

Co Pd 1  
Co Yr 2024

WHITE OAK SPRINGS  
Monthly Summary  
For the month of January  
Year 2024

Description	Amount	Year to Date
MONTHLY INCOME	73,682.26	73,682.26
TOTAL MONTHLY EXPENSE	5,116.02	5,116.02
NET MONTHLY INCOME (LOSS)	68,566.24	68,566.24
TOTAL CASH		154,915.23
CAB OPERATING ACCOUNT		78,247.41
CAB BANK RESERVES		76,667.82

Account No	Description	Current Period		Year to Date Balance	
		Debit	Credit	Debit	Credit
	** A S S E T S **				
1020	CAB OPERATING ACCOUNT	27,565.74		78,247.41	
1050	CAB BANK RESERVES	10,217.03		76,667.82	
	** L I A B I L I T I E S **				
2010	Accounts Payable		0.00		0.00
2011	Unapplied Payments		100.00		230.00
2012	Refund for Over Payment	100.87			-201.74
2013	Assessment Pre-Payments	30,782.60			0.00
	** C A P I T A L **				
3110	Retained Earnings		0.00		86,320.73
	** I N C O M E **				
4012	2022 Assessment Income		0.00		0.00
4013	2023 Assessment income		0.00		0.00
4014	2024 Assessment Income		72,765.57		72,765.57
4020	Interest & Penalty Income		0.00		0.00
4030	Collection Fees Reimbursement		0.00		0.00
4040	D/R Enforcement Income		325.00		325.00
4050	Payment Plan Income		0.00		0.00
4060	Legal Fee Reimbursement		571.88		571.88
4070	D/R Mowing Reimbursement		0.00		0.00
4080	Bank Interest Income		19.81		19.81
4090	Miscellaneous Income		0.00		0.00
	** E X P E N S E S **				
6110	Landscape Contract	700.00		700.00	
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	712.59		712.59	
6220	Trash Service	2,237.24		2,237.24	
6230	Water	8.04		8.04	
6240	Cameras	0.00		0.00	
6250	Website	0.00		0.00	
6260	Storage	82.00		82.00	
6310	Management Contract	736.87		736.87	
6320	Management Extras	0.00		0.00	
6330	Postage	35.40		35.40	
6340	Copies	0.84		0.84	
6350	Collection Expense	0.00		0.00	
6360	Deed Restrictions Expense	28.00		28.00	
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	30.00		30.00	
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	0.68		0.68	
6640	Committee Expense	494.36		494.36	
6670	Bank Charges	0.00		0.00	
6680	General Reserve	0.00		0.00	
B a l a n c e		73,782.26	73,782.26	160,031.25	160,031.25

WHITE OAK SPRINGS  
 Income Statement  
 For the month of January  
 Year 2024

Account No	Description	Current Period	Y-T-D Balance	Year Budget
<b>** I N C O M E **</b>				
4012	2022 Assessment Income	0.00	0.00	0.00
4013	2023 Assessment income	0.00	0.00	100.00
4014	2024 Assessment Income	72,765.57	72,765.57	88,225.00
4020	Interest & Penalty Income	0.00	0.00	439.00
4030	Collection Fees Reimbursement	0.00	0.00	150.00
4040	D/R Enforcement Income	325.00	325.00	400.00
4050	Payment Plan Income	0.00	0.00	50.00
4060	Legal Fee Reimbursement	571.88	571.88	800.00
4070	D/R Mowing Reimbursement	0.00	0.00	0.00
4080	Bank Interest Income	19.81	19.81	200.00
4090	Miscellaneous Income	0.00	0.00	0.00
	<b>TOTAL INCOME</b>	<b>73,682.26</b>	<b>73,682.26</b>	<b>90,364.00</b>
<b>** E X P E N S E S **</b>				
<b>** MAINTENANCE **</b>				
6110	Landscape Contract	700.00	700.00	8,400.00
6120	Landscape Extras	0.00	0.00	3,500.00
6130	Irrigation Repairs	0.00	0.00	1,000.00
6140	Signage and Fence Repair	0.00	0.00	1,000.00
6150	Force Mows	0.00	0.00	150.00
6180	Miscellaneous Repairs	0.00	0.00	500.00
	<b>TOTAL MAINTENANCE</b>	<b>700.00</b>	<b>700.00</b>	<b>14,550.00</b>
<b>** UTILITIES **</b>				
6210	Electricity	712.59	712.59	8,700.00
6220	Trash Service	2,237.24	2,237.24	36,000.00
6230	Water	8.04	8.04	3,000.00
6240	Cameras	0.00	0.00	6,495.00
6250	Website	0.00	0.00	400.00
6260	Storage	82.00	82.00	1,050.00
	<b>TOTAL UTILITIES</b>	<b>3,039.87</b>	<b>3,039.87</b>	<b>55,645.00</b>
<b>** ADMINISTRATIVE **</b>				
6310	Management Contract	736.87	736.87	8,850.00
6320	Management Extras	0.00	0.00	100.00
6330	Postage	35.40	35.40	1,400.00
6340	Copies	0.84	0.84	500.00
6350	Collection Expense	0.00	0.00	250.00
6360	Deed Restrictions Expense	28.00	28.00	550.00
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	200.00
	<b>TOTAL ADMINISTRATIVE</b>	<b>851.11</b>	<b>851.11</b>	<b>12,100.00</b>
<b>** LEGAL **</b>				
6410	Legal Corporate	0.00	0.00	250.00
6420	Legal Billable	30.00	30.00	1,500.00
	<b>TOTAL LEGAL</b>	<b>30.00</b>	<b>30.00</b>	<b>1,750.00</b>
<b>** INSURANCE **</b>				
6510	Insurance D & O	0.00	0.00	1,400.00
6520	Insurance Genl Liab Pkge	0.00	0.00	4,000.00
	<b>TOTAL INSURANCE</b>	<b>0.00</b>	<b>0.00</b>	<b>5,400.00</b>
<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	0.68	0.68	17.00
6640	Committee Expense	494.36	494.36	550.00
6670	Bank Charges	0.00	0.00	100.00
6680	General Reserve	0.00	0.00	0.00
	<b>TOTAL OTHER EXPENSES</b>	<b>495.04</b>	<b>495.04</b>	<b>919.00</b>
	<b>TOTAL EXPENSES</b>	<b>5,116.02</b>	<b>5,116.02</b>	<b>90,364.00</b>

01/31/24  
Co. Pd 1  
Co. Year 2024

WHITE OAK SPRINGS  
Income Statement  
For the month of January  
Year 2024

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Account No	Description	Current Period	Y-T-D Balance	Year Budget
	PROFIT OR (LOSS)	68,566.24	68,566.24	0.00