

Co Pd 1  
Co Yr 2026

WHITE OAK SPRINGS  
Monthly Summary  
For the month of January  
Year 2026

Description	Amount	Year to Date
MONTHLY INCOME	68,631.11	68,631.11
TOTAL MONTHLY EXPENSE	4,352.61	4,352.61
NET MONTHLY INCOME (LOSS)	64,278.50	64,278.50
TOTAL CASH		178,182.13
ALLIANCE OPS ACCT 9875		66,064.26
ALLIANCE MM ACT 8686		29,841.76
FCB OPERATING ACCOUNT		0.00
AAB CD 3.88% 02-09-26 8686		0.00
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		52,276.11
ALLIANCE 3.45% 7-07-26 3286		30,000.00

WHITE OAK SPRINGS  
Trial Balance  
For the month of January  
Year 2026

Account No	Description	Current Period		Year to Date Balance	
		Debit	Credit	Debit	Credit
	** A S S E T S **				
1010	ALLIANCE OPS ACCT 9875	21,274.98		66,064.26	
1015	ALLIANCE MM ACT 8686		19,795.71	29,841.76	
1020	FCB OPERATING ACCOUNT	0.00		0.00	
1030	AAB CD 3.88% 02-09-26 8686	0.00		0.00	
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	171.71		52,276.11	
1061	ALLIANCE 3.45% 7-07-26 3286	30,000.00		30,000.00	
	** L I A B I L I T I E S **				
2010	Accounts Payable		0.00		0.00
2011	Unapplied Payments		245.00		820.00
2012	Refund for Over Payment		0.00		0.00
2013	Assessment Pre-Payments	32,872.52			0.00
	** C A P I T A L **				
3110	Retained Earnings		0.00		113,083.63
	** I N C O M E **				
4015	2025 Assessment Income		0.00		0.00
4016	2026 ASSESSMENT INCOME		68,354.08		68,354.08
4020	Interest & Penalty Income		0.00		0.00
4030	Collection Fees Reimbursement		0.00		0.00
4040	D/R Enforcement Income		100.00		100.00
4050	Payment Plan Income		0.00		0.00
4060	Legal Fee Reimbursement		0.00		0.00
4070	D/R Mowing Reimbursement		0.00		0.00
4080	Bank Interest Income		177.03		177.03
4090	Miscellaneous Income		0.00		0.00
	** E X P E N S E S **				
6110	Landscape Contract	800.00		800.00	
6120	Landscape Extras	0.00		0.00	
6130	Irrigation Repairs	0.00		0.00	
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		0.00	
6210	Electricity	0.00		0.00	
6220	Trash Service	2,555.00		2,555.00	
6230	Water	127.64		127.64	
6240	Cameras	0.00		0.00	
6250	Website	0.00		0.00	
6260	Storage	0.00		0.00	
6310	Management Contract	773.71		773.71	
6320	Management Extras	0.00		0.00	
6330	Postage	20.10		20.10	
6340	Copies	6.16		6.16	
6350	Collection Expense	0.00		0.00	
6360	Deed Restrictions Expense	10.00		10.00	
6370	Other Administrative Services	0.00		0.00	
6380	Office Supplies	0.00		0.00	
6390	Meeting Expense	50.00		50.00	
6410	Legal Corporate	0.00		0.00	
6420	Legal Billable	0.00		0.00	
6510	Insurance D & O	0.00		0.00	
6520	Insurance Genl Liab Pkge	0.00		0.00	
6610	Tax Return - Permits	0.00		0.00	
6620	Taxes Federal	0.00		0.00	
6630	Taxes Property	0.00		0.00	
6640	Committee Expense	0.00		0.00	
6670	Bank Charges	10.00		10.00	
6680	General Reserve	0.00		0.00	
B a l a n c e		88,671.82	88,671.82	182,534.74	182,534.74

