

Fragaria Landing Homeowners Association  
Treasurers Report  
For year-to-date December 31, 2023



Comparison of Actual Income and Expenses to Approved Operating Budget				
Fragaria Landing HOA Treasurers Report - Actuals vs Budget December 31, 2023	Year to Date January 1 through December 31, 2023		Fiscal Year 2023 Approved Budget Operating Fund	Under / (Over) Budget
<b>2023 Income</b>				
Paid Annual Assessments 2023	\$ 5,750.00			
Other Income	\$ 50.00			
<b>Total Income</b>	<b>\$ 5,800.00</b>		<b>\$ 5,750.00</b>	<b>\$ (50.00)</b>
<b>Subtract Expenses</b>				
Office	\$ 331.12	\$ 900.00	\$ 568.88	
Utilities	\$ 208.79	\$ 250.00	\$ 41.21	
Landscape Maintenance	\$ 862.96	\$ 1,000.00	\$ 137.04	
Liability Insurance	\$ 1,273.00	\$ 1,300.00	\$ 27.00	
Annual Meeting	\$ 210.22	\$ 200.00	\$ (10.22)	
Legal	\$ -	\$ 500.00	\$ 500.00	
Snow Removal	\$ -	\$ 1,000.00	\$ 1,000.00	
Other	\$ -	\$ 600.00	\$ 600.00	
<b>Total Expenses</b>	<b>\$ 2,886.09</b>	<b>\$ 5,750.00</b>	<b>\$ 2,863.91</b>	
Net Income after Expenses	\$ 2,913.91	\$ -		

Comparison of Actual Income and Expenses to Approved Capital Fund Budget					
Fragaria Landing HOA Treasurers Report - Actuals vs Budget December 31, 2023	Year to Date January 1 through December 31, 2023		Multi-Year Actual Expense Capital Fund	Multi-Year Approved Capital Fund Budget	Under / (Over) Budget
2022 Carry Over Balance	\$ 22,693.62			\$ 22,700.00	\$ 6.38
2022 Operating Surplus	\$ 2,202.23			\$ 2,000.00	\$ (202.23)
Prior Years Carry Over	\$ 24,895.85				
Income					
2023 Annual Assessments	\$ 9,200.00			\$ 9,200.00	\$ -
2024-2030 Annual Assessments	\$ -			\$ 96,600.00	\$ 96,600.00
Interest	\$ 1,454.49				
Total Income	\$ 10,654.49			\$ 130,500.00	
Subtract Expenses					
Annual Road Spray	\$ 826.32		\$ 2,373.02	\$ 9,000.00	\$ 6,626.98
Re-Gravel Shoulder	\$ -		\$ -	\$ 24,000.00	\$ 24,000.00
Re-Seal Road	\$ -		\$ 62.90	\$ 50,000.00	\$ 49,937.10
Other road expenses	\$ -		\$ 279.35	\$ 5,000.00	\$ 4,720.65
Gate Upgrades	\$ -		\$ -	\$ 1,670.00	\$ 1,670.00
Bus Shelter	\$ -		\$ -	\$ 1,000.00	\$ 1,000.00
Total Expenses	\$ 826.32		\$ 2,715.27	\$ 90,670.00	

**FRAGARIA LANDING HOMEOWNERS ASSOC**  
**PO BOX 1954**  
**PORT ORCHARD WA 98366-0807**

**ACCOUNT SUMMARY**

<b>SHARE ACCOUNTS</b>		<b>DIVIDENDS YEAR-TO-DATE</b>	<b>WITHHOLDING YEAR-TO-DATE</b>	<b>PREVIOUS BALANCE</b>	<b>NEW BALANCE</b>
10	SAVINGS	3.91	0.00	9,065.07	2,076.27
70	BUSINESS CHEK	0.74	0.00	1,318.09	1,306.77
81	CERTIFICATE	0.00	0.00	5,000.00	5,000.00
83	CERTIFICATE	8.28	0.00	0.00	5,008.28
84	CERTIFICATE	12.42	0.00	0.00	7,512.42
88	CERTIFICATE	385.73	0.00	10,349.95	10,385.73
89	CERTIFICATE	598.68	0.00	16,599.91	16,662.79
90	CERTIFICATE	141.85	0.00	5,121.62	5,141.85
91	CERTIFICATE	3.82	0.00	0.00	7,503.82
TOTAL SHARE ACCOUNTS					60,597.93

