

Charter Oak Hills Homeowners' Association
Balance Sheet
As of September 30, 2023

Assets

| | |
|----------------------------|----------|
| BancFirst Checking Account | 9,899.37 |
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|---------------------|-----------------|
| Total Assets | 9,899.37 |
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Liabilities & Equity

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|--------------------------------|-----------|
| Payable to Roadway Specialties | 10,000.00 |
|--------------------------------|-----------|

Equity

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|-------------------------|-------------|
| Opening Balance Equity | 29,891.36 |
| Retained Earnings | (14,740.93) |
| Current Year Net Income | (15,251.06) |

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|---------------------|-----------------|
| Total Equity | (100.63) |
|---------------------|-----------------|

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|---------------------------------------|-----------------|
| Total Liabilities & Equity | 9,899.37 |
|---------------------------------------|-----------------|

Charter Oak Hills Homeowners' Association
Income & Expense Summary
January Through September 2023

Income

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|----------------------|------------------|
| Annual Assessments | 33,374.48 |
| Interest | 662.04 |
| Late Fees | 450.00 |
| Legal Fees Recovered | 284.00 |
| Fines | 216.49 |
| Miscellaneous | |
| Total Income | 34,987.01 |

Routine Expense

Administrative

| | | |
|------------------------------|----------|-------------------|
| Management/Accounting Fees | 1,800.00 | |
| Liability Insurance | 1,787.00 | |
| Legal Fees | 520.64 | |
| Website Fees | 96.00 | |
| Bank Fees | 5.95 | |
| Postage, Supplies & Printing | 327.63 | |
| Total Administrative | | (4,537.22) |

Grounds Maintenance

| | | |
|--|----------|-------------------|
| Mowing - West Entrance & Charter Oak Road Frontage | 2,600.00 | |
| Fertilizing, Weeding & Weed Control | 625.00 | |
| Flower Beds - Spring flower Planting | 475.00 | |
| Tree Trimming - Entrance | 515.00 | |
| Sprinkler System Repairs & Maintenance | 505.00 | |
| Decorations | 69.96 | |
| Utilities - Well Pump & Entrance Lighting | 313.00 | |
| Total Grounds Maintenance | | (5,102.96) |

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|------------------------------|-------------------|
| Total Routine Expense | (9,640.18) |
|------------------------------|-------------------|

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|--|------------------|
| Net before Capital Expenditures | 25,346.83 |
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Capital Expenditures

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|--|-----------|--------------------|
| One-Time clean-up of Frontage between entrances | 4,595.00 | |
| Refurbish Entrance Flowerbed and add 2 new small beds | 855.00 | |
| Install new "No Soliciting" sign | 147.89 | |
| Road Repairs/Improvements (2" Overlay of W. Fawn Run & Part of Ridge Pointe) | 35,000.00 | |
| Total Capital Expenditures | | (40,597.89) |

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|-------------------|--------------------|
| Net Income | (15,251.06) |
|-------------------|--------------------|