** Deer Creek Farm Homeowners Association**

Financial Report

February 2023

This report represents the official financial status of the Deer Creek Farm HOA through **January 2023**. It covers the period from **December 23 to January 24.**

**BANK BALANCE LEDGER**

The following revenues were received during the period.

* None.

The following expenses were incurred during the period.

* None

The bank balance as of **January 24, 2022** Statement is $**3,818.70.**

The following expenses have been approved but are outstanding to the bank balance.

* Maintenance of the two entrance signs has been approved for $400 plus materials.

The following revenues were received but will show up in the next bank statement.

* .None

**ACTIVITIES**

* Several houses are up for sale in the HOA. The residence at 3684 Deer Creek Drive closed on Jan 17 to Christian & Jennifer Morgan. The residence at 41457 Countryside Circle closed on Jan 31 to Mark Neyer. Status letter was filled out for the house at 41490 Countryside Circle. Additional inquiries were made about 41446 Countryside Circle.

**APPROVED BUDGET VS. ACTUAL**

The following tables compares the Year-to-Date Revenues and Expenses to the approved **2022 Budget**.

Carry over from the 2021 fiscal year was **$3,419.60**.

**REVENUES:**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **LINE ITEM** | **REVENUES** | **BUDGET** | **ACTUAL** | **DIFFERENCE** |
| 1 | Annual Assessment | $2,150 | $2,150 |  |
| 2 | Transfer Document Fees | $250 | $275 | $25 |
| 3 | Late Payment Penalties, Fines |  | $10 | $10 |
| 4 | Other Income |  |  |  |
|  | Chipper Day |  |  |  |
|  | Dumpster Day | $120 |  | -$120 |
| 5 | Special Assessments |  |  |  |
|  | **TOTAL REVENUES:** | **$2,520** | **$2,160** | **-$85** |

**EXPENSES:**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **LINE ITEM** | **EXPENSES** | **BUDGET** | **ACTUAL** | **DIFFERENCE** |
| 1 | Administration | $50 | $17.60 | $32.40 |
| 2 | Annual Meeting | $200 | $403.21 | -203.21 |
| 3 | Bank Fees | $50 |  | $50.00 |
| 4 | Delinquency Mailers | $35 |  | $35.00 |
| 5 | Dumpster Day | $600 | $485.00 | $115.00 |
| 6 | Dumpster Social | $150 |  | $150.00 |
| 7 | Legal | $25 |  | $25.00 |
| 9 | Liability Insurance | $925 | $932.00 | -$7.00 |
| 10 | Office Supplies | $25 |  | $25.00 |
| 11 | Secretary of State | $10 |  | $10.00 |
| 12 | Website (Note 1) | $0 | $198.09 | -198.09 |
| 13 | Special Projects (chipper day) |  |  |  |
|  | Chipper day | $450 |  | $450.00 |
|  |  |  |  |  |
|  |  |  |  |  |
|  | **TOTAL EXPENSES** | **$2,520** | **$2,035.90** | **$484.10** |

Note 1: Website paid up through 4Q2023.

Ending Bank Balance of **$3,818.70**

Submitted by : Ken Kush

 Ken Kush

 Finance Chair