

Co Pd 9
Co Yr 2025

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

Description	Amount	Year to Date
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MONTHLY INCOME	1,459.50	83,066.53
TOTAL MONTHLY EXPENSE	13,135.39	64,819.79
NET MONTHLY INCOME (LOSS)	(11,675.89)	18,246.74

TOTAL CASH	134,443.54
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ALLIANCE OPS ACCT 9875	33,821.12
ALLIANCE MM ACT 8686	49,018.81
FCB OPERATING ACCOUNT	0.00
ALLIANCE CD 3.88% 02-09-26 861	51,603.61
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 CD4.31% 12-09-25 8619	0.00

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WHITE OAK SPRINGS
Trial Balance
For the month of September
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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		11,922.32	33,821.12	
1015	ALLIANCE MM ACT 8686	206.04		49,018.81	
1020	FCB OPERATING ACCOUNT	0.00		0.00	
1030	ALLIANCE CD 3.88% 02-09-26 861	169.49		51,603.61	
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	0.00		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		129.10		1,888.50
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 **				
4015	2025 Assessment Income		720.00		73,392.32
4016	2026 ASSESSMENT INCOME		0.00		0.00
4020	Interest & Penalty Income		295.50		1,992.60
4030	Collection Fees Reimbursement		75.00		450.00
4040	D/R Enforcement Income		50.00		1,753.53
4050	Payment Plan Income		40.00		100.00
4060	Legal Fee Reimbursement		102.68		2,495.40
4070	D/R Mowing Reimbursement		0.00		0.00
4080	Bank Interest Income		176.32		2,882.68
4090	Miscellaneous Income		0.00		0.00
	** E X P E N S E S **				
6110	Landscape Contract	800.00		7,000.00	
6120	Landscape Extras	2,380.00		5,010.00	
6130	Irrigation Repairs	60.00		810.00	
6140	Signage and Fence Repair	0.00		860.00	
6150	Force Mows	0.00		0.00	
6160	Play ground	0.00		0.00	
6180	Miscellaneous Repairs	1,600.00		1,897.69	
6210	Electricity	799.48		6,743.05	
6220	Trash Service	2,408.41		21,066.06	
6230	Water	67.80		240.88	
6240	Cameras	0.00		4,860.00	
6250	Website	0.00		77.22	
6260	Storage	116.00		1,030.00	
6310	Management Contract	773.71		6,963.39	
6320	Management Extras	0.00		0.00	
6330	Postage	128.43		1,092.29	
6340	Copies	42.56		530.86	
6350	Collection Expense	25.00		335.00	
6360	Deed Restrictions Expense	10.00		610.00	
6370	Other Administrative Services	0.00		0.00	
6380	Office Supplies	0.00		0.00	
6390	Meeting Expense	0.00		150.00	
6410	Legal Corporate	0.00		0.00	
6420	Legal Billable	0.00		263.12	
6510	Insurance D & O	1,203.00		1,203.00	
6520	Insurance Genl Liab Pkge	2,711.00		2,711.00	
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	0.00		1,096.23	
6670	Bank Charges	10.00		20.00	
6680	General Reserve	0.00		0.00	
B a l a n c e		13,510.92	13,510.92	199,263.33	199,263.33

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WHITE OAK SPRINGS
Income Statement
For the month of September
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Account No	Description	Current Period	Y-T-D Balance	Year Budget
	** I N C O M E **			
4015	2025 Assessment Income	720.00	73,392.32	88,500.00
4016	2026 ASSESSMENT INCOME	0.00	0.00	0.00
4020	Interest & Penalty Income	295.50	1,992.60	500.00
4030	Collection Fees Reimbursement	75.00	450.00	300.00
4040	D/R Enforcement Income	50.00	1,753.53	800.00
4050	Payment Plan Income	40.00	100.00	100.00
4060	Legal Fee Reimbursement	102.68	2,495.40	1,000.00
4070	D/R Mowing Reimbursement	0.00	0.00	0.00
4080	Bank Interest Income	176.32	2,882.68	900.00
4090	Miscellaneous Income	0.00	0.00	0.00
	TOTAL INCOME	1,459.50	83,066.53	92,100.00
	** E X P E N S E S **			
	** MAINTENANCE **			
6110	Landscape Contract	800.00	7,000.00	9,000.00
6120	Landscape Extras	2,380.00	5,010.00	4,000.00
6130	Irrigation Repairs	60.00	810.00	1,200.00
6140	Signage and Fence Repair	0.00	860.00	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	1,600.00	1,897.69	1,000.00
	TOTAL MAINTENANCE	4,840.00	15,577.69	17,850.00
	** UTILITIES **			
6210	Electricity	799.48	6,743.05	9,100.00
6220	Trash Service	2,408.41	21,066.06	29,500.00
6230	Water	67.80	240.88	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	1,030.00	1,350.00
	TOTAL UTILITIES	3,391.69	34,017.21	47,700.00
	** ADMINISTRATIVE **			
6310	Management Contract	773.71	6,963.39	9,275.00
6320	Management Extras	0.00	0.00	100.00
6330	Postage	128.43	1,092.29	1,400.00
6340	Copies	42.56	530.86	600.00
6350	Collection Expense	25.00	335.00	300.00
6360	Deed Restrictions Expense	10.00	610.00	625.00
6370	Other Administrative Services	0.00	0.00	200.00
6380	Office Supplies	0.00	0.00	50.00
6390	Meeting Expense	0.00	150.00	200.00
	TOTAL ADMINISTRATIVE	979.70	9,681.54	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	1,203.00	1,203.00	1,350.00
6520	Insurance Genl Liab Pkge	2,711.00	2,711.00	3,900.00
	TOTAL INSURANCE	3,914.00	3,914.00	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	0.00	1,096.23	3,500.00
6670	Bank Charges	10.00	20.00	100.00
6680	General Reserve	0.00	0.00	0.00
	TOTAL OTHER EXPENSES	10.00	1,366.23	7,119.00
	TOTAL EXPENSES	13,135.39	64,819.79	91,719.00

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WHITE OAK SPRINGS
Income Statement
For the month of September
Year 2025

Account No	Description	Current Period	Y-T-D Balance	Year Budget
	PROFIT OR (LOSS)	(11,675.89)	18,246.74	381.00