

Woodlake Condo HOA Expense Report Detail January through December 2025

Type	Date	Num	Name	Memo	Paid Amount
EXPENSES					
3000 · OFFICE EXPENSES					
3010 · Management/Administration					
Check	01/02/2025	1966	JC ENTERPRISE AMS, INC.	jan	340.00
Bill	02/01/2025	inv# 7110	JC ENTERPRISE AMS, INC.	feb	340.00
Bill	03/01/2025	inv# 7156	JC ENTERPRISE AMS, INC.	mar	340.00
Bill	04/01/2025	inv# 7200	JC ENTERPRISE AMS, INC.	apr	340.00
Bill	05/01/2025	inv# 7244	JC ENTERPRISE AMS, INC.	may	340.00
Bill	06/01/2025	inv# 7288	JC ENTERPRISE AMS, INC.	june	340.00
Bill	07/01/2025	inv. #7343	JC ENTERPRISE AMS, INC.	july	340.00
Bill	08/01/2025	inv# 7387	JC ENTERPRISE AMS, INC.	aug	340.00
Bill	09/01/2025	inv# 7431	JC ENTERPRISE AMS, INC.	sept	340.00
Bill	10/01/2025	inv# 7478	JC ENTERPRISE AMS, INC.	oct	340.00
Bill	11/01/2025	inv# 7522	JC ENTERPRISE AMS, INC.	nov	340.00
Bill	12/01/2025	inv# 7565	JC ENTERPRISE AMS, INC.	dec	340.00
Total 3010 · Management/Administration					4,080.00
3020 · Supplies					
Bill	12/05/2025	inv# 7587	JC ENTERPRISE AMS, INC.	office supplies	25.00
Total 3020 · Supplies					25.00
3030 · Postal Expenses					
Check	03/24/2025	1997	JC ENTERPRISE AMS, INC.	reimb for cert. mail DN	19.36
Check	04/04/2025	2001	JC ENTERPRISE AMS, INC.	reimb for cert. mail IRS 20...	9.96
Check	06/05/2025	2029	U.S. Postmaster	1 roll stamps	73.00
Check	06/11/2025	2031	JC ENTERPRISE AMS, INC.	reimb for cert. mail to Clancy	9.68
Invoice	07/10/2025	5524	SMITH, VERNON R.	Postal expense - certified ...	-9.97
Check	08/22/2025	2066	JC ENTERPRISE AMS, INC.	reimb IRS cert mail	10.48
Invoice	10/06/2025	5737	CLANCY WILLIAM M (LE) ETALS...	Postal expense - certified ...	-9.68
Check	10/14/2025	2092	U.S. Postmaster	1 roll stamps	78.00
Total 3030 · Postal Expenses					180.83
3040 · Printing & Reproduction					
Check	12/29/2025	2127	JC ENTERPRISE AMS, INC.	2026 copies	89.73
Total 3040 · Printing & Reproduction					89.73
3050 · Insurance Expense					
Check	01/15/2025	eft	CONDOLOGIC UNDERWRITERS...	may	3,556.00
Bill	04/30/2025	inv. #6531987	CAIS, LLC	workers comp policy pif	427.00
Check	05/02/2025	eft	CONDOLOGIC UNDERWRITERS...	down pymt	13,442.00
Check	05/15/2025	eft	CONDOLOGIC UNDERWRITERS...	april	4,483.00
Check	06/05/2025	eft	BOUVIER INSURANCE	D&O Policy Renewal	1,255.00
Check	06/05/2025	eft	BOUVIER INSURANCE	crime renewal policy	453.00
Check	06/15/2025	eft	CONDOLOGIC UNDERWRITERS...	april	4,483.00
Check	07/15/2025	eft	CONDOLOGIC UNDERWRITERS...	april	4,483.00
Check	08/15/2025	eft	CONDOLOGIC UNDERWRITERS...	april	4,483.00
Check	09/15/2025	eft	CONDOLOGIC UNDERWRITERS...	april	4,483.00
Check	10/15/2025	eft	CONDOLOGIC UNDERWRITERS...	monthly pymt	4,483.00
Check	10/20/2025	2093	TRIGG SUSAN MARIE VAUGHN	refund of insurance pymt	4,340.00
Check	11/15/2025	eft	CONDOLOGIC UNDERWRITERS...	monthly pymt	4,483.00
Check	12/17/2025	eft	CONDOLOGIC UNDERWRITERS...	dec	4,483.00
Total 3050 · Insurance Expense					59,337.00
3060 · Professional Fees					
Check	03/13/2025	1994	Jason Jones	2024 tax return	175.00
Check	10/24/2025	2098	JC ENTERPRISE AMS, INC.	reimb annual report	20.46
Total 3060 · Professional Fees					195.46

