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	through I	ate January 1 December 31, 2021	Januar	r to Date y 1 through 30, 2021		report ise (Decrease)		Comments for changes since last report
Beginning Operating Fund Balance 1/1/2021	\$	5,308.37						
Add Income								
Add Income Paid Annual Assessments (Jun-Dec)	\$	363.80	\$	363.80	\$	_		
Paid Annual Assessments 2022	\$	2,750.00	γ	303.00	\$	2,750.00		Partial receipt of 2022 dues
	7				-	2,100.00		
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		
Francis Londing 1104	Year to D	ate January 1	Yea	r to Date	Chai	nge since last		
Fragaria Landing HOA Treasurers Report - Road Fund Balances	through	December 31,	Januar	y 1 through		report		Comments for changes since last
December 31, 2021		2021	Nov	30, 2021	Increa	se (Decrease)		report
December 31, 2021								
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
Add interest	7	30.21	7	30.20	· ·	5.55		
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:								
Balance Recap: AFCU Balance per Bank Checking 12/31/2021	\$	1,872.22						
AFCU Balance per Bank Checking 12/31/2021 AFCU Balance per Bank Savings 12/31/2021	\$	30,933.61						
AFCU Balance per Bank Checking 12/31/2021 AFCU Balance per Bank Savings 12/31/2021 Total Bank Funds	\$ \$	30,933.61 32,805.83						
AFCU Balance per Bank Checking 12/31/2021 AFCU Balance per Bank Savings 12/31/2021	\$ \$ \$	30,933.61 32,805.83 (692.39)						
AFCU Balance per Bank Checking 12/31/2021 AFCU Balance per Bank Savings 12/31/2021 Total Bank Funds	\$ \$	30,933.61 32,805.83						
AFCU Balance per Bank Checking 12/31/2021 AFCU Balance per Bank Savings 12/31/2021 Total Bank Funds	\$ \$ \$	30,933.61 32,805.83 (692.39)						
AFCU Balance per Bank Checking 12/31/2021 AFCU Balance per Bank Savings 12/31/2021 Total Bank Funds	\$ \$ \$	30,933.61 32,805.83 (692.39)						
AFCU Balance per Bank Checking 12/31/2021 AFCU Balance per Bank Savings 12/31/2021 Total Bank Funds Less Outstanding Checks	\$ \$ \$ \$ \$	30,933.61 32,805.83 (692.39) 32,113.44						
AFCU Balance per Bank Checking 12/31/2021 AFCU Balance per Bank Savings 12/31/2021 Total Bank Funds Less Outstanding Checks Operating Fund Balance Road Fund Balance Emergency Fund	\$ \$ \$ \$ \$	30,933.61 32,805.83 (692.39) 32,113.44 4,649.13						
AFCU Balance per Bank Checking 12/31/2021 AFCU Balance per Bank Savings 12/31/2021 Total Bank Funds Less Outstanding Checks Operating Fund Balance Road Fund Balance	\$ \$ \$ \$ \$	30,933.61 32,805.83 (692.39) 32,113.44 4,649.13 17,464.31						
AFCU Balance per Bank Checking 12/31/2021 AFCU Balance per Bank Savings 12/31/2021 Total Bank Funds Less Outstanding Checks Operating Fund Balance Road Fund Balance Emergency Fund	\$ \$ \$ \$ \$	30,933.61 32,805.83 (692.39) 32,113.44 4,649.13 17,464.31 10,000.00						

Year to Date January 1 through Dec 31, 2021 5,635.40 5,635.40 291.53 213.21	A	iscal Year 2021 oproved Budget Operating Fund 5,875.00	\$	239.60
5,635.40	\$	800.00	\$	239.60
5,635.40	\$	800.00	\$	
291.53	\$	800.00	\$	
				508.47
				508 47
213.21		250.00	_	300.47
		250.00	\$	36.79