Certificate interest rates range from 4.15% - 5.0%. Maturity terms range from 8-36 months.

PAYER'S name, street address, city or town, state or province, country, ZIP or foreign postal code, and telephone no. <b>GLOBAL FEDERAL CREDIT UNION</b> <b>PO BOX 196613</b> <b>ANCHORAGE AK 99519-6613</b>		Payer's RTN (optional) <b>325272021</b>	OMB No. 1545-0112 Form <b>1099-INT</b> (Rev. January 2022) For calendar year <b>2023</b>	<b>Interest Income</b>  <b>Copy B</b>  <b>For Recipient</b>  This is important tax information and is being furnished to the IRS. If you are required to file a return, a negligence penalty or other sanction may be imposed on you if this income is taxable and the IRS determines that it has not been reported.
PHONE: 800-525-9094		1 Interest income \$ <b>1455.64</b>	2 Early withdrawal penalty \$ <b>1.15</b>	
PAYER'S TIN <b>92-0019874</b>	RECIPIENT'S TIN <b>XX-XXX4866</b>	3 Interest on U.S. Savings Bonds and Treas. obligations \$ <b>0.00</b>	4 Federal income tax withheld \$ <b>0.00</b>	
RECIPIENT'S name <b>FRAGARIA LANDING HOMEOWNERS ASSO</b>  Street address (including apt. no.) <b>PO BOX 1954</b>  City or town, state or province, country, and ZIP or foreign postal code <b>PORT ORCHARD WA 98366-0807</b>		5 Investment expenses \$	6 Foreign tax paid \$	
		7 Foreign country or U.S. possession	8 Tax-exempt interest \$	9 Specified private activity bond interest \$
		10 Market Discount \$	11 Bond Premium \$	
		12 Bond premium on Treasury obligations \$	13 Bond Premium on tax-exempt bond \$	
FATCA filing requirement <input type="checkbox"/>		14 Tax-exempt and tax credit bond CUSIP no.	15 State	16 State identification no.
Account number (see instructions) <b>0005018573</b>		17 State tax withheld \$ <b>0.00</b>		

**U.S. Income Tax Return  
for Homeowners Associations**Go to [www.irs.gov/Form1120H](http://www.irs.gov/Form1120H) for instructions and the latest information.

OMB No. 1545-0123

**2023**

For calendar year 2023 or tax year beginning , 2023, and ending , 20

<b>TYPE OR PRINT</b>	Name <b>Fragaria Landing Homeowners Association</b>	Employer identification number
	Number, street, and room or suite no. If a P.O. box, see instructions. <b>P.O. Box 1954</b>	Date association formed
	City or town, state or province, country, and ZIP or foreign postal code <b>Port Orchard, WA 98366</b>	<b>06-04-1987</b>

Check if: (1) ☐ Final return (2) ☐ Name change (3) ☐ Address change (4) ☐ Amended return**A** Check type of homeowners association: ☐ Condominium management association ☒ Residential real estate association ☐ Timeshare association

<b>B</b> Total exempt function income. Must meet 60% gross income test. See instructions . . . . .	<b>B</b>	<b>18210</b>
<b>C</b> Total expenditures made for purposes described in 90% expenditure test. See instructions . . . . .	<b>C</b>	<b>3712</b>
<b>D</b> Association's total expenditures for the tax year. See instructions . . . . .	<b>D</b>	<b>3712</b>
<b>E</b> Tax-exempt interest received or accrued during the tax year . . . . .	<b>E</b>	

