Co Pd 8
Co Yr 2026

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

Description	Amount	Year to Date
MONTHLY INCOME	1,800.53	98,743.22
TOTAL MONTHLY EXPENSE	7,698.56	69,107.14
NET MONTHLY INCOME (LOSS)	(5,898.03)	29,636.08
TOTAL CASH		144,337.43
ALLIANCE OPS ACCT 9875		0.00
NEW ALLIANCE OPS ACCT 7434		29,131.75
ALLIANCE MM ACT 8686		33,718.80
FCB OPERATING ACCOUNT		0.00
AAB CD 3.88% 02-09-26 8686		0.00
CAB BANK RESERVES		0.00
AAB CD 4.31% 09.09.26 8619		50,884.17
AAB CD 3.45% 02-07-27 3286		30,602.71

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

Account No	Description	Current Period Debit	Current Period Credit	Year to Date Balance Debit	Year to Date Balance Credit
	** A S S E T S **				
1010	ALLIANCE OPS ACCT 9875	0.00		0.00	
1011	NEW ALLIANCE OPS ACCT 7434		6,240.63	29,131.75	
1015	ALLIANCE MM ACT 8686	204.28		33,718.80	
1020	FCB OPERATING ACCOUNT	0.00		0.00	
1030	AAB CD 3.88% 02-09-26 8686	0.00		0.00	
1050	CAB BANK RESERVES	0.00		0.00	
1060	AAB CD 4.31% 09.09.26 8619	152.53		50,884.17	
1061	AAB CD 3.45% 02-07-27 3286	85.79		30,602.71	
	** L I A B I L I T I E S **				
2010	Accounts Payable		0.00		0.00
2011	Unapplied Payments		100.00		1,617.72
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		872.49		93,339.00
4017	2027 Assessment Income		0.00		0.00
4020	Interest & Penality Income		259.72		1,627.05
4030	Collection Fees Reimbursement		75.00		525.00
4040	D/R Enforsement Income		275.00		1,059.52
4050	Payment Plan Income		75.00		165.00
4060	Legal Fee Reimbursement		0.00		155.12
4070	D/R Mowing Reimbursement		0.00		0.00
4080	Bank Interest Income		243.32		1,872.53
4085	MUD Annual Reimbursement		0.00		0.00
4090	Miscellaneous Income		0.00		0.00
	** E X P E N S E S **				
6110	Landscape Contract	800.00		6,400.00	
6120	Landscape Extras	0.00		8,031.34	
6130	Irrigation Repairs	150.00		778.58	
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	0.00		4,315.20	
6220	Trash Service	2,555.00		20,440.00	
6230	Water	183.84		1,217.17	
6240	Cameras	0.00		4,500.00	
6250	Website	0.00		90.93	
6260	Storage	66.00		358.00	
6310	Management Contract	812.40		6,460.51	
6320	Management Extras	0.00		0.00	
6330	Postage	196.07		918.76	
6340	Copies	11.25		290.86	
6350	Collection Expense	25.00		545.00	
6360	Deed Restrictions Expense	120.00		655.00	
6370	Other Administrative Services	0.00		0.00	
6380	Office Supplies	0.00		0.00	
6390	Meeting Expense	0.00		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	2,707.00		2,707.00	
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	72.00		476.89	
6670	Bank Charges	0.00		156.90	
6680	General Reserve	0.00		0.00	
B a l a n c e		8,141.16	8,141.16	213,444.57	213,444.57

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	872.49	93,339.00	91,890.00
4017	2027 Assessment Income	0.00	0.00	0.00
4020	Interest & Penality Income	259.72	1,627.05	300.00
4030	Collection Fees Reimbursement	75.00	525.00	275.00
4040	D/R Enforsement Income	275.00	1,059.52	300.00
4050	Payment Plan Income	75.00	165.00	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	243.32	1,872.53	1,500.00
4085	MUD Annual Reimbursement	0.00	0.00	0.00
4090	Miscellaneous Income	0.00	0.00	0.00
	TOTAL INCOME	1,800.53	98,743.22	94,375.00
	** E X P E N S E S **			
	** MAINTENANCE **			
6110	Landscape Contract	800.00	6,400.00	9,900.00
6120	Landscape Extras	0.00	8,031.34	4,500.00
6130	Irrigation Repairs	150.00	778.58	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	950.00	25,124.92	18,300.00
	** UTILITIES **			
6210	Electricity	0.00	4,315.20	9,100.00
6220	Trash Service	2,555.00	20,440.00	35,000.00
6230	Water	183.84	1,217.17	600.00
6240	Cameras	0.00	4,500.00	4,860.00
6250	Website	0.00	90.93	750.00
6260	Storage	66.00	358.00	1,500.00
	TOTAL UTILITIES	2,804.84	30,921.30	51,810.00
	** ADMINISTRATIVE **			
6310	Management Contract	812.40	6,460.51	9,750.00
6320	Management Extras	0.00	0.00	100.00
6330	Postage	196.07	918.76	1,700.00
6340	Copies	11.25	290.86	800.00
6350	Collection Expense	25.00	545.00	300.00
6360	Deed Restrictions Expense	120.00	655.00	850.00
6370	Other Administrative Services	0.00	0.00	200.00
6380	Office Supplies	0.00	0.00	50.00
6390	Meeting Expense	0.00	150.00	200.00
	TOTAL ADMINISTRATIVE	1,164.72	9,020.13	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	2,707.00	2,707.00	2,711.00
	TOTAL INSURANCE	2,707.00	2,707.00	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	72.00	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	72.00	1,333.79	4,217.00

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

Account No	Description	Current Period	Y-T-D Balance	Year Budget
	TOTAL EXPENSES	7,698.56	69,107.14	93,291.00
	PROFIT OR (LOSS)	(5,898.03)	29,636.08	1,084.00