



White Oak Springs



2024 December Financials

2025 COMMUNITY MEETING AGENDA

- Establishment of Quorum
- Introductions
- Review and approve minutes from
August 21, 2024
- Other business
 - 2025 Financials
 - WOS HOA Board items
 - Homeowners Forum
- Adjournment

Co Pd 12
Co Yr 2024

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

Description	Amount	Year to Date
MONTHLY INCOME	15,529.46	111,305.34
TOTAL MONTHLY EXPENSE	5,136.78	83,164.73
NET MONTHLY INCOME (LOSS)	10,392.68	28,140.61
TOTAL CASH		126,283.06
ALLIANCE OPS ACCT 9875		26,054.16
ALLIANCE MM ACT 8686		21,730.98
FCB OPERATING ACCOUNT		1,389.53
FCB CD 5% 6MO 09-20 1994		50,000.00
FCB CD 4.75% 1YR 0320-25 1997		0.00
FCB CD 4.75% 9MO 1220-24 1999		9,000.00
FCB CD 4.75% 6MO 0920-24 2001		9,000.00
FCB CD 4.75% 12MO 0620-25 20		9,108.39
CAB BANK RESERVES		0.00

WHITE OAK SPRINGS
Trial Balance
For the month of December
Year 2024

Account No	Description	Current Period		Year to Date Balance	
		Debit	Credit	Debit	Credit
	** A S S E T S **				
1010	ALLIANCE OPS ACCT 9875	10,261.64		26,054.16	
1015	ALLIANCE MM ACT 8686		49,794.03	21,730.98	
1020	FCB OPERATING ACCOUNT	0.07		1,389.53	
1030	FCB CD 5% 6MO 09-20 1994	50,000.00		50,000.00	
1040	FCB CD 4.75% 1YR 0320-25 1997	0.00		0.00	
1041	FCB CD 4.75% 9MO 1220-24 1999	0.00		9,000.00	
1042	FCB CD 4.75% 6MO 0920-24 2001	0.00		9,000.00	
1043	FCB CD 4.75% 12MO 0620-25 20	0.00		9,108.39	
1050	CAB BANK RESERVES	0.00		0.00	
	** L I A B I L I T I E S **				
2010	Accounts Payable		0.00		48.70
2011	Unapplied Payments		75.00		778.11
2012	Refund for Over Payment		0.00		-201.74
2013	Assessment Pre-Payments		0.00		11,196.65
3110	Retained Earnings		0.00		86,320.73
	** I N C O M E **				
4013	2023 Assessment income		0.00		236.25
4014	2024 Assessment Income		0.00		89,000.87
4015	2025 Assessment Incom		15,348.00		15,348.00
4020	Interest & Penalty Income		0.00		1,069.36
4030	Collection Fees Reimbursement		0.00		325.00
4040	D/R Enforcement Income		175.00		850.00
4050	Payment Plan Income		0.00		125.00
4060	Legal Fee Reimbursement		0.00		2,515.02
4070	D/R Mowing Reimbursement		0.00		0.00
4080	Bank Interest Income		6.46		1,835.84
4090	Miscellaneous Income		0.00		0.00
	** E X P E N S E S **				
6110	Landscape Contract	700.00		8,400.00	
6120	Landscape Extras	0.00		4,439.24	
6130	Irrigation Repairs	0.00		1,195.00	
6140	Signage and Fence Repair	0.00		250.00	
6150	Force Mows	0.00		0.00	
6160	Play ground	0.00		0.00	
6180	Miscellaneous Repairs	0.00		1,008.87	
6210	Electricity	741.12		8,770.70	
6220	Trash Service	2,321.32		27,267.28	
6230	Water	19.94		850.11	
6240	Cameras	0.00		4,320.00	
6250	Website	0.00		617.43	
6260	Storage	102.00		1,184.00	
6310	Management Contract	736.87		8,842.44	
6320	Management Extras	0.00		0.00	
6330	Postage	4.83		1,310.58	
6340	Copies	3.22		787.44	
6350	Collection Expense	0.00		279.00	
6360	Deed Restrictions Expense	0.00		599.00	
6370	Other Administrative Services	0.00		0.00	
6380	Office Supplies	0.00		34.16	
6390	Meeting Expense	0.00		200.00	
6410	Legal Corporate	0.00		528.75	
6420	Legal Billable	223.75		2,269.27	
6510	Insurance D & O	0.00		1,169.00	
6520	Insurance Genl Liab Pkge	0.00		2,811.00	
6610	Tax Return - Permits	0.00		2,100.00	
6620	Taxes Federal	0.00		0.00	
6630	Taxes Property	3.80		15.14	
6640	Committee Expense	279.93		3,906.32	
6670	Bank Charges	0.00		10.00	
6680	General Reserve	0.00		0.00	
B a l a n c e		65,398.49	65,398.49	209,447.79	209,447.79