Woodlake Condo HOA Expense Report Detail January through December 2025

Type	Date	Num	Name	Memo	Paid Amount
3070 - General Office Expenses					
Check	01/10/2025	eft	First Bank	analysis charge	23.45
Check	02/10/2025			Service Charge	23.30
Check	03/10/2025			Service Charge	23.45
Check	04/10/2025			Service Charge	23.45
Check	05/12/2025			Service Charge	23.45
Check	06/10/2025			Service Charge	23.45
Check	06/11/2025	eft	Harland Clark	checks order	28.30
Check	07/10/2025			Service Charge	23.45
Check	08/10/2025			Service Charge	23.45
Check	09/10/2025			Service Charge	23.45
Check	10/10/2025			Service Charge	23.60
Check	11/05/2025	2103	THOMAS, BRENDA K	reimb for domain	33.90
Check	11/05/2025	eft	Harland Clark	check order	28.30
Check	11/10/2025			Service Charge	23.60
Check	12/10/2025			Service Charge	23.75
Check	12/18/2025	2123	THOMAS, BRENDA K	reimb for website	684.84
Total 3070 - General Office Expenses					1,057.19
3080 - Property Taxes					
Bill	01/14/2025	bill# 70970	JIM MAJOR, TRUSTEE	county taxes	925.00
Check	07/22/2025	2052	UNITED STATES TREASURY	2024 income tax payment	683.00
Total 3080 - Property Taxes					1,608.00
Total 3000 - OFFICE EXPENSES					66,573.21
4000 - LAWNCARE & LANDSCAPING EXPENSES					
4010 - Lawn Care Service Contract					
Bill	01/14/2025	inv# 6552	GREEN HOUSE, INC.	jan	2,750.00
Bill	02/12/2025	inv. # 6577	GREEN HOUSE, INC.	feb	2,750.00
Bill	03/05/2025	inv. #6601	GREEN HOUSE, INC.	march	2,816.66
Bill	04/09/2025	inv# 6616	GREEN HOUSE, INC.	apr	2,816.66
Bill	05/08/2025	inv. #6635	GREEN HOUSE, INC.	may	2,816.00
Bill	06/03/2025	inv# 6650	GREEN HOUSE, INC.	june	2,891.66
Bill	07/05/2025	inv. #6672	GREEN HOUSE, INC.	july	2,816.66
Bill	08/03/2025	inv. #6692	GREEN HOUSE, INC.	august	2,866.66
Bill	09/15/2025	inv. #6715	GREEN HOUSE, INC.	sept	2,816.66
Bill	10/01/2025	inv. #6733	GREEN HOUSE, INC.	october	2,816.66
Bill	11/14/2025	inv# 6758	GREEN HOUSE, INC.	nov	5,066.66
Bill	12/29/2025	inv. #6777	GREEN HOUSE, INC.	dec	2,816.66
Total 4010 - Lawn Care Service Contract					36,040.94
4020 - Miscellaneous Maintenance					
Bill	03/05/2025	inv. #6601	GREEN HOUSE, INC.	landscape project	900.00
Bill	05/08/2025	inv. #6635	GREEN HOUSE, INC.	cut up fallen limbs	75.66
Check	05/29/2025	1156	Driveway Group LLC	dumbsters?	1,550.00
Check	06/11/2025	2032	DRAKE DELANO	reimb for misc. l/s	684.55
Bill	07/05/2025	inv. #6672	GREEN HOUSE, INC.	installed 13 arborvitae trees	300.00
Check	07/22/2025	2049	GREERS TREE SERVICE	4812 tree work	2,100.00
Bill	08/13/2025	inv. #081125	GREERS TREE SERVICE	topped hackleberry tree	450.00
Bill	09/12/2025	inv. #6719	GREEN HOUSE, INC.	misc grading at club house	1,000.00
Total 4020 - Miscellaneous Maintenance					7,060.21
4040 - Irrigation Service & Repair					
Check	06/03/2025	2026	THOMAS, BRENDA K	reimb for backflow	75.00
Total 4040 - Irrigation Service & Repair					75.00
Total 4000 - LAWNCARE & LANDSCAPING EXPENSES					43,176.15

