

Co Pd 2  
Co Yr 2023

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

Description	Amount	Year to Date
MONTHLY INCOME	3,550.45	95,139.16
TOTAL MONTHLY EXPENSE	4,632.41	9,029.38
NET MONTHLY INCOME (LOSS)	(1,081.96)	86,109.78
TOTAL CASH		135,495.40
CAB OPERATING ACCOUNT		71,208.94
CAB BANK RESERVES		64,286.46

Account No	Description	Current Period		Year to Date Balance	
		Debit	Credit	Debit	Credit
	** A S S E T S **				
1020	CAB OPERATING ACCOUNT		1,241.72	71,208.94	
1050	CAB BANK RESERVES	214.76		64,286.46	
	** L I A B I L I T I E S **				
2010	Accounts Payable		0.00		0.00
2011	Unapplied Payments		55.00		455.00
2012	Refund for Over Payment		0.00		-100.87
2013	Assessment Pre-Payments		0.00		0.00
	** C A P I T A L **				
3110	Retained Earnings		0.00		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		0.00		192.05
4013	2023 Assessment Income		3,032.44		94,000.06
4020	Interest & Penalty Income		69.03		69.03
4030	Collection Fees Reimbursement		20.00		20.00
4040	D/R Enforcement Income		0.00		250.00
4050	Payment Plan Income		0.00		0.00
4060	Legal Fee Reimbursement		411.47		572.33
4070	D/R Mowing Reimbursement		0.00		0.00
4080	Bank Interest Income		17.51		35.69
4090	Miscellaneous Income		0.00		0.00
	** E X P E N S E S **				
6110	Landscape Contract	600.00		1,200.00	
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	606.58		1,239.92	
6220	Trash Service	2,156.15		4,312.30	
6230	Water	8.04		102.34	
6240	Cameras	0.00		0.00	
6250	Website	77.94		77.94	
6260	Storage	73.45		146.90	
6310	Management Contract	701.78		1,403.56	
6320	Management Extras	0.00		0.00	
6330	Postage	116.01		116.01	
6340	Copies	47.46		79.41	
6350	Collection Expense	50.00		82.00	
6360	Deed Restrictions Expense	21.00		35.00	
6370	Other Administrative Services	0.00		0.00	
6380	Office Supplies	0.00		0.00	
6390	Meeting Expense	0.00		50.00	
6410	Legal Corporate	0.00		0.00	
6420	Legal Billable	174.00		174.00	
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	0.00		10.00	
6680	General Reserve	0.00		0.00	
B a l a n c e		4,847.17	4,847.17	144,524.78	144,524.78

WHITE OAK SPRINGS  
 Income Statement  
 For the month of February  
 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	0.00	192.05	200.00
4013	2023 Assessment income	3,032.44	94,000.06	88,265.00
4020	Interest & Penalty Income	69.03	69.03	400.00
4030	Collection Fees Reimbursement	20.00	20.00	120.00
4040	D/R Enforcement Income	0.00	250.00	400.00
4050	Payment Plan Income	0.00	0.00	50.00
4060	Legal Fee Reimbursement	411.47	572.33	800.00
4070	D/R Mowing Reimbursement	0.00	0.00	0.00
4080	Bank Interest Income	17.51	35.69	100.00
4090	Miscellaneous Income	0.00	0.00	0.00
	<b>TOTAL INCOME</b>	<b>3,550.45</b>	<b>95,139.16</b>	<b>90,335.00</b>
	<b>** E X P E N S E S **</b>			
	<b>** MAINTENANCE **</b>			
6110	Landscape Contract	600.00	1,200.00	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
	<b>TOTAL MAINTENANCE</b>	<b>600.00</b>	<b>1,200.00</b>	<b>19,050.00</b>
	<b>** UTILITIES **</b>			
6210	Electricity	606.58	1,239.92	14,000.00
6220	Trash Service	2,156.15	4,312.30	26,400.00
6230	Water	8.04	102.34	2,800.00
6240	Cameras	0.00	0.00	4,600.00
6250	Website	77.94	77.94	400.00
6260	Storage	73.45	146.90	530.00
	<b>TOTAL UTILITIES</b>	<b>2,922.16</b>	<b>5,879.40</b>	<b>48,730.00</b>
	<b>** ADMINISTRATIVE **</b>			
6310	Management Contract	701.78	1,403.56	8,425.00
6320	Management Extras	0.00	0.00	100.00
6330	Postage	116.01	116.01	850.00
6340	Copies	47.46	79.41	350.00
6350	Collection Expense	50.00	82.00	250.00
6360	Deed Restrictions Expense	21.00	35.00	370.00
6370	Other Administrative Services	0.00	0.00	200.00
6380	Office Supplies	0.00	0.00	50.00
6390	Meeting Expense	0.00	50.00	300.00
	<b>TOTAL ADMINISTRATIVE</b>	<b>936.25</b>	<b>1,765.98</b>	<b>10,895.00</b>
	<b>** LEGAL **</b>			
6410	Legal Corporate	0.00	0.00	250.00
6420	Legal Billable	174.00	174.00	1,500.00
	<b>TOTAL LEGAL</b>	<b>174.00</b>	<b>174.00</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	4,200.00
	<b>TOTAL INSURANCE</b>	<b>0.00</b>	<b>0.00</b>	<b>5,300.00</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	0.00	0.00	2,000.00
6670	Bank Charges	0.00	10.00	200.00
6680	General Reserve	0.00	0.00	2,400.00
	<b>TOTAL OTHER EXPENSES</b>	<b>0.00</b>	<b>10.00</b>	<b>4,869.00</b>
	<b>TOTAL EXPENSES</b>	<b>4,632.41</b>	<b>9,029.38</b>	<b>90,594.00</b>

02/28/23  
Co. Pd 2  
Co. Year 2023

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

PAGE 2

Account No	Description	Current Period	Y-T-D Balance	Year Budget
	PROFIT OR (LOSS)	(1,081.96)	86,109.78	(259.00)