

01/02/24
Cash Basis

Charter Oak Hills Homeowners' Association
Income & Expense Summary
January through December 2023

	Jan - Dec 23
Ordinary Income/Expense	
Income	
Annual Assessments	33,692.07
Interest	696.01
Late Fees	475.00
Legal Fees Recovered	302.00
Miscellaneous Income	216.49
Total Income	35,381.57
Gross Profit	35,381.57
Expense	
Administrative	
Accounting Fees	2,400.00
Bank Fees	5.95
Insurance	1,787.00
Legal Fees	520.64
PO Box Rent	94.00
Postage, Mailing Service	195.00
Printing and Copying	106.09
Supplies	104.63
Total Administrative	5,213.31
Maintenance Expense	
Landscaping - Beautification	6,452.46
Landscaping - Mowing	4,100.00
Landscaping - Weed Control	390.00
Maintenance - Other	230.00
Roads	25,000.00
Total Maintenance Expense	36,172.46
Operations	
Utilities - Electric	427.00
Website	115.00
Total Operations	542.00
Other Types of Expenses	
Other Costs	147.89
Total Other Types of Expenses	147.89
Total Expense	42,075.66
Net Ordinary Income	-6,694.09
Net Income	-6,694.09

Charter Oak Hills Homeowners' Association**Balance Sheet**

01/02/24

Cash Basis

As of December 31, 2023

	Dec 31, 23
ASSETS	
Current Assets	
Checking/Savings	
BancFirst 4035076274	8,960.34
Total Checking/Savings	8,960.34
Accounts Receivable	
Accounts Receivable	-504.00
Total Accounts Receivable	-504.00
Total Current Assets	8,456.34
TOTAL ASSETS	8,456.34
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Roadway Specialists	10,000.00
Total Other Current Liabilities	10,000.00
Total Current Liabilities	10,000.00
Total Liabilities	10,000.00
Equity	
Opening Balance Equity	19,891.36
Retained Earnings	-14,740.93
Net Income	-6,694.09
Total Equity	-1,543.66
TOTAL LIABILITIES & EQUITY	8,456.34