Woodlake Condo HOA Expense Report Detail January through December 2025

Type	Date	Num	Name	Memo	Paid Amount
4500 - AMENITY CENTER					
4510 - Pool Service Contract					
Bill	01/14/2025	inv. #20213048	Commercial Pool Company, LLC	jan	587.50
Bill	03/05/2025	inv. #20213066	Commercial Pool Company, LLC	chemicals	41.65
Bill	03/05/2025	inv. #20213166	Commercial Pool Company, LLC	march	587.50
Bill	03/05/2025	inv. #20213111	Commercial Pool Company, LLC	feb	587.50
Bill	04/09/2025	inv# 20213222	Commercial Pool Company, LLC	apr	587.50
Bill	05/08/2025	inv. #20213343	Commercial Pool Company, LLC	may	587.50
Bill	05/23/2025	inv. #20213368	Commercial Pool Company, LLC	chemicals	607.24
Bill	06/03/2025	inv# 20213473	Commercial Pool Company, LLC	june	587.50
Bill	06/03/2025	inv# 20213383	Commercial Pool Company, LLC	sand / lateral replacement /...	1,200.00
Bill	07/05/2025	inv. #20213596	Commercial Pool Company, LLC	july	587.50
Bill	07/05/2025	inv. #20213609	Commercial Pool Company, LLC	chemicals	378.45
Bill	08/05/2025	inv. #20213774	Commercial Pool Company, LLC	august	587.50
Bill	08/05/2025	inv. #20213729	Commercial Pool Company, LLC	chemicals	274.38
Bill	09/15/2025	inv. #20213958	Commercial Pool Company, LLC	sept	587.50
Bill	10/07/2025	inv# 20214021	Commercial Pool Company, LLC	oct	587.50
Bill	11/05/2025	inv# 20214111	Commercial Pool Company, LLC	nov	587.50
Bill	12/03/2025	inv. #20214174	Commercial Pool Company, LLC	dec	587.50
Total 4510 - Pool Service Contract					9,551.72
4512 - Pool Permits & Fees					
Bill	03/07/2025	inv# 227183	TENNESSEE DEPARTMENT OF ...	pool permit	340.00
Total 4512 - Pool Permits & Fees					340.00
4515 - Building Maintenance & Repairs					
Check	08/13/2025	2059	DRAKE DELANO	reimb	244.89
Check	08/13/2025	2060	CUNHA KEITH & MONIQUE	reimb	41.50
Bill	10/24/2025	inv. #20214075	Commercial Pool Company, LLC	repair leak in pool lights	450.00
Total 4515 - Building Maintenance & Repairs					736.39
4520 - Gen. Maintenance & Supplies					
Check	01/06/2025	1968	NELSON WILLIAM & VALERIE	dec cleaning service	125.00
Check	02/10/2025	1980	NELSON WILLIAM & VALERIE	january cleaning service	125.00
Check	03/12/2025	1993	NELSON WILLIAM & VALERIE	feb cleaning service	125.00
Check	04/01/2025	2000	NELSON WILLIAM & VALERIE	mar cleaning service	125.00
Check	05/08/2025	2018	NELSON WILLIAM & VALERIE	apr cleaning service	125.00
Check	06/05/2025	2030	NELSON WILLIAM & VALERIE	may cleaning service	125.00
Check	07/10/2025	2043	NELSON WILLIAM & VALERIE	june cleaning service	125.00
Check	07/18/2025	2044	THOMAS, BRENDA K	reimb.	1,219.75
Check	07/22/2025	2050	TERRI MCCAUGHAN	reimb for pool keys	112.74
Check	08/05/2025	2054	NELSON WILLIAM & VALERIE	july service	125.00
Check	08/05/2025	2058	TERRI MCCAUGHAN	reimb for pool keys	49.09
Check	09/10/2025	2070	NELSON WILLIAM & VALERIE	aug cleaning service	125.00
Check	09/12/2025	2075	THOMAS, BRENDA K	reimb for sign and lights	94.12
Check	10/06/2025	2086	NELSON WILLIAM & VALERIE	sept cleaning service	125.00
Check	11/03/2025	2101	NELSON WILLIAM & VALERIE	oct cleaning service	125.00
Check	12/01/2025	2113	NELSON WILLIAM & VALERIE	nov cleaning service	125.00
Total 4520 - Gen. Maintenance & Supplies					2,975.70
Total 4500 - AMENITY CENTER					13,603.81

