CHARTER OAK HILLS HOA

2013 thru 2021 Financial Summary & *2022 Budget*

Estimate: not enough records											
2013	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**		***2022 Budget***	*2022 YTD Thru September*
639.00	**4,132.53**	**18,111.17**	**10,943.36**	**3,050.04**	**5,641.57**	**24,575.15**	**41,338.63**	**33,707.03**	**Cash in Bank - Beginning Balance**	***15,712.32***	15,712.32
									Income:		
11,980.28	**16,669.64**	**18,271.99**	**24,271.10**	**27,102.66**	**28,570.49**	**27,560.14**	**33,151.95**	**35,435.42**	Dues, Fees & Interest Received	***32,640.00***	34,151.66
$120	$150	$150	$200	$200	$220	$220	$240	$240	Annual Dues	$240	
										(136 Homes)	
									Operating Expenses:		
									Administrative:		
			(2,400.00)	(2,400.00)	(2,400.00)	(2,400.00)	(2,400.00)	(2,400.00)	Management/Accounting Fees	*(2,400.00)*	(1,800.00)
					(1,897.00)	(1,974.00)	(1,580.00)	(1,760.00)	HOA Liability Insurance	*(1,800.00)*	(1,770.00)
		(172.00)	(192.95)	(114.95)	(381.00)	(96.03)	(119.95)	(268.95)	Legal, Bank & Website Fees	*(300.00)*	(168.00)
	(239.77)	(950.71)	(376.48)	(359.15)	(234.98)	(246.67)	(702.80)	(396.26)	Postage, Supplies & Printing	*(500.00)*	(153.60)
	(100.00)	(100.00)	(200.00)	(100.00)	(100.00)	(100.00)			Meeting Facility Fees		
(1,000.00)	**(339.77)**	**(1,222.71)**	**(3,169.43)**	**(2,974.10)**	**(5,012.98)**	**(4,816.70)**	**(4,802.75)**	**(4,825.21)**	**Total**	***(5,000.00)***	*(3,891.60)*
									Maintenance:		
	(1,140.00)	(1,420.00)	(1,440.00)	(1,460.00)	(1,550.00)	(1,785.00)	(2,410.00)	(3,205.00)	Mowing & Weed Control	*(3,500.00)*	(2,470.00)
	(165.00)	(40.26)	(371.79)	(1,676.25)	(149.65)	(365.00)	(476.26)	(240.00)	Other Repairs & Maintenance	*(500.00)*	(424.63)
	(698.74)	(622.00)	(497.00)	(423.09)	(412.00)	(418.00)	(415.00)	(445.00)	Utilities	*(450.00)*	(302.00)
	(347.49)	(114.83)	(184.20)	(57.69)	(212.28)	(361.96)	(245.54)	(614.92)	Beautification - Front Entrance	*(500.00)*	(181.15)
				(250.00)	(200.00)	(250.00)	(100.00)		- Yard of Month		
(2,500.00)	**(2,351.23)**	**(2,197.09)**	**(2,492.99)**	**(3,867.03)**	**(2,523.93)**	**(3,179.96)**	**(3,646.80)**	**(4,504.92)**	**Total**	***(4,950.00)***	*(3,377.78)*
8,480.28	**13,978.64**	**14,852.19**	**18,608.68**	**20,261.53**	**21,033.58**	**19,563.48**	**24,702.40**	**26,105.29**	**Net before Major Expenditures**	***22,690.00***	*26,882.28*
(2012)											
(4,986.75)		**(22,020.00)**	**(26,502.00)**	**(17,670.00)**	**(2,100.00)**	**(2,800.00)**	**(32,334.00)**	**(44,100.00)**	**Road Repairs**	Estimated	(24,500.00)
4,132.53	**18,111.17**	**10,943.36**	**3,050.04**	**5,641.57**	**24,575.15**	**41,338.63**	**33,707.03**	**15,712.32**	**Cash in Bank - Ending Balance**	***38,402.32***	18,094.60
					Reserve for Road Repair	**(36,000.00)**	**(20,000.00)**				