

Co Pd 10  
Co Yr 2022

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

| Description               | Amount     | Year to Date |
|---------------------------|------------|--------------|
| -----                     | -----      | -----        |
| MONTHLY INCOME            | 278.53     | 72,099.06    |
| TOTAL MONTHLY EXPENSE     | 9,595.25   | 57,408.05    |
| NET MONTHLY INCOME (LOSS) | (9,316.72) | 14,691.01    |
| <br>                      |            |              |
| TOTAL CASH                |            | 77,082.55    |
| <br>                      |            |              |
| CAB OPERATING ACCOUNT     |            | 24,111.33    |
| CAB BANK RESERVES         |            | 52,971.22    |

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

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| Account<br>No | Description                   | Current Period |          | Year to Date Balance |            |
|---------------|-------------------------------|----------------|----------|----------------------|------------|
|               |                               | Debit          | Credit   | Debit                | Credit     |
|               | ** A S S E T S **             |                |          |                      |            |
| 1020          | CAB OPERATING ACCOUNT         |                | 9,090.24 | 24,111.33            |            |
| 1050          | CAB BANK RESERVES             | 213.46         |          | 52,971.22            |            |
|               | ** L I A B I L I T I E S **   |                |          |                      |            |
| 2010          | Accounts Payable              |                | 0.00     |                      | 0.00       |
| 2011          | Unapplied Payments            |                | 439.94   |                      | -1,474.95  |
| 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     |                      | 63,967.36  |
|               | ** I N C O M E **             |                |          |                      |            |
| 4010          | 2020 ASSESSMENT INCOME        |                | 0.00     |                      | 0.00       |
| 4011          | 2021 Assessment Income        |                | 0.00     |                      | 256.66     |
| 4012          | 2022 Assessment Income        |                | 0.00     |                      | 69,500.00  |
| 4013          | 2023 Assessment income        |                | 0.00     |                      | 0.00       |
| 4020          | Interest & Penalty Income     |                | 32.50    |                      | 465.03     |
| 4030          | Collection Fees Reimbursement |                | 0.00     |                      | 170.00     |
| 4040          | D/R Enforcement Income        |                | 0.00     |                      | 300.00     |
| 4050          | Payment Plan Income           |                | 0.00     |                      | 100.00     |
| 4060          | Legal Fee Reimbursement       |                | 231.37   |                      | 1,196.60   |
| 4070          | D/R Mowing Reimbursement      |                | 0.00     |                      | 0.00       |
| 4080          | Bank Interest Income          |                | 14.66    |                      | 110.77     |
| 4090          | Miscellaneous Income          |                | 0.00     |                      | 0.00       |
|               | ** E X P E N S E S **         |                |          |                      |            |
| 6110          | Landscape Contract            | 600.00         |          | 6,000.00             |            |
| 6120          | Landscape Extrs               | 300.00         |          | 3,800.00             |            |
| 6130          | Irrigation Repairs            | 0.00           |          | 670.52               |            |
| 6140          | Signage and Fence Repair      | 0.00           |          | 457.63               |            |
| 6150          | Force Mows                    | 0.00           |          | 0.00                 |            |
| 6180          | Miscellaneous Repairs         | 0.00           |          | 262.06               |            |
| 6210          | Electricity                   | 602.10         |          | 5,796.26             |            |
| 6220          | Trash Service                 | 2,156.15       |          | 19,448.90            |            |
| 6230          | Water                         | 455.53         |          | 2,239.00             |            |
| 6240          | Cameras                       | 0.00           |          | 4,256.00             |            |
| 6250          | Website                       | 0.00           |          | 350.67               |            |
| 6260          | Storage                       | 44.00          |          | 365.00               |            |
| 6310          | Management Contract           | 584.82         |          | 5,848.20             |            |
| 6320          | Management Extras             | 0.00           |          | 0.00                 |            |
| 6330          | Postage                       | 135.83         |          | 611.04               |            |
| 6340          | Copies                        | 40.81          |          | 247.62               |            |
| 6350          | Collection Expense            | 0.00           |          | 180.00               |            |
| 6360          | Deed Restrictions Expense     | 25.00          |          | 230.00               |            |
| 6370          | Other Administrative Services | 0.00           |          | 0.00                 |            |
| 6380          | Office Supplies               | 0.00           |          | 27.91                |            |
| 6390          | Meeting Expense               | 50.00          |          | 100.00               |            |
| 6410          | Legal Corporate               | 0.00           |          | 0.00                 |            |
| 6420          | Legal Billable                | 315.69         |          | 646.00               |            |
| 6510          | Insurance D & O               | 1,169.00       |          | 1,169.00             |            |
| 6520          | Insurance Genl Liab Pkge      | 2,980.00       |          | 3,580.00             |            |
| 6610          | Tax Return - Permits          | 0.00           |          | 200.00               |            |
| 6620          | Taxes Federal                 | 0.00           |          | 0.00                 |            |
| 6630          | Taxes Property                | 0.00           |          | 5.00                 |            |
| 6640          | Committee Expense             | 136.32         |          | 897.24               |            |
| 6670          | Bank Charges                  | 0.00           |          | 20.00                |            |
| 6680          | General Reserve               | 0.00           |          | 0.00                 |            |
| B a l a n c e |                               | 9,808.71       | 9,808.71 | 134,490.60           | 134,490.60 |

