

The entire page is framed by a decorative border of strawberries. Some strawberries are whole, while others are sliced in half, showing the seeds. They are scattered around the perimeter of the page.

# **White Oak Springs**

A detailed illustration of a strawberry plant is centered on the page. It features several green leaves with serrated edges and multiple strawberries at various stages of ripeness, from small buds to large, dark fruits. The word "June" is superimposed over the plant in a large, bold, sans-serif font.

**June**

## **2025 Financials**

# 2025 COMMUNITY MEETING

**Date:** Wednesday, July 16<sup>th</sup>, 2025

**Time:** 7 – 9 p.m. (registration begins at 6:30 p.m.)

**Location:** VFW @ 21902 Northwest Freeway Cypress, TX 77429

## AGENDA

- Establishment of Quorum
- Introductions of Board Members
- Review Meeting Minutes
- Old Business
  - Sidewalks
- New Business
  - Front landscaping improvements
  - Reminder for assessments/trash pickup
- Crime Awareness
  - Suspicious Van in walking trails
  - Homeless at Gas station
- Homeowners Forum
- Adjournment

# White Oak Springs Homeowners Association

## 2025 Quarterly Community Meeting

### April 16, 2025

Pursuant to the Bylaws of the White Oak Springs Homeowners Association, Inc., a Meeting was held Wednesday, April 16, 2025, at VFW Post 8905 at 21902 Northwest Fwy, Cypress, TX 77429 at 7:00 PM.

#### 1) Quorum/Call to Order:

A quorum was not established at 7:00 pm so the meeting was delayed for 5 minutes to establish a quorum. Once a quorum was established by attendance of 13 homeowners, 1 APM representative, Board President, Ronda Shepherd, called the meeting to order at 7:05 pm.

#### Board of Directors Present:

Ronda Shepherd, President  
Rafael Melgoza, Vice-President  
Marie Godard, Treasurer  
Aldo Garcia, Secretary  
Henry Hernandez, Director

#### Absent

#### Community Manager:

Lee Waldheim was present from Action Property Management (APM)

#### 2) Introductions

Introductions of the HOA Board and APM representative were made by Ronda Shepherd.

#### 3) Minutes

The minutes from January 29, 2025, were approved by Aldo Garcia, Secretary.

#### 4) Financial Report

##### ○ Discussed financial report:

|                    |                                                         |
|--------------------|---------------------------------------------------------|
| CITBank Operating: | \$ 6,213.43                                             |
| CD Bonds @4.86%:   | \$ 9,437.79 (\$9K CD matures 6/20/2025-CITBank)         |
| Alliance Operating | \$55,907.98                                             |
| Alliance Reserves  | \$47,782.38                                             |
| CD Bonds @4.31%    | <u>\$50,533.25</u> (\$50K CD matures 7/9/2025-Alliance) |
| Total              | \$169,874.83                                            |

- WOS has achieved 100% of our budget in our reserve account as of 3/31/2025. This massive milestone achievement is a first for WOS HOA and leaves the HOA annual budgets healthy for several years. No anticipated assessment increases for several years.
- 501-4C status: Paperwork in progress with Accounting Firm
- There was one return assessment payment, currently moved to delinquent accounts.

- Several homeowners continue making assessments payments in old bank account were notified via certified mailing to use the new bank account as the old bank account will be closed in 2025.
- Notification was given that Trash Suspension begins next week for all homeowner delinquent for any portion of the assessment fees as well as delinquent payment plan accounts.

## **5) Old Business**

- Landscaping changes at the front entrance include new ceramic pots, new mulch, and installation of flowers.
- Playground has replenished mulch where needed.
- LED Streetlight installation completed by CenterPoint
- Sidewalk repair project with Harris County is delayed due to 2024 storms delaying all projects.
- Sidewalk extension from White Oak Point to the Gas Station entrance has been added to the Harris County future projects.
- Commercial Vehicle definition & parking: APM continues working with legal, as recommended to renew some CCR's and start an additional night inspection. Night inspection is delayed pending legal.
  - Any new exclusions rules for adopted would need 67% approval of WOS membership.
- Mailbox Security, Ronda attended a Tom Ramsey townhouse discussion, and it was discussed that HC is aware is the mailbox thefts. It is a "same" 6 group to breaks into the mailboxes and deliveries the findings to a larger group. HC is focused on catching the larger group. It was also discovered that the group does have a master key to the mailboxes. No other update on this.

