

Co Pd 7
Co Yr 2025

WHITE OAK SPRINGS
Monthly Summary
For the month of July
Year 2025

Description	Amount	Year to Date
MONTHLY INCOME	2,331.86	80,860.53
TOTAL MONTHLY EXPENSE	5,514.00	45,201.76
NET MONTHLY INCOME (LOSS)	(3,182.14)	35,658.77

TOTAL CASH	151,601.47
ALLIANCE OPS ACCT 9875	51,729.73
ALLIANCE MM ACT 8686	48,606.56
FCB OPERATING ACCOUNT	0.00
ALLIANCE CD 3.88% 02-09-26 861	51,265.18
FCB CD 4.75% 1YR 0320-25 1997	0.00
FCB CD 4.75% 9MO 1220-24 1999	0.00
FCB CD 4.75% 6MO 0920-24 2001	0.00
FCB CD 4.75% 12MO 0620-25 2002	0.00
CAB BANK RESERVES	0.00
ALLIANCE CD 4.31% 12-09-25 8619	0.00

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WHITE OAK SPRINGS
Trial Balance
For the month of July
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Account No	Description	Current Period		Year to Date Balance	
		Debit	Credit	Debit	Credit
	** A S S E T S **				
1010	ALLIANCE OPS ACCT 9875	10,838.99		51,729.73	
1015	ALLIANCE MM ACT 8686	206.18		48,606.56	
1020	FCB OPERATING ACCOUNT		6,214.15		0.00
1030	ALLIANCE CD 3.88% 02-09-26 861	1,265.18		51,265.18	
1040	FCB CD 4.75% 1YR 0320-25 1997	0.00			0.00
1041	FCB CD 4.75% 9MO 1220-24 1999	0.00			0.00
1042	FCB CD 4.75% 6MO 0920-24 2001	0.00			0.00
1043	FCB CD 4.75%12MO 0620-25 2002		9,551.45		0.00
1050	CAB BANK RESERVES	0.00			0.00
1060	ALLIANCE CD4.31% 12-09-25 8619	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	273.11			1,634.40
2012	Refund for Over Payment		0.00		-201.74
2013	Assessment Pre-Payments		0.00		0.00
	** C A P I T A L **				
3110	Retained Earnings		0.00		114,461.34
	** I N C O M E **				
4013	2023 Assessment income		0.00		0.00
4014	2024 Assessment Income		0.00		0.00
4015	2025 Assessment Income		423.46		72,636.21
4020	Interest & Penalty Income		514.37		1,697.10
4030	Collection Fees Reimbursement		50.00		375.00
4040	D/R Enforcement Income		15.00		1,703.53
4050	Payment Plan Income		40.00		60.00
4060	Legal Fee Reimbursement		12.87		1,858.51
4070	D/R Mowing Reimbursement		0.00		0.00
4080	Bank Interest Income		1,276.16		2,530.18
4090	Miscellaneous Income		0.00		0.00
	** E X P E N S E S **				
6110	Landscape Contract	800.00		5,400.00	
6120	Landscape Extras	0.00		2,630.00	
6130	Irrigation Repairs	450.00		450.00	
6140	Signage and Fence Repair	0.00		0.00	
6150	Force Mows	0.00		0.00	
6160	Play ground	0.00		0.00	
6180	Miscellaneous Repairs	0.00		297.69	
6210	Electricity	747.35		5,197.26	
6220	Trash Service	2,321.32		16,249.24	
6230	Water	17.34		134.20	
6240	Cameras	0.00		4,860.00	
6250	Website	0.00		77.22	
6260	Storage	116.00		798.00	
6310	Management Contract	773.71		5,415.97	
6320	Management Extras	0.00		0.00	
6330	Postage	55.30		766.66	
6340	Copies	41.58		356.17	
6350	Collection Expense	0.00		300.00	
6360	Deed Restrictions Expense	60.00		500.00	
6370	Other Administrative Services	0.00		0.00	
6380	Office Supplies	0.00		0.00	
6390	Meeting Expense	50.00		150.00	
6410	Legal Corporate	0.00		0.00	
6420	Legal Billable	0.00		263.12	
6510	Insurance D & O	0.00		0.00	
6520	Insurance Genl Liab Pkge	0.00		0.00	
6610	Tax Return - Permits	0.00		250.00	
6620	Taxes Federal	0.00		0.00	
6630	Taxes Property	0.00		0.00	
6640	Committee Expense	81.40		1,096.23	
6670	Bank Charges	0.00		10.00	
6680	General Reserve	0.00		0.00	
B a l a n c e		18,097.46	18,097.46	196,803.23	196,803.23