Woodlake Condo HOA Expense Report Detail January through December 2025

Type	Date	Num	Name	Memo	Paid Amount
5000 - UTILITIES					
5010 - Electric Service					
Bill	01/17/2025	jan	MIDDLE TENNESSEE ELECTRIC...	jan	882.99
Bill	02/17/2025	feb	MIDDLE TENNESSEE ELECTRIC...	feb	1,242.93
Bill	03/14/2025	mar	MIDDLE TENNESSEE ELECTRIC...	mar	1,058.80
Bill	04/18/2025	apr	MIDDLE TENNESSEE ELECTRIC...	apr	727.29
Bill	05/20/2025	may	MIDDLE TENNESSEE ELECTRIC...	may	422.17
Bill	06/18/2025	june	MIDDLE TENNESSEE ELECTRIC...	june	423.32
Bill	07/13/2025	july	MIDDLE TENNESSEE ELECTRIC...	july	548.34
Bill	08/18/2025	aug	MIDDLE TENNESSEE ELECTRIC...	aug	647.50
Bill	09/12/2025	sept	MIDDLE TENNESSEE ELECTRIC...	sept	629.49
Bill	10/10/2025	oct	MIDDLE TENNESSEE ELECTRIC...	oct	510.32
Bill	11/14/2025	nov	MIDDLE TENNESSEE ELECTRIC...	nov	451.86
Bill	12/12/2025	dec	MIDDLE TENNESSEE ELECTRIC...	dec	699.94
Total 5010 - Electric Service					8,244.95
5030 - Water/Sewer Service					
Bill	01/23/2025	jan	WEST WILSON UTILITY DISTRICT	jan	41.49
Bill	01/23/2025	jan	METRO WATER SERVICES	jan	39.84
Bill	02/12/2025	feb	WEST WILSON UTILITY DISTRICT	feb	639.12
Bill	02/20/2025	feb	METRO WATER SERVICES	feb	632.64
Bill	03/12/2025	mar	WEST WILSON UTILITY DISTRICT	mar	41.49
Bill	03/31/2025	mar	METRO WATER SERVICES	mar	10.89
Bill	04/18/2025	apr	WEST WILSON UTILITY DISTRICT	apr	41.49
Bill	04/24/2025	apr	METRO WATER SERVICES	apr	10.89
Bill	05/23/2025	may	METRO WATER SERVICES	may	18.38
Bill	05/25/2025	may	WEST WILSON UTILITY DISTRICT	may	46.22
Bill	06/18/2025	june	METRO WATER SERVICES	june	25.87
Bill	06/18/2025	june	WEST WILSON UTILITY DISTRICT	june	38.83
Bill	07/18/2025	july	WEST WILSON UTILITY DISTRICT	july	232.41
Bill	07/29/2025	july	METRO WATER SERVICES	july	190.67
Bill	08/13/2025	aug	WEST WILSON UTILITY DISTRICT	aug	228.28
Bill	08/22/2025	aug	METRO WATER SERVICES	aug	190.67
Bill	09/12/2025	sept	WEST WILSON UTILITY DISTRICT	sept	339.23
Bill	09/18/2025	sept	METRO WATER SERVICES	sept	295.55
Bill	10/10/2025	oct	WEST WILSON UTILITY DISTRICT	oct	562.74
Bill	10/24/2025	oct	METRO WATER SERVICES	oct	512.79
Bill	11/14/2025	nov	WEST WILSON UTILITY DISTRICT	nov	942.76
Bill	11/25/2025	nov	METRO WATER SERVICES	nov	879.85
Bill	12/12/2025	dec	WEST WILSON UTILITY DISTRICT	dec	394.99
Bill	12/18/2025	dec	METRO WATER SERVICES	dec	355.48
Total 5030 - Water/Sewer Service					6,712.57
5040 - Trash Pick-Up					
Bill	01/17/2025	inv# 0437949...	WASTE MANAGEMENT OF NAS...	jan	987.61
Bill	02/17/2025	inv# 0450361...	WASTE MANAGEMENT OF NAS...	feb	987.61
Bill	03/12/2025	inv# 0463323...	WASTE MANAGEMENT OF NAS...	mar	987.61
Bill	04/09/2025	inv# 0478520...	WASTE MANAGEMENT OF NAS...	apr	987.61
Bill	05/08/2025	inv# 0490750...	WASTE MANAGEMENT OF NAS...	may	987.61
Bill	06/11/2025	inv# 0501653...	WASTE MANAGEMENT OF NAS...	june	987.61
Bill	07/13/2025	inv. #051447...	WASTE MANAGEMENT OF NAS...	july	987.61
Bill	08/13/2025	inv# 0533705...	WASTE MANAGEMENT OF NAS...	aug	987.61
Bill	09/12/2025	inv# 0544686...	WASTE MANAGEMENT OF NAS...	sept	987.61
Bill	10/10/2025	inv# 0557818...	WASTE MANAGEMENT OF NAS...	oct	987.61
Bill	11/25/2025	inv# 0568690...	WASTE MANAGEMENT OF NAS...	nov	987.61
Bill	12/12/2025	inv# 0579368...	WASTE MANAGEMENT OF NAS...	dec	987.61
Total 5040 - Trash Pick-Up					11,851.32

