Oak Hollow Homeowners Association

Treasurer's report for October 2026

For the board meeting on Tuesday, November 10, 2026. Prepared Saturday, November 7, 2026.

CASH ON HAND
$71,859.91
all accounts, end of month

MONEY IN
$3,605.23
not counting transfers

MONEY OUT
$2,578.94
not counting transfers

TIES TO THE BANK
Yes, to the cent
2 accounts checked

Treasurer's summary

We ended October 2026 with $71,859.91 in the bank. Operating checking has $25,617.06 and Reserve savings has $46,242.85. Both accounts tie to the bank statement to the cent.

This month we took in $3,605.23 and spent $2,578.94, so income was more than spending by $1,026.29. Transfers between our own accounts aren't counted in either number.

For the year so far we've spent $27,620.59 against a budget of $28,264.18 for the same months. That's 81.4% of the whole year's spending budget. The line most over budget is Repairs and upkeep, over by $1,580.14. Dues is behind budget by $675.00.

16 of 18 members look paid for the month. 2 look unpaid, for $450.00. 1 of them has been unpaid two months or more in a row. The dues page lists who.

There are 2 items on the unusual list. WASTE PRO USA was paid $312.75 twice: Oct 12 and Oct 15. Check it wasn't paid by mistake. STATE FARM INSURANCE is usually paid each month (about $642.00, around day 20), but there's no payment this month. Each is worth a quick question at the meeting.

At a glance	Amount	
Operating checking, end of month	$25,617.06	ties to the bank
Reserve savings, end of month	$46,242.85	ties to the bank
Income, year so far	$39,878.35	budget $40,525.00
Spending, year so far	$27,620.59	budget $28,264.18
Dues that look unpaid	$450.00	2 of 18 members
Unusual items to ask about	2	listed on the dues and questions page

Summary written by Claude from the computed numbers. Our code checked every number in it against the tables that follow. Totals come from the bank file and are checked to the cent. This is a cash basis report, not an audit and not accounting or legal advice.

Cash and bank tie-out

Each account's starting balance, plus money in, minus money out, has to equal the bank's ending balance exactly. Where each figure came from is listed beside it.

Operating checking (Bank of America)

Operating fund

	Amount	Where it came from
Starting balance	$25,095.19	last month's packet
Plus money in (12 deposits)	$3,600.81	bank file
Minus money out (8 payments)	$3,078.94	bank file
Ending balance by our math	**$25,617.06**	**starting balance + in - out**
Ending balance on the bank statement	$25,617.06	the bank file's ending balance
Difference	**$0.00**	**Ties to the cent**

Reserve savings (Capital One)

Reserve fund

	Amount	Where it came from
Starting balance	$45,738.43	last month's packet
Plus money in (2 deposits)	$504.42	bank file
Minus money out (0 payments)	$0.00	bank file
Ending balance by our math	**$46,242.85**	**starting balance + in - out**
Ending balance on the bank statement	$46,242.85	the bank file's last running balance
Difference	**$0.00**	**Ties to the cent**

Where the money went this month

Totals by category. Money in is positive, money out is in parentheses.

Category	Kind	Lines	Total
Dues	Income	11	$3,600.00
Interest	Income	2	$5.23
Transfer	Between our accounts	2	$0.00
Utilities	Spending	2	($320.87)
Trash	Spending	2	($625.50)
Repairs and upkeep	Spending	2	($682.57)
Landscaping	Spending	1	($950.00)

Budget against actual

October 2026 and the fiscal year so far. Over or under is how far each line is from its budget so far this year. Parentheses mean it's worse than budget.

Income

Category	Month budget	Month actual	Year so far budget	Year so far actual	Over or under	Annual budget
Dues	$4,050.00	$3,600.00	$40,500.00	$39,825.00	($675.00)	$48,600.00
Interest	$2.50	$5.23	$25.00	$53.35	$28.35	$30.00
Total income	**$4,052.50**	**$3,605.23**	**$40,525.00**	**$39,878.35**	**($646.65)**	**$48,630.00**