## **6) New Business/Open Forum**

Crime Awareness: Two incidents to reports.

- Homeless persons living in the ditch at the far end of the walking trails. HOA Board member volunteered and did cut down the overhanging branches so that the area was open and not promoting persons to hide in the trees.
- Attempted break-in at a home where entry into WOS was via the Gulf South pipeline near the Choke Poke business. The criminal attempted to disable a garage door opener with a device while the homeowner shouted to go away over their security camera. The criminal did not leave until he realized that he was not going to be able to open the garage door. This crime was reported to the police.

## **7) New Business/Open Forum**

- Homeowner asked is the HOA could do anything about the retention pond behind the Gas Stations as it is an eyesore to the community. Ronda to investigate a nuisance phone number to phone when this area is not being maintained.

- Another homeowner suggested that someone contact the Gas Station to see if WOS could plant shrubs along the front of the pond to hide it from view.
- Homeowner thanked the HOA Board for all the work that has been completed in WOS over the last several years and has commented as to the Communities improvements such as trails, playground, LED streetlights, some sidewalk repairs, and the health of the HOA bank accounts.
  - Marie gave a small history lesson on the state of WOS in Feb 2018, and with the help of APM fronting funding to keep our bills paid and afloat, we were able to get on tract with APM's help and in March 2025, 7 years later, we finally achieved on HOA budgetary goals for both Operating and Reserve accounts.

#### **8) Raffle**

Raffle winner for the meeting was Orlando Hardy, Jr.

Ronda Shepherd adjourned the meeting at 7:27 pm

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Approved: Board Member, White Oak Springs HOA

Co Pd 6  
Co Yr 2025

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

| Description                    | Amount     | Year to Date |
|--------------------------------|------------|--------------|
| MONTHLY INCOME                 | 1,899.74   | 78,528.67    |
| TOTAL MONTHLY EXPENSE          | 5,006.91   | 39,687.76    |
| NET MONTHLY INCOME (LOSS)      | (3,107.17) | 38,840.91    |
| <br>TOTAL CASH                 |            | 155,056.72   |
| <br>ALLIANCE OPS ACCT 9875     |            | 40,890.74    |
| ALLIANCE MM ACT 8686           |            | 48,400.38    |
| FCB OPERATING ACCOUNT          |            | 6,214.15     |
| ALLIANCE CD4.31% 07-09-25 8619 |            | 50,000.00    |
| 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  |            | 9,551.45     |
| CAB BANK RESERVES              |            | 0.00         |
| ALLIANCE CD4.31% 12-09-25 8619 |            | 0.00         |

06/30/25  
Co Ed 6  
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WHITE OAK SPRINGS  
Trial Balance  
For the month of June  
Year 2025