Woodlake Condo HOA Expense Report Detail January through December 2025

Type	Date	Num	Name	Memo	Paid Amount
5050 - Phone Service					
Check	01/21/2025	eft	COMCAST BUSINESS	jan	89.95
Bill	01/23/2025	jan	TDS	jan	32.08
Bill	02/20/2025	feb	TDS	feb	32.08
Check	02/20/2025	eft	COMCAST BUSINESS	feb	89.95
Check	03/20/2025	eft	COMCAST BUSINESS	march	89.95
Bill	03/27/2025	mar	TDS	mar	32.08
Check	04/20/2025	eft	COMCAST BUSINESS	april	89.95
Bill	04/24/2025	apr	TDS	apr	32.10
Check	05/20/2025	eft	COMCAST BUSINESS	may	89.95
Bill	05/23/2025	may	TDS	may	32.10
Check	06/20/2025	eft	COMCAST BUSINESS	june	89.95
Bill	06/20/2025	june	TDS	june	32.10
Bill	07/18/2025	july	TDS	july	32.07
Check	07/21/2025	eft	COMCAST BUSINESS	july	89.95
Check	08/20/2025	eft	COMCAST BUSINESS	august	89.95
Bill	08/22/2025	aug	TDS	aug	32.07
Bill	09/18/2025	sept	TDS	sept	32.07
Check	09/22/2025	eft	COMCAST BUSINESS	sept	89.95
Check	10/20/2025	eft	COMCAST BUSINESS	oct	89.95
Bill	10/24/2025	oct	TDS	oct	32.19
Check	11/20/2025	eft	COMCAST BUSINESS	nov	89.95
Bill	11/25/2025	nov	TDS	nov	32.19
Check	12/20/2025	eft	COMCAST BUSINESS	dec	89.95
Bill	12/22/2025	dec	TDS	dec	32.19
Total 5050 - Phone Service					1,464.72
Total 5000 - UTILITIES					28,273.56
6000 - MAINTENANCE & REPAIR					
6001 - General Maintenance & Repairs					
Bill	01/17/2025	inv. #37199	DRAIN GUY, LLC	water jet manhole	300.00
Bill	04/09/2025	inv# 38414	DRAIN GUY, LLC	water jet	300.00
Check	04/30/2025	2011	DAHLMAN MARK C	reimb for stain (we made c...	655.21
Bill	05/08/2025	inv# 89134319	CHIM CHIMNEY	chimney repair - 4801 Qua...	3,696.82
Check	05/23/2025	2020	CUNHA KEITH & MONIQUE	4809 drain clog - plumbing	377.25
Check	05/23/2025	2020	CUNHA KEITH & MONIQUE	reimb for dog bags	24.13
Bill	07/02/2025	inv. #1	BERNARDO RAMIREZ	Units 4866 & 4863 repairs	1,415.00
Bill	07/02/2025	inv. #2	BERNARDO RAMIREZ	Unit 4848 install 2-4x4 posts	1,433.00
Bill	07/02/2025	inv. #39033	DRAIN GUY, LLC	quail hollow mainhole - wat...	300.00
