

**OAK HILL ESTATES HOMEOWNERS ASSOCIATION**  
**2023 Monthly Income and Expense Worksheet**

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total	Budget
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Forecast	Forecast	Forecast	Forecast	
<b>Income (Dues &amp; Fees)</b>	\$ 1,921.85	\$ 2,348.93											\$ 4,271	\$ 4,250
<b>Savings Account Interest</b>	\$ 0.70	\$ 0.64	\$ 0.70	\$ 0.69	\$ 0.70	\$ 0.68	\$ 0.71	\$ 0.70	\$ 0.68	\$ 0.68	\$ 0.68	\$ 0.68	\$ 8	\$ -
<b>Transfer to Reserve Fund</b>													\$ -	\$ -
<hr/>														
<b>Admin (website/supplies/postage)</b>	\$ 100.00			\$ 25.20									\$ 125	\$ 115
<b>Irrigation (entrance water)</b>	\$ 16.00	\$ 16.00	\$ 16.00	\$ 16.25	\$ 16.00	\$ 16.00	\$ 17.00	\$ 17.00	\$ 17.00	\$ 17.00	\$ 17.00	\$ 17.00	\$ 198	\$ 200
<b>Landscaping (mow/weed)</b>			\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 1,500	\$ 1,500
<b>Legal Services</b>													\$ -	\$ -
<b>Other (donations &amp; meeting exp.)</b>										\$ 50.00			\$ 50	\$ 50
<b>Electricity (street lights)</b>	\$ 171.98	\$ 172.44	\$ 171.37	\$ 171.20	\$ 170.75	\$ 170.15	\$ 170.76	\$ 170.77	\$ 170.91	\$ 170.91	\$ 170.91	\$ 170.91	\$ 2,053	\$ 2,000
<b>Mulch</b>													\$ -	\$ -
<b>Front Entrance Maintenance</b>	\$ 100.00											\$ 100.00	\$ 200	\$ 300
<b>Social Activities</b>						\$ 601.60							\$ 602	\$ 600
													<b>Net Income / (Loss)</b>	<b>\$ (449)</b>
														<b>\$ (515)</b>

	Checkbook	Savings	Total
<b>Actual Balances as of 12/31/22</b>	\$ 1,207	\$ 5,524	\$ 6,731
<b>Dues collected</b>	\$ 4,271		\$ 4,271
<b>Interest Income</b>		\$ 8	\$ 8
<b>Year to date expenses</b>	\$ (4,728)		\$ (4,728)
<b>Transfer (to) / from Reserve Fund</b>		\$ -	\$ -
<b>Projected Balances as of 12/31/23</b>	\$ 750	\$ 5,532	\$ 6,282
<b>Actual Balances as of 09/30/23</b>	\$ 1,914	\$ 5,530	\$ 7,444

## Oak Hill Estates Annual Financial Statements (last 10 years)

	2014 Actual	2015 Actual	2016 Actual	2017 Actual	2018 Actual	2019 Actual	2020 Actual	2021 Actual	2022 Actual	2023 Forecast
<b>Income (Dues &amp; Fees)</b>	\$ 6,210	\$ 6,185	\$ 4,907	\$ 4,941	\$ 6,560	\$ 5,796	\$ 5,808	\$ 4,395	\$ 4,291	\$ 4,271
<b>Expenses:</b>										
<b>Electricity (street lights)</b>	\$ 1,856	\$ 1,886	\$ 1,886	\$ 1,877	\$ 1,887	\$ 1,959	\$ 1,972	\$ 1,945	\$ 1,982	\$ 2,053
<b>Landscaping (mow/weed)</b>	\$ 720	\$ 1,085	\$ 1,745	\$ 2,300	\$ 1,800	\$ 2,100	\$ 2,000	\$ 2,000	\$ 1,625	\$ 1,500
<b>Irrigation (entrance water)</b>	\$ 180	\$ 180	\$ 180	\$ 180	\$ 180	\$ 180	\$ 209	\$ 194	\$ 192	\$ 198
<b>Administrative (supply/postage)</b>	\$ 126	\$ 17	\$ 48	\$ 39	\$ 42	\$ -	\$ 11	\$ 100	\$ 100	\$ 125
<b>Meeting Expenses</b>	\$ -	\$ -	\$ -	\$ 75	\$ 90	\$ 41	\$ -	\$ 28	\$ 28	\$ 50
<b>Legal Services</b>	\$ 22	\$ 50	\$ -	\$ 360	\$ 10	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Other (donations &amp; gifts)</b>	\$ -	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ 100	\$ -	\$ -	\$ -
<b>Mulch</b>	\$ -	\$ -	\$ 2,645	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Front Entrance Maintenance</b>	\$ 10	\$ 384	\$ 54	\$ 900	\$ 18	\$ 46	\$ 80	\$ 18	\$ 194	\$ 200
<b>Front Entrance Renewal Project</b>					\$ 8,153	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Social Activities</b>									\$ 567	\$ 602
<b>Total Expenses</b>	\$ 2,913	\$ 3,802	\$ 6,558	\$ 5,731	\$ 12,179	\$ 4,326	\$ 4,372	\$ 4,285	\$ 4,687	\$ 4,728
<b>Checking Account:</b>										
Beginning Balance	\$ 1,568	\$ 4,865	\$ 4,248	\$ 2,597	\$ 1,807	\$ 787	\$ 2,257	\$ 2,293	\$ 1,603	\$ 1,207
Income	\$ 6,210	\$ 6,185	\$ 4,907	\$ 4,941	\$ 6,560	\$ 5,796	\$ 5,808	\$ 4,395	\$ 4,291	\$ 4,271
Expenses	\$ (2,913)	\$ (3,802)	\$ (6,558)	\$ (5,731)	\$ (12,179)	\$ (4,326)	\$ (4,372)	\$ (4,285)	\$ (4,687)	\$ (4,728)
Transfers (to) / from Reserve	\$ -	\$ (3,000)	\$ -	\$ -	\$ 4,600	\$ -	\$ (1,400)	\$ (800)		
<b>Ending Balance</b>	\$ 4,865	\$ 4,248	\$ 2,597	\$ 1,807	\$ 787	\$ 2,257	\$ 2,293	\$ 1,603	\$ 1,207	\$ 750
<b>Savings Account:</b>										
Beginning Balance	\$ 4,911	\$ 4,912	\$ 7,914	\$ 7,916	\$ 7,918	\$ 3,320	\$ 3,321	\$ 4,722	\$ 5,522	\$ 5,524
Transfers from / (to) Checking	\$ -	\$ 3,000	\$ -	\$ -	\$ (4,600)	\$ -	\$ 1,400	\$ 800	\$ -	\$ -
Interest Income	\$ 1	\$ 2	\$ 2	\$ 2	\$ 2	\$ 1	\$ 0	\$ 0	\$ 1	\$ 8
<b>Ending Balance</b>	\$ 4,912	\$ 7,914	\$ 7,916	\$ 7,918	\$ 3,320	\$ 3,321	\$ 4,722	\$ 5,522	\$ 5,524	\$ 5,532
<b>Total Cash Balance</b>	\$ 9,777	\$ 12,161	\$ 10,513	\$ 9,725	\$ 4,108	\$ 5,579	\$ 7,015	\$ 7,126	\$ 6,731	\$ 6,282

