CHARTER OAK HILLS HOA													
2013 thru 2022 Financial Summary & *2023 Budget*													
Estimate: not enough records													
2013	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**			***2023***	
												Budget	
639.00	**4,132.53**	**18,111.17**	**11,565.36**	**4,169.04**	**7,183.66**	**26,529.24**	**43,710.72**	**36,494.12**	**18,944.41**		**Cash in Bank - Beginning Balance**	***18,802.62***	
										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**	**34,703.96**		Dues, Fees & Interest Received	***32,640.00***	
$120	$150	$150	$200	$200	$220	$220	$240	$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)	(2,400.00)		Management/Accounting Fees	*(2,400.00)*	
					(1,897.00)	(1,974.00)	(1,580.00)	(1,760.00)	(1,770.00)		HOA Liability Insurance	*(2,000.00)*	
		(172.00)	(192.95)	(114.95)	(381.00)	(96.03)	(119.95)	(268.95)	(186.00)		Legal, Bank & Website Fees	*(300.00)*	
	(239.77)	(950.71)	(376.48)	(359.15)	(234.98)	(246.67)	(702.80)	(396.26)	(260.69)		Postage, Supplies & Printing	*(500.00)*	
	(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)**	**(4,616.69)**		**Total**	***(5,200.00)***	
											Maintenance:		
	(698.74)	(622.00)	(497.00)	(423.09)	(412.00)	(418.00)	(415.00)	(445.00)	(414.00)		Utilities	*(450.00)*	
	(1,140.00)	(1,420.00)	(1,440.00)	(1,460.00)	(1,550.00)	(1,785.00)	(2,410.00)	(3,205.00)	(3,250.00)		Mowing & Weed Control	*(3,500.00)*	
	(347.49)	(114.83)	(184.20)	(57.69)	(212.28)	(361.96)	(245.54)	(614.92)	(279.86)		Annual Front Entrance Maintenance	*(2,500.00)*	
	(165.00)	(40.26)	(371.79)	(1,676.25)	(149.65)	(365.00)	(476.26)	(240.00)	(1,029.20)		Other Repairs & Maintenance	*(1,000.00)*	
				(250.00)	(200.00)	(250.00)	(100.00)	- Yard of Month					
(2,500.00)	**(1,652.49)**	**(1,575.09)**	**(1,995.99)**	**(3,443.94)**	**(2,111.93)**	**(2,761.96)**	**(3,231.80)**	**(4,059.92)**	**(4,559.06)**		**Total**	***(7,450.00)***	
8,480.28	**14,677.38**	**15,474.19**	**19,105.68**	**20,684.62**	**21,445.58**	**19,981.48**	**25,117.40**	**26,550.29**	**25,528.21**		**Net before Major Expenditures**	***19,990.00***	
(2012)											**One-Time Landscape Improvements**	**(5,450.00)**	
(4,986.75)		**(22,020.00)**	**(26,502.00)**	**(17,670.00)**	**(2,100.00)**	**(2,800.00)**	**(32,334.00)**	**(44,100.00)**	**(25,670.00)**		**Road Repairs** Reserve	***(25,000.00)***	
4,132.53	**18,809.91**	**11,565.36**	**4,169.04**	**7,183.66**	**26,529.24**	**43,710.72**	**36,494.12**	**18,944.41**	**18,802.62**		**Cash in Bank - Ending Balance**	***8,342.62***	
				Reserve for Road Repair		**(36,000.00)**	**(20,000.00)**						