Bill	07/02/2025	inv. #38405	DRAIN GUY, LLC	4831-4839 manhole - wate...	600.00
Bill	07/18/2025	inv. #071225	HERNANDEZ CONSTRUCTION	4811 Quail Hollow - roof re...	3,000.00
Check	07/22/2025	2051	HERNANDEZ CONSTRUCTION	4821 QH, 4803 QH, 4828 ...	350.00
Bill	08/05/2025	inv. #3	BERNARDO RAMIREZ	Pressure wash & stain fen...	1,380.00
Bill	08/13/2025	inv. #40154	DRAIN GUY, LLC	4838 & 4811 QH - gutters ...	300.00
Bill	09/15/2025	inv. #11220	RIDLEY SERVICE COMPANY	4868 Club Dr - A/C repairs	375.00
Bill	09/15/2025	inv. #004	BERNARDO RAMIREZ	4800,4805,4808,4854 - fe...	2,522.00
Bill	09/26/2025	inv# 005	BERNARDO RAMIREZ	fences / retaining wall	2,215.00
Bill	10/24/2025	inv. #40947	DRAIN GUY, LLC	4841 Mockingbird Ln - wat...	300.00
Bill	10/28/2025	inv. #218	RIVERA'S EXTERIOR WASH	4862 woodview - remove/r...	650.00
Bill	11/05/2025	misc repairs	RIVERA'S EXTERIOR WASH	misc repairs	7,500.00
Check	11/25/2025	2111	DEKMAR MICHAEL	reimb for Beacon Hill Elect...	351.50
Bill	12/12/2025	inv. #842000	MEYER'S PLUMBING COMPANY	club house - install new wa...	8,900.00
Bill	12/18/2025	inv# 41672	DRAIN GUY, LLC	clubhouse	300.00
Total 6001 - General Maintenance & Repairs					37,244.91
6030 - Termite Inspection					
Bill	05/08/2025	inv. #100-154...	WAYNES PEST CONTROL	annual renewal	6,022.95
Total 6030 - Termite Inspection					6,022.95

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03/25/26

Cash Basis

Woodlake Condo HOA
Expense Report Detail
January through December 2025

Type	Date	Num	Name	Memo	Paid Amount
6040 - Deferred Maintenance					
Bill	01/17/2025	inv# 20213011	Commercial Pool Company, LLC	deposit for pool plaster	5,900.00
Bill	01/17/2025	inv# 20213012	Commercial Pool Company, LLC	remaining balance of pool ...	40,100.00
Total 6040 - Deferred Maintenance					<u>46,000.00</u>
Total 6000 - MAINTENANCE & REPAIR					<u>89,267.86</u>
Total EXPENSES					<u>240,894.59</u>
TOTAL					<u><u>240,894.59</u></u>