Expenses to Approved Road Fund Budget				
Fragaria Landing HOA Treasurers Report - Actuals vs Budget February 28, 2022	Year to Date January 1 through February 28, 2022		Multi-Year Approved Budget Road Fund	Under / (Over) Budget
2021 Carry Over Balance	\$ 13,614.31		\$ 13,680.61	\$ 66.30
2021 Operating Surplus	\$ 1,899.13		\$ 2,500.00	\$ 600.87
Prior Years Carry Over	\$ 15,513.44			
Income				
2022 Annual Assessments	\$ 8,050.00		\$ 8,050.00	\$ -
2023-2030 Annual Assessments	\$ -		\$ 105,800.00	\$ 105,800.00
Interest	\$ 19.37			
Total Income	\$ 8,069.37		\$ 130,030.61	
Subtract Expenses				
Annual Road Spray	\$ 698.69		\$ 9,000.00	\$ 8,301.31
Re-Gravel Shoulder	\$ -		\$ 24,000.00	\$ 24,000.00
Re-Seal Road	\$ -		\$ 50,000.00	\$ 50,000.00
Unplanned road expenses	\$ -		\$ 5,000.00	\$ 5,000.00
Total Expenses	\$ 698.69		\$ 88,000.00	
Net Income after Expenses	\$ 7,370.68			
Ending Road Fund Balance	\$ 22,884.12			

Fragaria Landing HOA Treasurers Report - Operating Fund Balances February 28, 2022	Year to Date January 1 through February 28, 2022		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
Add Income			
2022 Paid Annual Assessments	\$ 3,000.00		Receipt of 2022 dues
Total Income	\$ 3,000.00		
Subtract Expenses			
Office	\$ -		
Utilities	\$ 22.97		Regular usage
Landscape Maintenance	\$ 171.69		Quarterly Maintenance
Liability Insurance	\$ -		
Annual Meeting	\$ -		
Legal	\$ -		
Snow Removal	\$ -		
Other	\$ 16.34		Lightbulb front entrance
Total Expenses	\$ 211.00		
Ending Operating Fund Balance 2/28/2022	\$ 5,539.00		

Fragaria Landing HOA Treasurers Report - Road Fund Balances February 28, 2022	Year to Date January 1 through February 28, 2021		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
Add Income			
2022 Paid Annual Assessments	\$ 4,200.00		Receipt of 2022 dues
YTD Interest	\$ 19.37		Interest on Savings Acct
Total Income	\$ 4,219.37		
Subtract Expenditures	\$ 698.69		PrePay road spray for discount
Ending Road Fund Balance 02/28/2022	\$ 22,884.12		

Emergency Fund Balance 01/31/2022	\$ 10,000.00		
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Balance Recap:			
AFCU Balance per Bank Checking 02/28/2022	\$ 2,470.34		
AFCU Balance per Bank Savings 02/28/2022	\$ 35,952.78		
Total Bank Funds	\$ 38,423.12		
Less Outstanding Checks	\$ -		
	\$ 38,423.12		
Operating Fund Balance	\$ 5,539.00		
Road Fund Balance	\$ 22,884.12		
Emergency Fund	\$ 10,000.00		
Total Fund Balances at 02/28/2022	\$ 38,423.12		

Comparison of Actual Income and Expenses to Approved Operating Budget				
Fragaria Landing HOA Treasurers Report - Actuals vs Budget February 28, 2022	Year to Date January 1 through February 28, 2022		Fiscal Year 2022 Approved Budget Operating Fund	Under / (Over) Budget
2022 Income				
Paid Annual Assessments 2022	\$ 5,750.00			
Total Income	\$ 5,750.00		\$ 5,750.00	\$ -
Subtract Expenses				
Office	\$ -		\$ 800.00	\$ 800.00
Utilities	\$ 22.97		\$ 250.00	\$ 227.03
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	\$ 16.34		\$ 500.00	\$ 483.66
Total Expenses	\$ 211.00		\$ 5,650.00	\$ 5,439.00
Net Income after Expenses	\$ 5,539.00		\$ 100.00	

Comparison of Actual Income and Expenses to Approved Road Fund Budget				
Fragaria Landing HOA Treasurers Report - Actuals vs Budget February 28, 2022	Year to Date January 1 through February 28, 2022		Multi-Year Approved Budget Road Fund	Under / (Over) Budget
2021 Carry Over Balance	\$ 13,614.31		\$ 13,680.61	\$ 66.30
2021 Operating Surplus	\$ 1,899.13		\$ 2,500.00	\$ 600.87
Prior Years Carry Over	\$ 15,513.44			
Income				
2022 Annual Assessments	\$ 8,050.00		\$ 8,050.00	\$ -
2023-2030 Annual Assessments	\$ -		\$ 105,800.00	\$ 105,800.00
Interest	\$ 19.37			
Total Income	\$ 8,069.37		\$ 130,030.61	
Subtract Expenses				
Annual Road Spray	\$ 698.69		\$ 9,000.00	\$ 8,301.31
Re-Gravel Shoulder	\$ -		\$ 24,000.00	\$ 24,000.00
Re-Seal Road	\$ -		\$ 50,000.00	\$ 50,000.00
Unplanned road expenses	\$ -		\$ 5,000.00	\$ 5,000.00
Total Expenses	\$ 698.69		\$ 88,000.00	
Net Income after Expenses	\$ 7,370.68			
Ending Road Fund Balance	\$ 22,884.12			