

Co Pd 1  
Co Yr 2022

WHITE OAK SPRINGS  
Monthly Summary  
For the month of January  
Year 2022

Description	Amount	Year to Date
MONTHLY INCOME	63,745.91	63,745.91
TOTAL MONTHLY EXPENSE	4,859.29	4,859.29
NET MONTHLY INCOME (LOSS)	58,886.62	58,886.62
TOTAL CASH		120,419.89
CAB OPERATING ACCOUNT		69,332.48
CAB BANK RESERVES		51,087.41

WHITE OAK SPRINGS  
Trial Balance  
For the month of January  
Year 2022

Account No	Description	Current Period		Year to Date Balance	
		Debit	Credit	Debit	Credit
	** A S S E T S **				
1020	CAB OPERATING ACCOUNT	28,466.29		69,332.48	
1050	CAB BANK RESERVES	206.49		51,087.41	
	** L I A B I L I T I E S **				
2010	Accounts Payable		0.00		0.00
2011	Unapplied Payments		646.73		-2,333.22
2012	Refund for Over Payment		0.00		-100.87
2013	Assessment Pre-Payments	30,860.57			0.00
	** C A P I T A L **				
3110	Retained Earnings		0.00		63,967.36
	** I N C O M E **				
4010	2020 ASSESSMENT INCOME		0.00		0.00
4011	2021 Assessment Income		256.66		256.66
4012	2022 Assessment Income		62,779.32		62,779.32
4020	Interest & Penalty Income		56.18		56.18
4030	Collection Fees Reimbursement		45.00		45.00
4040	D/R Enforcement Income		100.00		100.00
4050	Payment Plan Income		0.00		0.00
4060	Legal Fee Reimbursement		500.00		500.00
4070	D/R Mowing Reimbursement		0.00		0.00
4080	Bank Interest Income		8.75		8.75
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	371.13		371.13	
6150	Force Mows	0.00		0.00	
6180	Miscellaneous Repairs	100.77		100.77	
6210	Electricity	625.66		625.66	
6220	Trash Service	1,854.35		1,854.35	
6230	Water	8.04		8.04	
6240	Cameras	0.00		0.00	
6250	Website	350.67		350.67	
6260	Storage	29.00		29.00	
6310	Management Contract	584.82		584.82	
6320	Management Extras	0.00		0.00	
6330	Postage	35.47		35.47	
6340	Copies	5.61		5.61	
6350	Collection Expense	20.00		20.00	
6360	Deed Restrictions Expense	15.00		15.00	
6370	Other Administrative Services	0.00		0.00	
6380	Office Supplies	0.00		0.00	
6390	Meeting Expense	0.00		0.00	
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	248.77		248.77	
6670	Bank Charges	10.00		10.00	
6680	General Reserve	0.00		0.00	
B a l a n c e		64,392.64	64,392.64	125,279.18	125,279.18

WHITE OAK SPRINGS  
 Income Statement  
 For the month of January  
 Year 2022

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	256.66	256.66	200.00
4012	2022 Assessment Income	62,779.32	62,779.32	69,700.00
4020	Interest & Penalty Income	56.18	56.18	600.00
4030	Collection Fees Reimbursement	45.00	45.00	100.00
4040	D/R Enforcement Income	100.00	100.00	200.00
4050	Payment Plan Income	0.00	0.00	40.00
4060	Legal Fee Reimbursement	500.00	500.00	400.00
4070	D/R Mowing Reimbursement	0.00	0.00	0.00
4080	Bank Interest Income	8.75	8.75	100.00
4090	Miscellaneous Income	0.00	0.00	0.00
	<b>TOTAL INCOME</b>	<b>63,745.91</b>	<b>63,745.91</b>	<b>71,340.00</b>
<b>** E X P E N S E S **</b>				
<b>** MAINTENANCE **</b>				
6110	Landscape Contract	600.00	600.00	8,000.00
6120	Landscape Extras	0.00	0.00	2,000.00
6130	Irrigation Repairs	0.00	0.00	1,000.00
6140	Signage and Fence Repair	371.13	371.13	3,200.00
6150	Force Mows	0.00	0.00	150.00
6180	Miscellaneous Repairs	100.77	100.77	1,000.00
	<b>TOTAL MAINTENANCE</b>	<b>1,071.90</b>	<b>1,071.90</b>	<b>15,350.00</b>
<b>** UTILITIES **</b>				
6210	Electricity	625.66	625.66	7,200.00
6220	Trash Service	1,854.35	1,854.35	23,000.00
6230	Water	8.04	8.04	2,400.00
6240	Cameras	0.00	0.00	4,800.00
6250	Website	350.67	350.67	310.00
6260	Storage	29.00	29.00	276.00
	<b>TOTAL UTILITIES</b>	<b>2,867.72</b>	<b>2,867.72</b>	<b>37,986.00</b>
<b>** ADMINISTRATIVE **</b>				
6310	Management Contract	584.82	584.82	7,020.00
6320	Management Extras	0.00	0.00	100.00
6330	Postage	35.47	35.47	800.00
6340	Copies	5.61	5.61	210.00
6350	Collection Expense	20.00	20.00	100.00
6360	Deed Restrictions Expense	15.00	15.00	225.00
6370	Other Administrative Services	0.00	0.00	200.00
6380	Office Supplies	0.00	0.00	50.00
6390	Meeting Expense	0.00	0.00	1,200.00
	<b>TOTAL ADMINISTRATIVE</b>	<b>660.90</b>	<b>660.90</b>	<b>9,905.00</b>
<b>** LEGAL **</b>				
6410	Legal Corporate	0.00	0.00	250.00
6420	Legal Billable	0.00	0.00	1,500.00
	<b>TOTAL LEGAL</b>	<b>0.00</b>	<b>0.00</b>	<b>1,750.00</b>
<b>** INSURANCE **</b>				
6510	Insurance D & O	0.00	0.00	1,100.00
6520	Insurance Genl Liab Pkge	0.00	0.00	3,171.00
	<b>TOTAL INSURANCE</b>	<b>0.00</b>	<b>0.00</b>	<b>4,271.00</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	0.00	0.00	17.00
6640	Committee Expense	248.77	248.77	2,000.00
6670	Bank Charges	10.00	10.00	200.00
6680	General Reserve	0.00	0.00	(391.00)
	<b>TOTAL OTHER EXPENSES</b>	<b>258.77</b>	<b>258.77</b>	<b>2,078.00</b>
	<b>TOTAL EXPENSES</b>	<b>4,859.29</b>	<b>4,859.29</b>	<b>71,340.00</b>

01/31/22  
Co. Pd 1  
Co. Year 2022

WHITE OAK SPRINGS  
Income Statement  
For the month of January  
Year 2022

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Account No	Description	Current Period	Y-T-D Balance	Year Budget
	PROFIT OR (LOSS)	58,886.62	58,886.62	0.00