

**Oak Hill Settlement Owners Association  
Balance Sheet  
Period Through: 12/31/2023**

**Assets**

## Other

1113 - Checking /CIT Bank	\$55,141.90
1246 - Money Market /CIT Bank	\$49,473.21
1248 - CD 18 Mo matures 4/13/24 CIT Bank	\$41,348.02
Other Total	<b>\$145,963.13</b>

Assets Total

\$145,963.13

**Liabilities and Equity**

## Other

3101 - Reserves General	\$88,285.26
3140 - Reserves Interest	\$1,297.94
Other Total	<b>\$89,583.20</b>

Retained Earnings

\$57,852.88

Net Income

(\$1,472.95)

Liabilities &amp; Equity Total

\$145,963.13

**Oak Hill Settlement Owners Association**  
**Budget Comparison Report**  
**12/1/2023 - 12/31/2023**

	12/1/2023 - 12/31/2023			1/1/2023 - 12/31/2023			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Income</b>							
<b>Income</b>							
4001 - Assessment	\$8,490.42	\$6,083.00	\$2,407.42	\$84,918.86	\$72,996.00	\$11,922.86	\$72,996.00
4200 - Interest Earned	\$14.80	\$0.00	\$14.80	\$1,330.76	\$0.00	\$1,330.76	\$0.00
4210 - Late Charges	\$20.00	\$0.00	\$20.00	\$1,320.00	\$0.00	\$1,320.00	\$0.00
4211 - Interest	\$1.38	\$0.00	\$1.38	\$60.21	\$0.00	\$60.21	\$0.00
4293 - Recording Fees/Mailing fees	\$0.00	\$0.00	\$0.00	\$66.00	\$0.00	\$66.00	\$0.00
4294 - Collection Fees	\$0.00	\$0.00	\$0.00	\$244.05	\$0.00	\$244.05	\$0.00
<b>Total Income</b>	<b>\$8,526.60</b>	<b>\$6,083.00</b>	<b>\$2,443.60</b>	<b>\$87,939.88</b>	<b>\$72,996.00</b>	<b>\$14,943.88</b>	<b>\$72,996.00</b>
<b>Total Income</b>	<b>\$8,526.60</b>	<b>\$6,083.00</b>	<b>\$2,443.60</b>	<b>\$87,939.88</b>	<b>\$72,996.00</b>	<b>\$14,943.88</b>	<b>\$72,996.00</b>
<b>Expense</b>							
<b>Expense</b>							
6061 - Insurance	\$0.00	\$333.37	\$333.37	\$3,565.10	\$4,000.00	\$434.90	\$4,000.00
6081 - Licenses & Fees	\$0.00	\$4.13	\$4.13	\$50.00	\$50.00	\$0.00	\$50.00
6810 - Allocation to Reserves	\$935.19	\$922.75	(\$12.44)	\$12,370.94	\$11,073.00	(\$1,297.94)	\$11,073.00
6812 - Meeting Expense	\$0.00	\$18.75	\$18.75	\$80.00	\$225.00	\$145.00	\$225.00
6861 - Professional Management	\$1,495.25	\$1,540.12	\$44.87	\$17,943.00	\$18,481.00	\$538.00	\$18,481.00
6881 - Tax Preparation	\$0.00	\$20.87	\$20.87	\$250.00	\$250.00	\$0.00	\$250.00
6901 - Legal Fees	\$0.00	\$20.87	\$20.87	\$593.00	\$250.00	(\$343.00)	\$250.00
6911 - Printing,Pstg, Mgmt Extras	\$482.38	\$325.00	(\$157.38)	\$6,764.39	\$3,900.00	(\$2,864.39)	\$3,900.00
6932 - Reserve Study Update	\$0.00	\$166.63	\$166.63	\$0.00	\$2,000.00	\$2,000.00	\$2,000.00
<b>Total Expense</b>	<b>\$2,912.82</b>	<b>\$3,352.49</b>	<b>\$439.67</b>	<b>\$41,616.43</b>	<b>\$40,229.00</b>	<b>(\$1,387.43)</b>	<b>\$40,229.00</b>
<b>GROUND MAINTENANCE &amp; REPAIR</b>							
6132 - Irrigation Maint	\$0.00	\$208.37	\$208.37	\$1,652.23	\$2,500.00	\$847.77	\$2,500.00
6135 - Storm Water Maintenance	\$0.00	\$395.00	\$395.00	\$0.00	\$4,740.00	\$4,740.00	\$4,740.00
6161 - Water Landscape	\$1,041.27	\$516.63	(\$524.64)	\$8,807.72	\$6,200.00	(\$2,607.72)	\$6,200.00
6324 - Playgound	\$0.00	\$83.37	\$83.37	\$0.00	\$1,000.00	\$1,000.00	\$1,000.00
6341 - Landscape Contract	\$5,975.00	\$1,666.63	(\$4,308.37)	\$33,776.60	\$20,000.00	(\$13,776.60)	\$20,000.00
6361 - Landscape Supplies/Extras	\$0.00	\$83.37	\$83.37	\$2,502.85	\$1,000.00	(\$1,502.85)	\$1,000.00
6371 - Backflow Device Testing	\$0.00	\$18.75	\$18.75	\$150.00	\$225.00	\$75.00	\$225.00
6661 - Property Maintenance	\$0.00	\$66.63	\$66.63	\$907.00	\$800.00	(\$107.00)	\$800.00
<b>Total GROUNDS MAINTENANCE &amp; REPAIR</b>	<b>\$7,016.27</b>	<b>\$3,038.75</b>	<b>(\$3,977.52)</b>	<b>\$47,796.40</b>	<b>\$36,465.00</b>	<b>(\$11,331.40)</b>	<b>\$36,465.00</b>
<b>Total Expense</b>	<b>\$9,929.09</b>	<b>\$6,391.24</b>	<b>(\$3,537.85)</b>	<b>\$89,412.83</b>	<b>\$76,694.00</b>	<b>(\$12,718.83)</b>	<b>\$76,694.00</b>
Operating Net Income	(\$1,402.49)	(\$308.24)	(\$1,094.25)	(\$1,472.95)	(\$3,698.00)	\$2,225.05	(\$3,698.00)
Net Income	(\$1,402.49)	(\$308.24)	(\$1,094.25)	(\$1,472.95)	(\$3,698.00)	\$2,225.05	(\$3,698.00)