959.26	\$	850.00	\$	(109.26)
1,257.00	\$	1,300.00	\$	43.00
-	\$	300.00	\$	300.00
-	\$	500.00	\$	500.00
1,052.04	\$	1,000.00	\$	(52.04
-	\$	500.00	\$	500.00
3,773.04	\$	5,500.00	\$	1,726.96
1,862.36	\$	375.00		
	- 1,052.04 - 3,773.04	- \$ - \$ 1,052.04 \$ - \$ 3,773.04 \$	- \$ 300.00 - \$ 500.00 1,052.04 \$ 1,000.00 - \$ 500.00 3,773.04 \$ 5,500.00	- \$ 300.00 \$ - \$ 500.00 \$ 1,052.04 \$ 1,000.00 \$ - \$ 500.00 \$ 3,773.04 \$ 5,500.00 \$

Fragaria Landing HOA Treasurers Report - Actuals vs Budget Dec 31, 2021	ate January 1 Dec 31, 2021	i-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		Аррі	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		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 Janua through February 28,	-	Comments
			Includes \$2750 of 2022 dues
Beginning Operating Fund Balance 1/1/2022	\$ 4,64	19.13	received in Dec 2021
Less transfer to Road fund			Transfer 2021 surplus
Less transfer to Road fund	\$ (1,85	99.13)	Transfer 2021 Surpius
Add Income			
2022 Paid Annual Assessments	\$ 3,00	00.00	Receipt of 2022 dues
Total Income	\$ 3,00	00.00	
Subtract Expenses	_		
Office	\$	-	Pogular usago
Utilities	· · · · · · · · · · · · · · · · · · ·	22.97	Regular usage
Liability Insurance	\$ 17	71.69	Quarterly Maintenance
Liability Insurance Annual Meeting	\$	-	
Legal	\$	-	
Snow Removal	\$	-	
Other		16.34	Lightbulb front entrance
	· ·		g
Total Expenses	\$ 2:	11.00	
Ending Operating Fund Palance 3/39/3033	ć	20.00	
Ending Operating Fund Balance 2/28/2022	\$ 5,53	39.00	
Fragaria Landing HOA Treasurers Report - Road Fund Balances February 28, 2022	Year to Date Janua through February 28,	-	Comments
			Includes \$3850 of 2022 dues
	•	54.31	received in Dec 2021
Add Transfer In 2021 Oper Fund Surplus		5 4.31 99.13	· ·
Beginning Road Fund Balance 1/1/2022 Add Transfer In 2021 Oper Fund Surplus Add Income	\$ 1,89	99.13	received in Dec 2021 Transfer 2021 surplus
Add Transfer In 2021 Oper Fund Surplus Add Income 2022 Paid Annual Assessments	\$ 1,89	99.13	received in Dec 2021 Transfer 2021 surplus Receipt of 2022 dues
Add Transfer In 2021 Oper Fund Surplus Add Income 2022 Paid Annual Assessments YTD Interest	\$ 1,85 \$ 4,20 \$	99.13 00.00 19.37	received in Dec 2021 Transfer 2021 surplus
Add Transfer In 2021 Oper Fund Surplus Add Income 2022 Paid Annual Assessments	\$ 1,85 \$ 4,20 \$	99.13	received in Dec 2021 Transfer 2021 surplus Receipt of 2022 dues
Add Transfer In 2021 Oper Fund Surplus Add Income 2022 Paid Annual Assessments YTD Interest	\$ 1,88 \$ 4,20 \$ 2,5 \$ 4,21	99.13 00.00 19.37	received in Dec 2021 Transfer 2021 surplus Receipt of 2022 dues Interest on Savings Acct
Add Transfer In 2021 Oper Fund Surplus Add Income 2022 Paid Annual Assessments YTD Interest Total Income	\$ 1,89 \$ 4,20 \$ 2 \$ 4,20 \$ 69	99.13 00.00 19.37 19.37	received in Dec 2021 Transfer 2021 surplus Receipt of 2022 dues
Add Transfer In 2021 Oper Fund Surplus Add Income 2022 Paid Annual Assessments YTD Interest Total Income Subtract Expenditures	\$ 1,88 \$ 4,20 \$ 4,22 \$ 69	99.13 00.00 19.37 19.37 98.69	received in Dec 2021 Transfer 2021 surplus Receipt of 2022 dues Interest on Savings Acct