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| Account<br>No | Description                    | Current Period |          | Year to Date Balance |            |
|---------------|--------------------------------|----------------|----------|----------------------|------------|
|               |                                | Debit          | Credit   | Debit                | Credit     |
|               | ** A S S E T S **              |                |          |                      |            |
| 1010          | ALLIANCE OPS ACCT 9875         |                | 3,631.39 | 40,890.74            |            |
| 1015          | ALLIANCE MM ACT 8686           | 205.96         |          | 48,400.38            |            |
| 1020          | FCB OPERATING ACCOUNT          | 0.25           |          | 6,214.15             |            |
| 1030          | ALLIANCE CD4.31% 07-09-25 8619 | 0.00           |          | 50,000.00            |            |
| 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  | 443.06         |          | 9,551.45             |            |
| 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     |                      | 49.70      |
| 2011          | Unapplied Payments             |                | 125.00   |                      | 1,901.51   |
| 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 **              |                |          |                      |            |
| 4013          | 2023 Assessment Income         |                | 0.00     |                      | 0.00       |
| 4014          | 2024 Assessment Income         |                | 0.00     |                      | 0.00       |
| 4015          | 2025 Assessment Income         |                | 1,007.93 |                      | 72,212.75  |
| 4020          | Interest & Penalty Income      |                | 116.71   |                      | 1,182.73   |
| 4030          | Collection Fees Reimbursement  |                | 100.00   |                      | 325.00     |
| 4040          | D/R Enforcement Income         |                | 225.00   |                      | 1,688.53   |
| 4050          | Payment Plan Income            |                | 0.00     |                      | 20.00      |
| 4060          | Legal Fee Reimbursement        |                | 0.00     |                      | 1,845.64   |
| 4070          | D/R Mowing Reimbursement       |                | 0.00     |                      | 0.00       |
| 4080          | Bank Interest Income           |                | 450.10   |                      | 1,254.02   |
| 4090          | Miscellaneous Income           |                | 0.00     |                      | 0.00       |
|               | ** E X P E N S E S **          |                |          |                      |            |
| 6110          | Landscape Contract             | 500.00         |          | 4,600.00             |            |
| 6120          | Landscape Extras               | 0.00           |          | 2,630.00             |            |
| 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           |          | 297.69               |            |
| 6210          | Electricity                    | 746.93         |          | 4,449.91             |            |
| 6220          | Trash Service                  | 2,321.32       |          | 13,927.92            |            |
| 6230          | Water                          | 24.68          |          | 116.86               |            |
| 6240          | Cameras                        | 0.00           |          | 4,860.00             |            |
| 6250          | Website                        | 0.00           |          | 77.22                |            |
| 6260          | Storage                        | 116.00         |          | 682.00               |            |
| 6310          | Management Contract            | 773.71         |          | 4,642.26             |            |
| 6320          | Management Extras              | 0.00           |          | 0.00                 |            |
| 6330          | Postage                        | 78.86          |          | 711.36               |            |
| 6340          | Copies                         | 19.46          |          | 314.59               |            |
| 6350          | Collection Expense             | 0.00           |          | 300.00               |            |
| 6360          | Deed Restrictions Expense      | 100.00         |          | 440.00               |            |
| 6370          | Other Administrative Services  | 0.00           |          | 0.00                 |            |
| 6380          | Office Supplies                | 0.00           |          | 0.00                 |            |
| 6390          | Meeting Expense                | 0.00           |          | 100.00               |            |
| 6410          | Legal Corporate                | 0.00           |          | 0.00                 |            |
| 6420          | Legal Billable                 | 0.00           |          | 263.12               |            |
| 6510          | Insurance D & O                | 0.00           |          | 0.00                 |            |
| 6520          | Insurance Genl Liab Pkge       | 0.00           |          | 0.00                 |            |
| 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              | 25.95          |          | 1,014.83             |            |
| 6670          | Bank Charges                   | 0.00           |          | 10.00                |            |
| 6680          | General Reserve                | 0.00           |          | 0.00                 |            |
| B a l a n c e |                                | 5,656.13       | 5,656.13 | 194,744.48           | 194,744.48 |