**Oak Hill Estates 2023 Projection and 2024 Budget Proposal (with 2025 added to show cash development)**

	<b>\$150 / Lot 2023 Forecast</b>	<b>\$150 / Lot 2024 Budget</b>	<b>\$150 / Lot 2025 Budget</b>	Assumes with less grass cutting costs and no significant front entrance maintenance we can keep the \$150/lot fee for a few years
				<b>Notes</b>
<b>Income (Dues, Fees, Interest)</b>	<b>\$ 4,279</b>	<b>\$ 4,250</b>	<b>\$ 4,250</b>	29 lots. Assumes -\$100 paypal fees and +\$0 late fees (-\$79 / +\$0 in 2023)
<b>Electricity (street lights)</b>	\$ 2,053	\$ 2,100	\$ 2,100	rounded up from 2022 projection
<b>Landscaping (mow/weed)</b>	\$ 1,500	\$ 1,500	\$ 1,500	\$75/cut for 2x / month for 10 months (\$0 in Jan and Feb)
<b>Irrigation (entrance water)</b>	\$ 198	\$ 200	\$ 200	minimum fee \$17/month rounded up
<b>Administrative (web site / postage)</b>	\$ 125	\$ 125	\$ 125	\$100 website hosting/admin (K. Spiegel) and \$25 stamps
<b>Meeting Expenses</b>	\$ 50	\$ 50	\$ 50	light refreshments. Assume no meeting space charges (was \$75 at Greenpond Rec Center).
<b>Other (social activities)</b>	\$ 602	\$ 600	\$ 600	Examples: OHE Picnic, band jam food, Street Christmas Party food, Garage Sale advertising, etc.
<b>Front Entrance Maintenance</b>	\$ 200	\$ 300	\$ 300	allowance for bush trimming (2x @ \$100), and \$100 lights and irrigation equipment maintenance
<b>Total Expenses</b>	<b>\$ 4,728</b>	<b>\$ 4,875</b>	<b>\$ 4,875</b>	
<b>Net Gain / (Loss)</b>	<b>\$ (449)</b>	<b>\$ (625)</b>	<b>\$ (625)</b>	Purposely budget less income versus expenses in 2023 & 2024 to return excess funds to Lot Owners.
<b>Checking Account:</b>				
Beginning Balance	\$ 1,207	\$ 750	\$ 125	
Income	\$ 4,271	\$ 4,250	\$ 4,250	
Expenses	\$ (4,728)	\$ (4,875)	\$ (4,875)	
Transfers (to) / from Savings	\$ -	\$ -	\$ 500	
<b>Ending Balance</b>	<b>\$ 750</b>	<b>\$ 125</b>	<b>\$ (0)</b>	
<b>Savings Account:</b>				
Beginning Balance	\$ 5,524	\$ 5,532	\$ 5,532	
Transfers from / (to) Checking	\$ -	\$ -	\$ (500)	
Interest Income	\$ 8	\$ -	\$ -	
<b>Ending Balance</b>	<b>\$ 5,532</b>	<b>\$ 5,532</b>	<b>\$ 5,032</b>	
<b>Total Cash Balance</b>	<b>\$ 6,282</b>	<b>\$ 5,657</b>	<b>\$ 5,032</b>	\$4300 cash reserved will cover 1 full year of "regular" expenses (2100 lights, 1800 grass/entrance, 200 water, 200 admin/meeting/other)

**What will the \$150 / lot fee pay for in 2024? (Total Budget divided by 29 lots):**

\$ 51.72	34% Landscaping (mow/weed)
\$ 72.41	48% Electricity (street lights)
\$ 20.69	14% Social Activities
\$ 10.34	7% Front Entrance Maintenance
\$ 6.90	5% Irrigation (entrance water)
\$ 4.31	3% Administration (website hosting, postage)
\$ 3.45	2% Pay Pal Fees
\$ 1.72	1% Meeting Expenses
\$ (21.55)	-14% Usage of HOA excess funds ("Net Loss" for the year)
<b>\$ 150.00</b>	<b>100% Total Lot Fee for 2024</b>