Add Transfer In 2021 Oper Fund Surplus Add Income 2022 Paid Annual Assessments YTD Interest Total Income Subtract Expenditures Ending Road Fund Balance 02/28/2022	\$ 1,89 \$ 4,20 \$ 4,20 \$ 4,20 \$ 22,88	99.13 00.00 19.37 19.37 98.69	received in Dec 2021 Transfer 2021 surplus Receipt of 2022 dues Interest on Savings Acct
Add Transfer In 2021 Oper Fund Surplus Add Income 2022 Paid Annual Assessments YTD Interest Total Income Subtract Expenditures Ending Road Fund Balance 02/28/2022 Emergency Fund Balance 01/31/2022	\$ 1,89 \$ 4,20 \$ 4,20 \$ 4,20 \$ 22,88	99.13 00.00 19.37 19.37 98.69	received in Dec 2021 Transfer 2021 surplus Receipt of 2022 dues Interest on Savings Acct
Add Transfer In 2021 Oper Fund Surplus Add Income 2022 Paid Annual Assessments YTD Interest Total Income Subtract Expenditures Ending Road Fund Balance 02/28/2022 Emergency Fund Balance 01/31/2022	\$ 1,89 \$ 4,20 \$ 4,20 \$ 4,20 \$ 22,88 \$ 10,00	99.13 00.00 19.37 19.37 98.69 34.12	received in Dec 2021 Transfer 2021 surplus Receipt of 2022 dues Interest on Savings Acct
Add Transfer In 2021 Oper Fund Surplus Add Income 2022 Paid Annual Assessments YTD Interest Total Income Subtract Expenditures Ending Road Fund Balance 02/28/2022 Emergency Fund Balance 01/31/2022 Balance Recap: AFCU Balance per Bank Checking 02/28/2022	\$ 1,89 \$ 4,20 \$ 4,20 \$ 5 \$ 22,88 \$ 10,00 \$ 2,47	99.13 00.00 19.37 19.37 98.69 34.12	received in Dec 2021 Transfer 2021 surplus Receipt of 2022 dues Interest on Savings Acct
Add Transfer In 2021 Oper Fund Surplus Add Income 2022 Paid Annual Assessments YTD Interest Total Income Subtract Expenditures Ending Road Fund Balance 02/28/2022 Emergency Fund Balance 01/31/2022 Balance Recap: AFCU Balance per Bank Checking 02/28/2022 AFCU Balance per Bank Savings 02/28/2022	\$ 1,89 \$ 4,20 \$ 2,88 \$ 10,00 \$ 2,47 \$ 35,99	99.13 90.00 19.37 19.37 98.69 34.12 90.00	received in Dec 2021 Transfer 2021 surplus Receipt of 2022 dues Interest on Savings Acct
Add Transfer In 2021 Oper Fund Surplus Add Income 2022 Paid Annual Assessments YTD Interest Total Income Subtract Expenditures Ending Road Fund Balance 02/28/2022 Emergency Fund Balance 01/31/2022 Balance Recap: AFCU Balance per Bank Checking 02/28/2022 AFCU Balance per Bank Savings 02/28/2022 Total Bank Funds	\$ 1,89 \$ 4,20 \$ 5 \$ 4,20 \$ 22,88 \$ 10,00 \$ 22,88 \$ 35,99 \$ 38,42	99.13 00.00 19.37 19.37 98.69 34.12	received in Dec 2021 Transfer 2021 surplus Receipt of 2022 dues Interest on Savings Acct
Add Transfer In 2021 Oper Fund Surplus Add Income 2022 Paid Annual Assessments YTD Interest Total Income Subtract Expenditures Ending Road Fund Balance 02/28/2022 Emergency Fund Balance 01/31/2022 Balance Recap: AFCU Balance per Bank Checking 02/28/2022 AFCU Balance per Bank Savings 02/28/2022	\$ 1,89 \$ 4,20 \$ 22,88 \$ 10,00 \$ 22,88 \$ 35,99 \$ 38,42	99.13 90.00 19.37 19.37 98.69 34.12 90.00	received in Dec 2021 Transfer 2021 surplus Receipt of 2022 dues Interest on Savings Acct