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

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| 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           | 256.66        | 200.00      |
| 4012       | 2022 Assessment Income        | 0.00           | 69,500.00     | 69,700.00   |
| 4013       | 2023 Assessment income        | 0.00           | 0.00          | 0.00        |
| 4020       | Interest & Penalty Income     | 32.50          | 465.03        | 600.00      |
| 4030       | Collection Fees Reimbursement | 0.00           | 170.00        | 100.00      |
| 4040       | D/R Enforcement Income        | 0.00           | 300.00        | 200.00      |
| 4050       | Payment Plan Income           | 0.00           | 100.00        | 40.00       |
| 4060       | Legal Fee Reimbursement       | 231.37         | 1,196.60      | 400.00      |
| 4070       | D/R Mowing Reimbursement      | 0.00           | 0.00          | 0.00        |
| 4080       | Bank Interest Income          | 14.66          | 110.77        | 100.00      |
| 4090       | Miscellaneous Income          | 0.00           | 0.00          | 0.00        |
|            | TOTAL INCOME                  | 278.53         | 72,099.06     | 71,340.00   |
|            | <b>** E X P E N S E S **</b>  |                |               |             |
|            | <b>** MAINTENANCE **</b>      |                |               |             |
| 6110       | Landscape Contract            | 600.00         | 6,000.00      | 8,000.00    |
| 6120       | Landscape Extras              | 300.00         | 3,800.00      | 2,000.00    |
| 6130       | Irrigation Repairs            | 0.00           | 670.52        | 1,000.00    |
| 6140       | Signage and Fence Repair      | 0.00           | 457.63        | 3,200.00    |
| 6150       | Force Mows                    | 0.00           | 0.00          | 150.00      |
| 6180       | Miscellaneous Repairs         | 0.00           | 262.06        | 1,000.00    |
|            | TOTAL MAINTENANCE             | 900.00         | 11,190.21     | 15,350.00   |
|            | <b>** UTILITIES **</b>        |                |               |             |
| 6210       | Electricity                   | 602.10         | 5,796.26      | 7,200.00    |
| 6220       | Trash Service                 | 2,156.15       | 19,448.90     | 23,000.00   |
| 6230       | Water                         | 455.53         | 2,239.00      | 2,400.00    |
| 6240       | Cameras                       | 0.00           | 4,256.00      | 4,800.00    |
| 6250       | Website                       | 0.00           | 350.67        | 310.00      |
| 6260       | Storage                       | 44.00          | 365.00        | 276.00      |
|            | TOTAL UTILITIES               | 3,257.78       | 32,455.83     | 37,986.00   |
|            | <b>** ADMINISTRATIVE **</b>   |                |               |             |
| 6310       | Management Contract           | 584.82         | 5,848.20      | 7,020.00    |
| 6320       | Management Extras             | 0.00           | 0.00          | 100.00      |
| 6330       | Postage                       | 135.83         | 611.04        | 800.00      |
| 6340       | Copies                        | 40.81          | 247.62        | 210.00      |
| 6350       | Collection Expense            | 0.00           | 180.00        | 100.00      |
| 6360       | Deed Restrictions Expense     | 25.00          | 230.00        | 225.00      |
| 6370       | Other Administrative Services | 0.00           | 0.00          | 200.00      |
| 6380       | Office Supplies               | 0.00           | 27.91         | 50.00       |
| 6390       | Meeting Expense               | 50.00          | 100.00        | 1,200.00    |
|            | TOTAL ADMINISTRATIVE          | 836.46         | 7,244.77      | 9,905.00    |
|            | <b>** LEGAL **</b>            |                |               |             |
| 6410       | Legal Corporate               | 0.00           | 0.00          | 250.00      |
| 6420       | Legal Billable                | 315.69         | 646.00        | 1,500.00    |
|            | TOTAL LEGAL                   | 315.69         | 646.00        | 1,750.00    |
|            | <b>** INSURANCE **</b>        |                |               |             |
| 6510       | Insurance D & O               | 1,169.00       | 1,169.00      | 1,100.00    |
| 6520       | Insurance Genl Liab Pkge      | 2,980.00       | 3,580.00      | 3,171.00    |
|            | TOTAL INSURANCE               | 4,149.00       | 4,749.00      | 4,271.00    |
|            | <b>** OTHER EXPENSES **</b>   |                |               |             |
| 6610       | Tax Return - Permits          | 0.00           | 200.00        | 250.00      |
| 6620       | Taxes Federal                 | 0.00           | 0.00          | 2.00        |
| 6630       | Taxes Property                | 0.00           | 5.00          | 17.00       |
| 6640       | Committee Expense             | 136.32         | 897.24        | 2,000.00    |
| 6670       | Bank Charges                  | 0.00           | 20.00         | 200.00      |
| 6680       | General Reserve               | 0.00           | 0.00          | (391.00)    |
|            | TOTAL OTHER EXPENSES          | 136.32         | 1,122.24      | 2,078.00    |
|            | TOTAL EXPENSES                | 9,595.25       | 57,408.05     | 71,340.00   |

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Co. Pd 10  
Co. Year 2022

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

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| Account<br>No | Description      | Current<br>Period | Y-T-D<br>Balance | Year<br>Budget |
|---------------|------------------|-------------------|------------------|----------------|
|               | PROFIT OR (LOSS) | (9,316.72)        | 14,691.01        | 0.00           |