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WHITE OAK SPRINGS
Income Statement
For the month of July
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Account No	Description	Current Period	Y-T-D Balance	Year Budget
	** I N C O M E **			
4013	2023 Assessment income	0.00	0.00	0.00
4014	2024 Assessment Income	0.00	0.00	0.00
4015	2025 Assessment Income	423.46	72,636.21	88,500.00
4020	Interest & Penalty Income	514.37	1,697.10	500.00
4030	Collection Fees Reimbursement	50.00	375.00	300.00
4040	D/R Enforcement Income	15.00	1,703.53	800.00
4050	Payment Plan Income	40.00	60.00	100.00
4060	Legal Fee Reimbursement	12.87	1,858.51	1,000.00
4070	D/R Mowing Reimbursement	0.00	0.00	0.00
4080	Bank Interest Income	1,276.16	2,530.18	900.00
4090	Miscellaneous Income	0.00	0.00	0.00
	TOTAL INCOME	2,331.86	80,860.53	92,100.00
	** E X P E N S E S **			
	** MAINTENANCE **			
6110	Landscape Contract	800.00	5,400.00	9,000.00
6120	Landscape Extras	0.00	2,630.00	4,000.00
6130	Irrigation Repairs	450.00	450.00	1,200.00
6140	Signage and Fence Repair	0.00	0.00	1,000.00
6150	Force Mows	0.00	0.00	150.00
6160	Play ground	0.00	0.00	1,500.00
6180	Miscellaneous Repairs	0.00	297.69	1,000.00
	TOTAL MAINTENANCE	1,250.00	8,777.69	17,850.00
	** UTILITIES **			
6210	Electricity	747.35	5,197.26	9,100.00
6220	Trash Service	2,321.32	16,249.24	29,500.00
6230	Water	17.34	134.20	2,500.00
6240	Cameras	0.00	4,860.00	4,600.00
6250	Website	0.00	77.22	650.00
6260	Storage	116.00	798.00	1,350.00
	TOTAL UTILITIES	3,202.01	27,315.92	47,700.00
	** ADMINISTRATIVE **			
6310	Management Contract	773.71	5,415.97	9,275.00
6320	Management Extras	0.00	0.00	100.00
6330	Postage	55.30	766.66	1,400.00
6340	Copies	41.58	356.17	600.00
6350	Collection Expense	0.00	300.00	300.00
6360	Deed Restrictions Expense	60.00	500.00	625.00
6370	Other Administrative Services	0.00	0.00	200.00
6380	Office Supplies	0.00	0.00	50.00
6390	Meeting Expense	50.00	150.00	200.00
	TOTAL ADMINISTRATIVE	980.59	7,488.80	12,750.00
	** LEGAL **			
6410	Legal Corporate	0.00	0.00	250.00
6420	Legal Billable	0.00	263.12	800.00
	TOTAL LEGAL	0.00	263.12	1,050.00
	** INSURANCE **			
6510	Insurance D & O	0.00	0.00	1,350.00
6520	Insurance Genl Liab Pkge	0.00	0.00	3,900.00
	TOTAL INSURANCE	0.00	0.00	5,250.00
	** OTHER EXPENSES **			
6610	Tax Return - Permits	0.00	250.00	3,500.00
6620	Taxes Federal	0.00	0.00	2.00
6630	Taxes Property	0.00	0.00	17.00
6640	Committee Expense	81.40	1,096.23	3,500.00
6670	Bank Charges	0.00	10.00	100.00
6680	General Reserve	0.00	0.00	0.00
	TOTAL OTHER EXPENSES	81.40	1,356.23	7,119.00
	TOTAL EXPENSES	5,514.00	45,201.76	91,719.00

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Income Statement
For the month of July
Year 2025

Account No	Description	Current Period	Y-T-D Balance	Year Budget
	PROFIT OR (LOSS)	(3,182.14)	35,658.77	381.00