Add Transfer In 2021 Oper Fund Surplus Add Income 2022 Paid Annual Assessments YTD Interest Total Income Subtract Expenditures Ending Road Fund Balance 02/28/2022 Emergency Fund Balance 01/31/2022 Balance Recap: AFCU Balance per Bank Checking 02/28/2022 AFCU Balance per Bank Savings 02/28/2022 Total Bank Funds	\$ 1,89 \$ 4,20 \$ 22,88 \$ 10,00 \$ 22,88 \$ 35,99 \$ 38,42	99.13 90.00 19.37 19.37 98.69 34.12 90.00 70.34 52.78 23.12	received in Dec 2021 Transfer 2021 surplus Receipt of 2022 dues Interest on Savings Acct
Add Transfer In 2021 Oper Fund Surplus Add Income 2022 Paid Annual Assessments YTD Interest Total Income Subtract Expenditures Ending Road Fund Balance 02/28/2022 Emergency Fund Balance 01/31/2022 Balance Recap: AFCU Balance per Bank Checking 02/28/2022 AFCU Balance per Bank Savings 02/28/2022 Total Bank Funds Less Outstanding Checks	\$ 1,89 \$ 4,20 \$ 5 \$ 4,20 \$ 22,88 \$ 10,00 \$ 22,88 \$ 35,99 \$ 38,42 \$ 38,42	99.13 90.00 19.37 19.37 98.69 34.12 90.00 70.34 52.78 23.12	received in Dec 2021 Transfer 2021 surplus Receipt of 2022 dues Interest on Savings Acct
Add Transfer In 2021 Oper Fund Surplus Add Income 2022 Paid Annual Assessments YTD Interest Total Income Subtract Expenditures Ending Road Fund Balance 02/28/2022 Emergency Fund Balance 01/31/2022 Balance Recap: AFCU Balance per Bank Checking 02/28/2022 AFCU Balance per Bank Savings 02/28/2022 Total Bank Funds Less Outstanding Checks Operating Fund Balance	\$ 1,89 \$ 4,20 \$ 5 \$ 4,20 \$ 5 \$ 10,00 \$ 22,88 \$ 10,00 \$ 35,99 \$ 38,40 \$ 38,40 \$ 38,40	99.13 90.00 19.37 19.37 98.69 34.12 90.00 70.34 52.78 23.12 -	received in Dec 2021 Transfer 2021 surplus Receipt of 2022 dues Interest on Savings Acct
Add Transfer In 2021 Oper Fund Surplus Add Income 2022 Paid Annual Assessments YTD Interest Total Income Subtract Expenditures Ending Road Fund Balance 02/28/2022 Emergency Fund Balance 01/31/2022 Balance Recap: AFCU Balance per Bank Checking 02/28/2022 AFCU Balance per Bank Savings 02/28/2022 Total Bank Funds Less Outstanding Checks Operating Fund Balance Road Fund Balance	\$ 1,89 \$ 4,20 \$ 5 \$ 4,20 \$ 10,00 \$ 22,88 \$ 10,00 \$ 35,99 \$ 38,42 \$ 38,42 \$ 38,42 \$ 38,42	99.13 90.00 19.37 19.37 98.69 34.12 90.00 70.34 52.78 23.12 - 23.12	received in Dec 2021 Transfer 2021 surplus Receipt of 2022 dues Interest on Savings Acct
Add Transfer In 2021 Oper Fund Surplus Add Income 2022 Paid Annual Assessments YTD Interest Total Income Subtract Expenditures Ending Road Fund Balance 02/28/2022 Emergency Fund Balance 01/31/2022 Balance Recap: AFCU Balance per Bank Checking 02/28/2022 AFCU Balance per Bank Savings 02/28/2022 Total Bank Funds Less Outstanding Checks Operating Fund Balance	\$ 1,89 \$ 4,20 \$ 22,88 \$ 10,00 \$ 22,88 \$ 35,99 \$ 38,42 \$ 38,42 \$ 35,99 \$ 38,42 \$ 36,99 \$ 38,42 \$ 38,42	99.13 90.00 19.37 19.37 98.69 34.12 90.00 70.34 52.78 23.12 -	received in Dec 2021 Transfer 2021 surplus Receipt of 2022 dues Interest on Savings Acct

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		Аррі	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		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							