

# Balance Sheet

## Forest Oaks II Homeowners Association

As of November 30, 2025

| DISTRIBUTION ACCOUNT                       | TOTAL               |
|--------------------------------------------|---------------------|
| <b>Assets</b>                              |                     |
| Current Assets                             |                     |
| Bank Accounts                              |                     |
| CD First National                          | 0.00                |
| CD SmartBank                               | 0.00                |
| CD Southern Bank                           | 26,575.49           |
| CD Southern Bank 2                         | 52,506.85           |
| Certificate of Deposit F & M               | 0.00                |
| Checking F&M                               | 0.00                |
| Daily Operating                            | 0.00                |
| Daily Operating SB                         | 1,000.00            |
| Money Market Pinnacle                      | 0.00                |
| Operating                                  | 0.00                |
| Operating SB                               | 553,830.11          |
| <b>Total for Bank Accounts</b>             | <b>\$633,912.45</b> |
| Accounts Receivable                        |                     |
| Accounts Receivable                        | 249,824.79          |
| <b>Total for Accounts Receivable</b>       | <b>\$249,824.79</b> |
| Other Current Assets                       |                     |
| QuickBooks Tax Holding Account             | 448.56              |
| Raymond James CD                           | 0.00                |
| Undeposited Funds                          | 0.00                |
| <b>Total for Other Current Assets</b>      | <b>\$448.56</b>     |
| <b>Total for Current Assets</b>            | <b>\$884,185.80</b> |
| <b>Total for Assets</b>                    | <b>\$884,185.80</b> |
| <b>Liabilities and Equity</b>              |                     |
| Liabilities                                |                     |
| Current Liabilities                        |                     |
| Other Current Liabilities                  |                     |
| Customer deposit                           | 0.00                |
| Customer Prepayments                       | 0.00                |
| Direct Deposit Payable                     | 0.00                |
| Payroll Liabilities                        | \$0.00              |
| Federal Taxes (941/943/944)                | 406.56              |
| Federal Unemployment (940)                 | 42.00               |
| TN Quarterly Taxes                         | 0.00                |
| <b>Total for Payroll Liabilities</b>       | <b>\$448.56</b>     |
| Tennessee Department of Revenue Payable    | 24.38               |
| <b>Total for Other Current Liabilities</b> | <b>\$472.94</b>     |
| <b>Total for Current Liabilities</b>       | <b>\$472.94</b>     |

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As of November 30, 2025

| DISTRIBUTION ACCOUNT                    |  | TOTAL               |
|-----------------------------------------|--|---------------------|
| <b>Total for Liabilities</b>            |  | <b>\$472.94</b>     |
| Equity                                  |  |                     |
| Opening Balance Equity                  |  | 540.32              |
| Perm. Restricted Net Assets             |  | 194,579.84          |
| Unrestricted Net Assets                 |  | 375,965.07          |
| Net Income                              |  | 312,627.63          |
| <b>Total for Equity</b>                 |  | <b>\$883,712.86</b> |
| <b>Total for Liabilities and Equity</b> |  | <b>\$884,185.80</b> |

**Profit and Loss**  
**Forest Oaks II Homeowners Association**  
**November 1-30, 2025**

| DISTRIBUTION ACCOUNT              | TOTAL              |
|-----------------------------------|--------------------|
| <b>Income</b>                     |                    |
| Homeowners Dues                   | 39,900.00          |
| Late Fees Income                  | 150.00             |
| Other Income                      | 4,611.87           |
| Services                          | 725.00             |
| <b>Total for Income</b>           | <b>\$45,386.87</b> |
| <b>Gross Profit</b>               | <b>\$45,386.87</b> |
| <b>Expenses</b>                   |                    |
| Insurance Expense                 | 8,390.40           |
| Maintenance Expense               | 21,199.00          |
| Office Expense                    | 201.76             |
| Payroll Expenses                  |                    |
| Taxes                             | 103.28             |
| Wages                             | 1,350.00           |
| <b>Total for Payroll Expenses</b> | <b>\$1,453.28</b>  |
| Utilities                         | 928.54             |
| <b>Total for Expenses</b>         | <b>\$32,172.98</b> |
| <b>Net Operating Income</b>       | <b>\$13,213.89</b> |
| <b>Other Expenses</b>             |                    |
| Ask My Accountant                 | 350.00             |
| <b>Total for Other Expenses</b>   | <b>\$350.00</b>    |
| <b>Net Other Income</b>           | <b>-\$350.00</b>   |
| <b>Net Income</b>                 | <b>\$12,863.89</b> |

Forest Oaks II  
Reserve Balances  
11/30/25

12/07/25

|                       | Including<br>Accounts<br><u>Receivable</u> | Accounts<br><u>Receivable</u>   | Excluding<br>Accounts<br><u>Receivable</u> |    |
|-----------------------|--------------------------------------------|---------------------------------|--------------------------------------------|----|
| <u>Unappropriated</u> |                                            |                                 |                                            |    |
| Unappropriated        | \$ 296,109.39                              | \$ 249,824.79                   | \$ 46,284.60                               | 1/ |
| <u>Reserve Funds</u>  |                                            |                                 |                                            |    |
| Clubhouse             | 5,444.48                                   |                                 | 5,444.48                                   |    |
| Gutters/downspouts    | 3,014.95                                   |                                 | 3,014.95                                   |    |
| Pool furniture        | 1.00                                       |                                 | 1.00                                       |    |
| Painting              | 94,692.43                                  |                                 | 94,692.43                                  |    |
| Roof                  | 405,260.27                                 |                                 | 405,260.27                                 |    |
| Paving/concrete       | 31,235.63                                  |                                 | 31,235.63                                  |    |
| Siding                | 18,150.00                                  |                                 | 18,150.00                                  |    |
| Contingency           | 24,403.71                                  |                                 | 24,403.71                                  |    |
| Swimming pool         | 1.00                                       |                                 | 1.00                                       |    |
| Working capital       | 5,400.00                                   |                                 | 5,400.00                                   |    |
| Subtotal              | <u>587,603.47</u>                          | <u>-</u>                        | <u>587,603.47</u>                          |    |
| <br>Total             | <br><u><u>\$ 883,712.86</u></u>            | <br><u><u>\$ 249,824.79</u></u> | <br><u><u>\$ 633,888.07</u></u>            |    |

1/ Accounts receivable is approximately \$30,000 less than it would normally be because bank processed Dec. 1 ACH payments one business day early. Therefore, Unappropriated excluding Accounts Receivable is approximately \$30,000 high as of November 30. Balances should be back to normal as of December 31.