

Co Pd 7
Co Yr 2026

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

Description	Amount	Year to Date
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MONTHLY INCOME	614.10	96,942.69
TOTAL MONTHLY EXPENSE	8,670.27	61,502.94
NET MONTHLY INCOME (LOSS)	(8,056.17)	35,439.75
 TOTAL CASH		150,041.10
 ALLIANCE OPS ACCT 9875		(94.36)
NEW ALLIANCE OPS ACCT 7434		35,372.38
ALLIANCE MM ACT 8686		33,514.52
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		50,731.64
ALLIANCE 3.45% 7-07-26 3286		30,516.92

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

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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		11,520.59	-94.36	
1011	NEW ALLIANCE OPS ACCT 7434	3,101.69		35,372.38	
1015	ALLIANCE MM ACT 8686	204.26		33,514.52	
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	147.18		50,731.64	
1061	ALLIANCE 3.45% 7-07-26 3286	86.29		30,516.92	
	** L I A B I L I T I E S **				
2010	Accounts Payable		0.00		0.00
2011	Unapplied Payments		75.00	1,517.72	
2012	Refund for Over Payment		0.00		0.00
2013	Assessment Pre-Payments		0.00		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		310.40	92,709.90	
4020	Interest & Penalty Income		45.23	1,143.94	
4030	Collection Fees Reimbursement		0.00	450.00	
4040	D/R Enforcement Income		0.00	784.52	
4050	Payment Plan Income		20.00	70.00	
4060	Legal Fee Reimbursement		0.00	155.12	
4070	D/R Mowing Reimbursement		0.00	0.00	
4080	Bank Interest Income		238.47	1,629.21	
4090	Miscellaneous Income		0.00		0.00
	** E X P E N S E S **				
6110	Landscape Contract	800.00		5,600.00	
6120	Landscape Extras	3,000.00		8,031.34	
6130	Irrigation Repairs	0.00		650.94	
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		9,915.00	
6210	Electricity	941.78		4,315.20	
6220	Trash Service	2,555.00		17,885.00	
6230	Water	150.47		1,033.33	
6240	Cameras	0.00		4,500.00	
6250	Website	0.00		90.93	
6260	Storage	66.00		292.00	
6310	Management Contract	812.40		5,648.11	
6320	Management Extras	0.00		0.00	
6330	Postage	95.42		722.69	
6340	Copies	19.20		279.61	
6350	Collection Expense	0.00		520.00	
6360	Deed Restrictions Expense	180.00		535.00	
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		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		700.00	
6620	Taxes Federal	0.00		0.00	
6630	Taxes Property	0.00		0.00	
6640	Committee Expense	0.00		476.89	
6670	Bank Charges	0.00		156.90	
6680	General Reserve	0.00		0.00	
B a l a n c e		12,209.69	12,209.69	211,544.04	211,544.04

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

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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	0.00	0.00	0.00
4016	2026 ASSESSMENT INCOME	310.40	92,709.90	91,890.00
4020	Interest & Penalty Income	45.23	1,143.94	300.00
4030	Collection Fees Reimbursement	0.00	450.00	275.00
4040	D/R Enforcement Income	0.00	784.52	300.00
4050	Payment Plan Income	20.00	70.00	60.00
4060	Legal Fee Reimbursement	0.00	155.12	50.00
4070	D/R Mowing Reimbursement	0.00	0.00	0.00
4080	Bank Interest Income	238.47	1,629.21	1,500.00
4090	Miscellaneous Income	0.00	0.00	0.00
	TOTAL INCOME	614.10	96,942.69	94,375.00
	** E X P E N S E S **			
	** MAINTENANCE **			
6110	Landscape Contract	800.00	5,600.00	9,900.00
6120	Landscape Extras	3,000.00	8,031.34	4,500.00
6130	Irrigation Repairs	0.00	650.94	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	9,915.00	0.00
	TOTAL MAINTENANCE	3,800.00	24,197.28	18,300.00
	** UTILITIES **			
6210	Electricity	941.78	4,315.20	9,100.00
6220	Trash Service	2,555.00	17,885.00	35,000.00
6230	Water	150.47	1,033.33	600.00
6240	Cameras	0.00	4,500.00	4,860.00
6250	Website	0.00	90.93	750.00
6260	Storage	66.00	292.00	1,500.00
	TOTAL UTILITIES	3,713.25	28,116.46	51,810.00
	** ADMINISTRATIVE **			
6310	Management Contract	812.40	5,648.11	9,750.00
6320	Management Extras	0.00	0.00	100.00
6330	Postage	95.42	722.69	1,700.00
6340	Copies	19.20	279.61	800.00
6350	Collection Expense	0.00	520.00	300.00
6360	Deed Restrictions Expense	180.00	535.00	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	150.00	200.00
	TOTAL ADMINISTRATIVE	1,157.02	7,855.41	13,950.00
	** LEGAL **			
6410	Legal Corporate	0.00	0.00	300.00
6420	Legal Billable	0.00	0.00	800.00
	TOTAL LEGAL	0.00	0.00	1,100.00
	** INSURANCE **			
6510	Insurance D & O	0.00	0.00	1,203.00
6520	Insurance Genl Liab Pkge	0.00	0.00	2,711.00
	TOTAL INSURANCE	0.00	0.00	3,914.00
	** OTHER EXPENSES **			
6610	Tax Return - Permits	0.00	700.00	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	476.89	3,500.00
6670	Bank Charges	0.00	156.90	100.00
6680	General Reserve	0.00	0.00	0.00
	TOTAL OTHER EXPENSES	0.00	1,333.79	4,217.00
	TOTAL EXPENSES	8,670.27	61,502.94	93,291.00

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Co. Year 2026

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

Account No	Description	Current Period	Y-T-D Balance	Year Budget
	PROFIT OR (LOSS)	(8,056.17)	35,439.75	1,084.00