

Co Pd 1  
Co Yr 2023

WHITE OAK SPRINGS  
Monthly Summary  
For the month of January  
Year 2023

Description	Amount	Year to Date
MONTHLY INCOME	91,588.71	91,588.71
TOTAL MONTHLY EXPENSE	4,396.97	4,396.97
<del>NET MONTHLY INCOME (LOSS)</del>	<del>87,191.74</del>	<del>87,191.74</del>

TOTAL CASH	136,522.36
CAB OPERATING ACCOUNT	72,450.66
CAB BANK RESERVES	64,071.70

Account No	Description	Current Period		Year to Date Balance	
		Debit	Credit	Debit	Credit
	** A S S E T S **				
1020	CAB OPERATING ACCOUNT	37,727.31		72,450.66	
1050	CAB BANK RESERVES	216.03		64,071.70	
	** L I A B I L I T I E S **				
2010	Accounts Payable		0.00		0.00
2011	Unapplied Payments		3,661.95		400.00
2012	Refund for Over Payment		0.00		-100.87
2013	Assessment Pre-Payments	49,250.40			0.00
	** C A P I T A L **				
3110	Retained Earnings	3,659.95			49,031.49
	** I N C O M E **				
4010	2020 ASSESSMENT INCOME		0.00		0.00
4011	2021 Assessment Income		0.00		0.00
4012	2022 Assessment Income		192.05		192.05
4013	2023 Assessment Income		90,967.62		90,967.62
4020	Interest & Penalty Income		0.00		0.00
4030	Collection Fees Reimbursement		0.00		0.00
4040	D/R Enforcement Income		250.00		250.00
4050	Payment Plan Income		0.00		0.00
4060	Legal Fee Reimbursement		160.86		160.86
4070	D/R Mowing Reimbursement		0.00		0.00
4080	Bank Interest Income		18.18		18.18
4090	Miscellaneous Income		0.00		0.00
	** E X P E N S E S **				
6110	Landscape Contract	600.00		600.00	
6120	Landscape Extras	0.00		0.00	
6130	Irrigation Repairs	0.00		0.00	
6140	Signage and Fence Repair	0.00		0.00	
6150	Force Mows	0.00		0.00	
6180	Miscellaneous Repairs	0.00		0.00	
6210	Electricity	633.34		633.34	
6220	Trash Service	2,156.15		2,156.15	
6230	Water	94.30		94.30	
6240	Cameras	0.00		0.00	
6250	Website	0.00		0.00	
6260	Storage	73.45		73.45	
6310	Management Contract	701.78		701.78	
6320	Management Extras	0.00		0.00	
6330	Postage	0.00		0.00	
6340	Copies	31.95		31.95	
6350	Collection Expense	32.00		32.00	
6360	Deed Restrictions Expense	14.00		14.00	
6370	Other Administrative Services	0.00		0.00	
6380	Office Supplies	0.00		0.00	
6390	Meeting Expense	50.00		50.00	
6410	Legal Corporate	0.00		0.00	
6420	Legal Billable	0.00		0.00	
6510	Insurance D & O	0.00		0.00	
6520	Insurance Genl Liab Pkge	0.00		0.00	
6610	Tax Return - Permits	0.00		0.00	
6620	Taxes Federal	0.00		0.00	
6630	Taxes Property	0.00		0.00	
6640	Committee Expense	0.00		0.00	
6670	Bank Charges	10.00		10.00	
6680	General Reserve	0.00		0.00	
<b>B a l a n c e</b>		<b>95,250.66</b>	<b>95,250.66</b>	<b>140,919.33</b>	<b>140,919.33</b>

WHITE OAK SPRINGS  
 Income Statement  
 For the month of January  
 Year 2023

Account No	Description	Current Period	Y-T-D Balance	Year Budget
	<b>** I N C O M E **</b>			
4010	2020 ASSESSMENT INCOME	0.00	0.00	0.00
4011	2021 Assessment Income	0.00	0.00	0.00
4012	2022 Assessment Income	192.05	192.05	200.00
4013	2023 Assessment income	90,967.62	90,967.62	88,265.00
4020	Interest & Penalty Income	0.00	0.00	400.00
4030	Collection Fees Reimbursement	0.00	0.00	120.00
4040	D/R Enforcement Income	250.00	250.00	400.00
4050	Payment Plan Income	0.00	0.00	50.00
4060	Legal Fee Reimbursement	160.86	160.86	800.00
4070	D/R Mowing Reimbursement	0.00	0.00	0.00
4080	Bank Interest Income	18.18	18.18	100.00
4090	Miscellaneous Income	0.00	0.00	0.00
	TOTAL INCOME	91,588.71	91,588.71	90,335.00
	<b>** E X P E N S E S **</b>			
	<b>** MAINTENANCE **</b>			
6110	Landscape Contract	600.00	600.00	8,400.00
6120	Landscape Extras	0.00	0.00	3,500.00
6130	Irrigation Repairs	0.00	0.00	3,000.00
6140	Signage and Fence Repair	0.00	0.00	3,000.00
6150	Force Mows	0.00	0.00	150.00
6180	Miscellaneous Repairs	0.00	0.00	1,000.00
	TOTAL MAINTENANCE	600.00	600.00	19,050.00
	<b>** UTILITIES **</b>			
6210	Electricity	633.34	633.34	14,000.00
6220	Trash Service	2,156.15	2,156.15	26,400.00
6230	Water	94.30	94.30	2,800.00
6240	Cameras	0.00	0.00	4,600.00
6250	Website	0.00	0.00	400.00
6260	Storage	73.45	73.45	530.00
	TOTAL UTILITIES	2,957.24	2,957.24	48,730.00
	<b>** ADMINISTRATIVE **</b>			
6310	Management Contract	701.78	701.78	8,425.00
6320	Management Extras	0.00	0.00	100.00
6330	Postage	0.00	0.00	850.00
6340	Copies	31.95	31.95	350.00
6350	Collection Expense	32.00	32.00	250.00
6360	Deed Restrictions Expense	14.00	14.00	370.00
6370	Other Administrative Services	0.00	0.00	200.00
6380	Office Supplies	0.00	0.00	50.00
6390	Meeting Expense	50.00	50.00	300.00
	TOTAL ADMINISTRATIVE	829.73	829.73	10,895.00
	<b>** LEGAL **</b>			
6410	Legal Corporate	0.00	0.00	250.00
6420	Legal Billable	0.00	0.00	1,500.00
	TOTAL LEGAL	0.00	0.00	1,750.00
	<b>** INSURANCE **</b>			
6510	Insurance D & O	0.00	0.00	1,100.00
6520	Insurance Genl Liab Pkge	0.00	0.00	4,200.00
	TOTAL INSURANCE	0.00	0.00	5,300.00
	<b>** OTHER EXPENSES **</b>			
6610	Tax Return - Permits	0.00	0.00	250.00
6620	Taxes Federal	0.00	0.00	2.00
6630	Taxes Property	0.00	0.00	17.00
6640	Committee Expense	0.00	0.00	2,000.00
6670	Bank Charges	10.00	10.00	200.00
6680	General Reserve	0.00	0.00	2,400.00
	TOTAL OTHER EXPENSES	10.00	10.00	4,869.00
	TOTAL EXPENSES	4,396.97	4,396.97	90,594.00

01/01/23  
Co. Pd 1  
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WHITE OAK SPRINGS  
Income Statement  
For the month of January  
Year 2023

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Account No	Description	Current Period	Y-T-D Balance	Year Budget
	PROFIT OR (LOSS)	87,191.74	87,191.74	(259.00)

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