WHITE OAK SPRINGS  
 Income Statement  
 For the month of January  
 Year 2026

Account No	Description	Current Period	Y-T-D Balance	Year Budget
	<b>** I N C O M E **</b>			
4015	2025 Assessment Income	0.00	0.00	0.00
4016	2026 ASSESSMENT INCOME	68,354.08	68,354.08	91,890.00
4020	Interest & Penalty Income	0.00	0.00	300.00
4030	Collection Fees Reimbursement	0.00	0.00	275.00
4040	D/R Enforcement Income	100.00	100.00	300.00
4050	Payment Plan Income	0.00	0.00	60.00
4060	Legal Fee Reimbursement	0.00	0.00	50.00
4070	D/R Mowing Reimbursement	0.00	0.00	0.00
4080	Bank Interest Income	177.03	177.03	1,500.00
4090	Miscellaneous Income	0.00	0.00	0.00
	<b>TOTAL INCOME</b>	<b>68,631.11</b>	<b>68,631.11</b>	<b>94,375.00</b>
	<b>** E X P E N S E S **</b>			
	<b>** MAINTENANCE **</b>			
6110	Landscape Contract	800.00	800.00	9,900.00
6120	Landscape Extras	0.00	0.00	4,500.00
6130	Irrigation Repairs	0.00	0.00	1,250.00
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	0.00	0.00
	<b>TOTAL MAINTENANCE</b>	<b>800.00</b>	<b>800.00</b>	<b>18,300.00</b>
	<b>** UTILITIES **</b>			
6210	Electricity	0.00	0.00	9,100.00
6220	Trash Service	2,555.00	2,555.00	35,000.00
6230	Water	127.64	127.64	600.00
6240	Cameras	0.00	0.00	4,860.00
6250	Website	0.00	0.00	750.00
6260	Storage	0.00	0.00	1,500.00
	<b>TOTAL UTILITIES</b>	<b>2,682.64</b>	<b>2,682.64</b>	<b>51,810.00</b>
	<b>** ADMINISTRATIVE **</b>			
6310	Management Contract	773.71	773.71	9,750.00
6320	Management Extras	0.00	0.00	100.00
6330	Postage	20.10	20.10	1,700.00
6340	Copies	6.16	6.16	800.00
6350	Collection Expense	0.00	0.00	300.00
6360	Deed Restrictions Expense	10.00	10.00	850.00
6370	Other Administrative Services	0.00	0.00	200.00
6380	Office Supplies	0.00	0.00	50.00
6390	Meeting Expense	50.00	50.00	200.00
	<b>TOTAL ADMINISTRATIVE</b>	<b>859.97</b>	<b>859.97</b>	<b>13,950.00</b>
	<b>** LEGAL **</b>			
6410	Legal Corporate	0.00	0.00	300.00
6420	Legal Billable	0.00	0.00	800.00
	<b>TOTAL LEGAL</b>	<b>0.00</b>	<b>0.00</b>	<b>1,100.00</b>
	<b>** INSURANCE **</b>			
6510	Insurance D & O	0.00	0.00	1,203.00
6520	Insurance Genl Liab Pkge	0.00	0.00	2,711.00
	<b>TOTAL INSURANCE</b>	<b>0.00</b>	<b>0.00</b>	<b>3,914.00</b>
	<b>** OTHER EXPENSES **</b>			
6610	Tax Return - Permits	0.00	0.00	500.00
6620	Taxes Federal	0.00	0.00	100.00
6630	Taxes Property	0.00	0.00	17.00
6640	Committee Expense	0.00	0.00	3,500.00
6670	Bank Charges	10.00	10.00	100.00
6680	General Reserve	0.00	0.00	0.00
	<b>TOTAL OTHER EXPENSES</b>	<b>10.00</b>	<b>10.00</b>	<b>4,217.00</b>
	<b>TOTAL EXPENSES</b>	<b>4,352.61</b>	<b>4,352.61</b>	<b>93,291.00</b>

01/01/26  
Co. Pd 1  
Co. Year 2026

WHITE OAK SPRINGS  
Income Statement  
For the month of January  
Year 2026

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Account No	Description	Current Period	Y-T-D Balance	Year Budget
	PROFIT OR (LOSS)	64,278.50	64,278.50	1,084.00