06/30/25  
Co. Pd 6  
Co. Year 2025

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

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| Account No | Description                   | Current Period | Y-T-D Balance | Year Budget |
|------------|-------------------------------|----------------|---------------|-------------|
|            | <b>** I N C O M E **</b>      |                |               |             |
| 4013       | 2023 Assessment income        | 0.00           | 0.00          | 0.00        |
| 4014       | 2024 Assessment Income        | 0.00           | 0.00          | 0.00        |
| 4015       | 2025 Assessment Income        | 1,007.93       | 72,212.75     | 88,500.00   |
| 4020       | Interest & Penalty Income     | 116.71         | 1,182.73      | 500.00      |
| 4030       | Collection Fees Reimbursement | 100.00         | 325.00        | 300.00      |
| 4040       | D/R Enforcement Income        | 225.00         | 1,688.53      | 800.00      |
| 4050       | Payment Plan Income           | 0.00           | 20.00         | 100.00      |
| 4060       | Legal Fee Reimbursement       | 0.00           | 1,845.64      | 1,000.00    |
| 4070       | D/R Mowing Reimbursement      | 0.00           | 0.00          | 0.00        |
| 4080       | Bank Interest Income          | 450.10         | 1,254.02      | 900.00      |
| 4090       | Miscellaneous Income          | 0.00           | 0.00          | 0.00        |
|            | TOTAL INCOME                  | 1,899.74       | 78,528.67     | 92,100.00   |
|            | <b>** E X P E N S E S **</b>  |                |               |             |
|            | <b>** MAINTENANCE **</b>      |                |               |             |
| 6110       | Landscape Contract            | 800.00         | 4,600.00      | 9,000.00    |
| 6120       | Landscape Extras              | 0.00           | 2,630.00      | 4,000.00    |
| 6130       | Irrigation Repairs            | 0.00           | 0.00          | 1,200.00    |
| 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           | 297.69        | 1,000.00    |
|            | TOTAL MAINTENANCE             | 800.00         | 7,527.69      | 17,850.00   |
|            | <b>** UTILITIES **</b>        |                |               |             |
| 6210       | Electricity                   | 746.93         | 4,449.91      | 9,100.00    |
| 6220       | Trash Service                 | 2,321.32       | 13,927.92     | 29,500.00   |
| 6230       | Water                         | 24.68          | 116.86        | 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         | 682.00        | 1,350.00    |
|            | TOTAL UTILITIES               | 3,208.93       | 24,113.91     | 47,700.00   |
|            | <b>** ADMINISTRATIVE **</b>   |                |               |             |
| 6310       | Management Contract           | 773.71         | 4,642.26      | 9,275.00    |
| 6320       | Management Extras             | 0.00           | 0.00          | 100.00      |
| 6330       | Postage                       | 78.86          | 711.36        | 1,400.00    |
| 6340       | Copies                        | 19.46          | 314.59        | 600.00      |
| 6350       | Collection Expense            | 0.00           | 300.00        | 300.00      |
| 6360       | Deed Restrictions Expense     | 100.00         | 440.00        | 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           | 100.00        | 200.00      |
|            | TOTAL ADMINISTRATIVE          | 972.03         | 6,508.21      | 12,750.00   |
|            | <b>** LEGAL **</b>            |                |               |             |
| 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    |
|            | <b>** INSURANCE **</b>        |                |               |             |
| 6510       | Insurance D & O               | 0.00           | 0.00          | 1,350.00    |
| 6520       | Insurance Genl Liab Pkge      | 0.00           | 0.00          | 3,900.00    |
|            | TOTAL INSURANCE               | 0.00           | 0.00          | 5,250.00    |
|            | <b>** OTHER EXPENSES **</b>   |                |               |             |
| 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             | 25.95          | 1,014.83      | 3,500.00    |
| 6670       | Bank Charges                  | 0.00           | 10.00         | 100.00      |
| 6680       | General Reserve               | 0.00           | 0.00          | 0.00        |
|            | TOTAL OTHER EXPENSES          | 25.95          | 1,274.83      | 7,119.00    |
|            | TOTAL EXPENSES                | 5,006.91       | 39,687.76     | 91,719.00   |

06/30/25  
Co. Pd 6  
Co. Year 2025

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

PAGE 2

| Account<br>No | Description      | Current<br>Period | Y-T-D<br>Balance | Year<br>Budget |
|---------------|------------------|-------------------|------------------|----------------|
|               | PROFIT OR (LOSS) | (3,107.17)        | 38,840.91        | 381.00         |

