

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

Payable to Roadway Specialties	10,000.00
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Equity

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

Total Equity	(100.63)
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Total Liabilities & Equity	9,899.37
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Charter Oak Hills Homeowners' Association
Income & Expense Summary
January Through September 2023

Income

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)

Total Routine Expense	(9,640.18)
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Net before Capital Expenditures

25,346.83

Capital Expenditures

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)