**Gross Income** (excluding exempt function income)

<b>1</b> Dividends . . . . .	<b>1</b>	
<b>2</b> Taxable interest . . . . .	<b>2</b>	<b>1456</b>
<b>3</b> Gross rents . . . . .	<b>3</b>	
<b>4</b> Gross royalties . . . . .	<b>4</b>	
<b>5</b> Capital gain net income (attach Schedule D (Form 1120)) . . . . .	<b>5</b>	
<b>6</b> Net gain or (loss) from Form 4797, Part II, line 17 (attach Form 4797) . . . . .	<b>6</b>	
<b>7</b> Other income (excluding exempt function income) (attach statement) . . . . .	<b>7</b>	
<b>8</b> <b>Gross income</b> (excluding exempt function income). Add lines 1 through 7 . . . . .	<b>8</b>	

**Deductions** (directly connected to the production of gross income, excluding exempt function income)

<b>9</b> Salaries and wages . . . . .	<b>9</b>	
<b>10</b> Repairs and maintenance . . . . .	<b>10</b>	
<b>11</b> Rents . . . . .	<b>11</b>	
<b>12</b> Taxes and licenses . . . . .	<b>12</b>	
<b>13</b> Interest . . . . .	<b>13</b>	
<b>14</b> Depreciation (attach Form 4562) . . . . .	<b>14</b>	
<b>15</b> Other deductions (attach statement) . . . . .	<b>15</b>	
<b>16</b> <b>Total deductions.</b> Add lines 9 through 15 . . . . .	<b>16</b>	
<b>17</b> Taxable income before specific deduction of \$100. Subtract line 16 from line 8 . . . . .	<b>17</b>	<b>1456</b>
<b>18</b> Specific deduction of \$100 . . . . .	<b>18</b>	<b>\$100</b>

**Tax and Payments**

<b>19</b> <b>Taxable income.</b> Subtract line 18 from line 17 . . . . .	<b>19</b>	<b>1356</b>
<b>20</b> Enter 30% (0.30) of line 19. (Timeshare associations, enter 32% (0.32) of line 19.) . . . . .	<b>20</b>	<b>407</b>
<b>21</b> Tax credits (see instructions) . . . . .	<b>21</b>	
<b>22</b> <b>Total tax.</b> Subtract line 21 from line 20. See instructions for recapture of certain credits . . . . .	<b>22</b>	<b>407</b>
<b>23a</b> Preceding year's overpayment credited to the current year . . . . .	<b>23a</b>	
<b>b</b> Current year's estimated tax payments . . . . .	<b>23b</b>	
<b>c</b> Tax deposited with Form 7004 . . . . .	<b>23c</b>	
<b>d</b> Credit for tax paid on undistributed capital gains (attach Form 2439) . . . . .	<b>23d</b>	
<b>e</b> Credit for federal tax paid on fuels (attach Form 4136) . . . . .	<b>23e</b>	
<b>f</b> Elective payment election amount from Form 3800 . . . . .	<b>23f</b>	
<b>g</b> <b>Total payments and credits.</b> Combine lines 23a through 23f . . . . .	<b>23g</b>	
<b>24</b> <b>Amount owed.</b> Subtract line 23g from line 22. See instructions . . . . .	<b>24</b>	<b>407</b>
<b>25</b> <b>Overpayment.</b> Subtract line 22 from line 23g . . . . .	<b>25</b>	
<b>26</b> Enter amount of line 25 you want: <b>Credited to 2024 estimated tax</b> <b>Refunded</b>	<b>26</b>	

**Sign  
Here**

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than taxpayer) is based on all information of which preparer has any knowledge.

Signature of officer	Date	Treasurer
		Title

May the IRS discuss this return  
with the preparer shown below?  
See instructions. ☒ Yes ☐ No