

**Oak Hill Settlement Owners Association
Balance Sheet
Period Through: 12/31/2024**

Assets

Other

1113 - Checking /CIT Bank	\$60,781.32
1246 - Money Market /CIT Bank	\$51,616.51
1248 - CD 12 Mo matures 4/22/25 CIT Bank 4.75%	\$43,306.50
Other Total	\$155,704.33

Assets Total

\$155,704.33

Liabilities and Equity

Other

3101 - Reserves General	\$91,588.16
3140 - Reserves Interest	\$2,096.82
Other Total	\$93,684.98

Retained Earnings

\$44,485.00

Net Income

\$17,534.35

Liabilities & Equity Total

\$155,704.33

Oak Hill Settlement Owners Association

Budget Comparison Report

12/1/2024 - 12/31/2024

	12/1/2024 - 12/31/2024			1/1/2024 - 12/31/2024				Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance			
Income									
Income									
4001 - Assessment	\$10,360.21	\$6,444.50	\$3,915.71	\$93,678.06	\$77,334.00	\$16,344.06	\$77,334.00		
4200 - Interest Earned	\$186.30	\$0.00	\$186.30	\$2,127.27	\$0.00	\$2,127.27	\$0.00		
4210 - Late Charges	\$100.00	\$0.00	\$100.00	\$1,920.00	\$0.00	\$1,920.00	\$0.00		
4211 - Interest	\$8.36	\$0.00	\$8.36	\$1,177.33	\$0.00	\$1,177.33	\$0.00		
4293 - Recording Fees/Mailing fees	\$0.00	\$0.00	\$0.00	\$457.00	\$0.00	\$457.00	\$0.00		
4294 - Collection Fees	\$0.00	\$0.00	\$0.00	\$527.50	\$0.00	\$527.50	\$0.00		
Total Income	\$10,654.87	\$6,444.50	\$4,210.37	\$99,887.16	\$77,334.00	\$22,553.16	\$77,334.00		
Total Income	\$10,654.87	\$6,444.50	\$4,210.37	\$99,887.16	\$77,334.00	\$22,553.16	\$77,334.00		
Expense									
Community Social									
6052 - Community Social	\$0.00	\$0.00	\$0.00	\$210.00	\$0.00	(\$210.00)	\$0.00		
Total Community Social	\$0.00	\$0.00	\$0.00	\$210.00	\$0.00	(\$210.00)	\$0.00		
Expense									
6061 - Insurance	\$0.00	\$341.63	\$341.63	\$5,723.62	\$4,100.00	(\$1,623.62)	\$4,100.00		
6081 - Licenses & Fees	\$0.00	\$4.13	\$4.13	\$50.00	\$50.00	\$0.00	\$50.00		
6810 - Allocation to Reserves	\$1,129.70	\$945.87	(\$183.83)	\$13,446.78	\$11,350.00	(\$2,096.78)	\$11,350.00		
6812 - Meeting Expense	\$0.00	\$16.63	\$16.63	\$0.00	\$200.00	\$200.00	\$200.00		
6861 - Professional Management	\$1,632.50	\$1,632.50	\$0.00	\$19,590.00	\$19,590.00	\$0.00	\$19,590.00		
6881 - Tax Preparation	\$0.00	\$20.87	\$20.87	\$250.00	\$250.00	\$0.00	\$250.00		
6901 - Legal Fees	\$85.00	\$41.63	(\$43.37)	\$944.50	\$500.00	(\$444.50)	\$500.00		
6911 - Printing, Pstg, Mgmt Extras	\$272.72	\$333.37	\$60.65	\$3,736.61	\$4,000.00	\$263.39	\$4,000.00		
6932 - Reserve Study Update	\$0.00	\$166.63	\$166.63	\$1,488.00	\$2,000.00	\$512.00	\$2,000.00		
Total Expense	\$3,119.92	\$3,503.26	\$383.34	\$45,229.51	\$42,040.00	(\$3,189.51)	\$42,040.00		
GROUNDS MAINTENANCE & REPAIR									
6132 - Irrigation Maint	\$0.00	\$187.00	\$187.00	\$3,438.89	\$2,244.00	(\$1,194.89)	\$2,244.00		
6161 - Water Landscape	\$381.87	\$466.63	\$84.76	\$7,489.41	\$5,600.00	(\$1,889.41)	\$5,600.00		
6324 - Playgound	\$0.00	\$41.63	\$41.63	\$0.00	\$500.00	\$500.00	\$500.00		
6341 - Landscape Contract	\$2,795.00	\$2,083.37	(\$711.63)	\$25,820.00	\$25,000.00	(\$820.00)	\$25,000.00		
6361 - Landscape Supplies/Extras	\$0.00	\$83.37	\$83.37	\$0.00	\$1,000.00	\$1,000.00	\$1,000.00		
6371 - Backflow Device Testing	\$0.00	\$12.50	\$12.50	\$165.00	\$150.00	(\$15.00)	\$150.00		
6661 - Property Maintenance	\$0.00	\$66.63	\$66.63	\$0.00	\$800.00	\$800.00	\$800.00		
Total GROUNDS MAINTENANCE & REPAIR	\$3,176.87	\$2,941.13	(\$235.74)	\$36,913.30	\$35,294.00	(\$1,619.30)	\$35,294.00		
Total Expense	\$6,296.79	\$6,444.39	\$147.60	\$82,352.81	\$77,334.00	(\$5,018.81)	\$77,334.00		
Operating Net Income	\$4,358.08	\$0.11	\$4,357.97	\$17,534.35	\$0.00	\$17,534.35	\$0.00		
Net Income	\$4,358.08	\$0.11	\$4,357.97	\$17,534.35	\$0.00	\$17,534.35	\$0.00		