Spending

Category	Month budget	Month actual	Year so far budget	Year so far actual	Over or under	Annual budget
Landscaping	$950.00	$950.00	$9,500.00	$9,500.00	$0.00	$11,400.00
Utilities	$350.00	$320.87	$3,500.00	$3,505.56	($5.56)	$4,200.00
Insurance	$642.00	$0.00	$6,420.00	$5,778.00	$642.00	$7,704.00
Trash	$312.75	$625.50	$3,127.50	$3,440.25	($312.75)	$3,753.00
Repairs and upkeep	$200.00	$682.57	$2,000.00	$3,580.14	($1,580.14)	$2,400.00
Pool	$250.00	$0.00	$2,500.00	$1,804.64	$695.36	$3,000.00
Bank fees	$5.00	$0.00	$50.00	$12.00	$38.00	$60.00
Legal and accounting	$75.00	$0.00	$750.00	$0.00	$750.00	$900.00
Other expense	$41.66	$0.00	$416.68	$0.00	$416.68	$500.00
Total spending	**$2,826.41**	**$2,578.94**	**$28,264.18**	**$27,620.59**	**$643.59**	**$33,917.00**

Net for the year so far

	Budget	Actual
Income minus spending, fiscal year to date	**$12,260.82**	**$12,257.76**

Dues and things to ask about

Dues that look unpaid

16 of 18 members due this month look paid. Matched by name or unit number in the bank line. Check this against your own records before anyone follows up.

Member	Unit	Due	Months unpaid in a row
Linda Brooks	Lot 5	$225.00	1
Ken Ito	Lot 15	$225.00	2
Total		**$450.00**	

Unusual items

Our code flags these. None is necessarily wrong. Each is worth a look.

Maybe paid twice	WASTE PRO USA was paid $312.75 twice: Oct 12 and Oct 15. Check it wasn't paid by mistake.
Regular bill missing	STATE FARM INSURANCE is usually paid each month (about $642.00, around day 20), but there's no payment this month.

Every bank line this month

All 22 lines are sorted by the treasurer's own rules or choices.

Operating checking

Date	Bank line	Category	Amount
Oct 1	Zelle payment from GRACE KIM Conf# 3kyefu	Dues	$225.00
Oct 2	ONLINE PAYMENT FROM ROMANO LOT 18 REF 673751	Dues	$225.00
Oct 3	ONLINE PAYMENT FROM FITZGERALD LOT 11 REF 806033	Dues	$225.00
Oct 4	Zelle payment from MARIA ALVAREZ Conf# 3w4b6b	Dues	$225.00
Oct 4	Zelle payment from ANNE DUVAL Conf# 45ugsd	Dues	$225.00
Oct 4	GEORGIA POWER DES:BILL PAY ID:795058 INDN:OAK HOLL...	Utilities	($196.45)
Oct 6	MOBILE DEPOSIT REF NUMBER 475946	Dues	$1,350.00
Oct 6	ONLINE PAYMENT FROM CHEN LOT 2 REF 263334	Dues	$225.00
Oct 7	Zelle payment from SAM PATEL Conf# 47iq6m	Dues	$225.00
Oct 8	Zelle payment from TOM OKAFOR Conf# 1tvmgu	Dues	$225.00
Oct 8	ONLINE PAYMENT FROM HAYES LOT 8 REF 267747	Dues	$225.00
Oct 8	Zelle payment from OMAR HADDAD Conf# owqv	Dues	$225.00
Oct 9	CITY OF ATHENS WATER DES:UTIL PYMT ID:912307 INDN:O...	Utilities	($124.42)
Oct 10	CHECK 1071	Repairs and upkeep	($515.05)
Oct 11	PURCHASE AUTHORIZED ON 10/15 THE HOME DEPOT #012...	Repairs and upkeep	($167.52)
Oct 12	WASTE PRO USA DES:AUTOPAY ID:820130 PPD	Trash	($312.75)
Oct 15	CHECK 1070	Landscaping	($950.00)
Oct 15	WASTE PRO USA DES:AUTOPAY ID:884120 PPD	Trash	($312.75)
Oct 28	ONLINE TRANSFER TO SAV XXXXXX4417 REF #IB0	Transfer	($500.00)
Oct 31	INTEREST PAYMENT	Interest	$0.81

Reserve savings

Date	Bank line	Category	Amount
Oct 28	ONLINE TRANSFER FROM CHK XXXXXX2210	Transfer	$500.00
Oct 31	MONTHLY INTEREST PAID	Interest	$4.42