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

Account No	Description	Current Period	Y-T-D Balance	Year Budget
** I N C O M E **				
4013	2023 Assessment income	0.00	236.25	100.00
4014	2024 Assessment Income	0.00	89,000.87	88,225.00
4015	2025 Assessment Incom	15,348.00	15,348.00	0.00
4020	Interest & Penality Income	0.00	1,069.36	439.00
4030	Collection Fees Reimbursement	0.00	325.00	150.00
4040	D/R Enforcement Income	175.00	850.00	400.00
4050	Payment Plan Income	0.00	125.00	50.00
4060	Legal Fee Reimbursement	0.00	2,515.02	800.00
4070	D/R Mowing Reimbursement	0.00	0.00	0.00
4080	Bank Interest Income	6.46	1,835.84	200.00
4090	Miscellaneous Income	0.00	0.00	0.00
	TOTAL INCOME	15,529.46	111,305.34	90,364.00
** E X P E N S E S **				
** MAINTENANCE **				
6110	Landscape Contract	700.00	8,400.00	8,400.00
6120	Landscape Extras	0.00	4,439.24	3,500.00
6130	Irrigation Repairs	0.00	1,195.00	1,000.00
6140	Signage and Fence Repair	0.00	250.00	1,000.00
6150	Force Mows	0.00	0.00	150.00
6160	Play ground	0.00	0.00	0.00
6180	Miscellaneous Repairs	0.00	1,008.87	500.00
	TOTAL MAINTENANCE	700.00	15,293.11	14,550.00
** UTILITIES **				
6210	Electricity	741.12	8,770.70	8,700.00
6220	Trash Service	2,321.32	27,267.28	36,000.00
6230	Water	19.94	850.11	3,000.00
6240	Cameras	0.00	4,320.00	6,495.00
6250	Website	0.00	617.43	400.00
6260	Storage	102.00	1,184.00	1,050.00
	TOTAL UTILITIES	3,184.38	43,009.52	55,645.00
** ADMINISTRATIVE **				
6310	Management Contract	736.87	8,842.44	8,850.00
6320	Management Extras	0.00	0.00	100.00
6330	Postage	4.83	1,310.58	1,400.00
6340	Copies	3.22	787.44	500.00
6350	Collection Expense	0.00	279.00	250.00
6360	Deed Restrictions Expense	0.00	599.00	550.00
6370	Other Administrative Services	0.00	0.00	200.00
6380	Office Supplies	0.00	34.16	50.00
6390	Meeting Expense	0.00	200.00	200.00
	TOTAL ADMINISTRATIVE	744.92	12,052.62	12,100.00
** LEGAL **				
6410	Legal Corporate	0.00	528.75	250.00
6420	Legal Billable	223.75	2,269.27	1,500.00
	TOTAL LEGAL	223.75	2,798.02	1,750.00
** INSURANCE **				
6510	Insurance D & O	0.00	1,169.00	1,400.00
6520	Insurance Genl Liab Pkge	0.00	2,811.00	4,000.00
	TOTAL INSURANCE	0.00	3,980.00	5,400.00
** OTHER EXPENSES **				
6610	Tax Return - Permits	0.00	2,100.00	250.00
6620	Taxes Federal	0.00	0.00	2.00
6630	Taxes Property	3.80	15.14	17.00
6640	Committee Expense	279.93	3,906.32	550.00
6670	Bank Charges	0.00	10.00	100.00
6680	General Reserve	0.00	0.00	0.00
	TOTAL OTHER EXPENSES	283.73	6,031.46	919.00
	TOTAL EXPENSES	5,136.78	83,164.73	90,364.00

12/31/24
Co. Pd 12
Co. Year 2024

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

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Account No	Description	Current Period	Y-T-D Balance	Year Budget
	PROFIT OR (LOSS)	10,392.68	28,140.61	0.00