

Co Pd 2
Co Yr 2026

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

Description	Amount	Year to Date
-----	-----	-----
MONTHLY INCOME	12,122.50	80,753.61
TOTAL MONTHLY EXPENSE	9,948.75	14,301.36
NET MONTHLY INCOME (LOSS)	2,173.75	66,452.25
TOTAL CASH		180,480.88
ALLIANCE OPS ACCT 9875		67,899.24
ALLIANCE MM ACT 8686		32,493.74
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		50,000.00
ALLIANCE 3.45% 7-07-26 3286		30,087.90

WHITE OAK SPRINGS
 Trial Balance
 For the month of February
 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	1,834.98		67,899.24	
1015	ALLIANCE MM ACT 8686	2,651.98		32,493.74	
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		2,276.11	50,000.00	
1061	ALLIANCE 3.45% 7-07-26 3286	87.90		30,087.90	
	** L I A B I L I T I E S **				
2010	Accounts Payable		0.00		0.00
2011	Unapplied Payments		125.00		945.00
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		11,297.73	79,651.81	
4020	Interest & Penalty Income		174.69	174.69	
4030	Collection Fees Reimbursement		25.00	25.00	
4040	D/R Enforcement Income		360.00	460.00	
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		265.08	442.11	
4090	Miscellaneous Income		0.00	0.00	
	** E X P E N S E S **				
6110	Landscape Contract	800.00		1,600.00	
6120	Landscape Extras	700.00		700.00	
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		5,110.00	
6230	Water	96.97		224.61	
6240	Cameras	4,500.00		4,500.00	
6250	Website	90.93		90.93	
6260	Storage	40.00		40.00	
6310	Management Contract	812.40		1,586.11	
6320	Management Extras	0.00		0.00	
6330	Postage	159.85		179.95	
6340	Copies	93.60		99.76	
6350	Collection Expense	40.00		40.00	
6360	Deed Restrictions Expense	60.00		70.00	
6370	Other Administrative Services	0.00		0.00	
6380	Office Supplies	0.00		0.00	
6390	Meeting Expense	0.00		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	0.00		10.00	
6680	General Reserve	0.00		0.00	
B a l a n c e		14,523.61	14,523.61	194,782.24	194,782.24

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

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	11,297.73	79,651.81	91,890.00
4020	Interest & Penalty Income	174.69	174.69	300.00
4030	Collection Fees Reimbursement	25.00	25.00	275.00
4040	D/R Enforcement Income	360.00	460.00	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	265.08	442.11	1,500.00
4090	Miscellaneous Income	0.00	0.00	0.00
	TOTAL INCOME	12,122.50	80,753.61	94,375.00
** E X P E N S E S **				
** MAINTENANCE **				
6110	Landscape Contract	800.00	1,600.00	9,900.00
6120	Landscape Extras	700.00	700.00	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
	TOTAL MAINTENANCE	1,500.00	2,300.00	18,300.00
** UTILITIES **				
6210	Electricity	0.00	0.00	9,100.00
6220	Trash Service	2,555.00	5,110.00	35,000.00
6230	Water	96.97	224.61	600.00
6240	Cameras	4,500.00	4,500.00	4,860.00
6250	Website	90.93	90.93	750.00
6260	Storage	40.00	40.00	1,500.00
	TOTAL UTILITIES	7,282.90	9,965.54	51,810.00
** ADMINISTRATIVE **				
6310	Management Contract	812.40	1,586.11	9,750.00
6320	Management Extras	0.00	0.00	100.00
6330	Postage	159.85	179.95	1,700.00
6340	Copies	93.60	99.76	800.00
6350	Collection Expense	40.00	40.00	300.00
6360	Deed Restrictions Expense	60.00	70.00	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	50.00	200.00
	TOTAL ADMINISTRATIVE	1,165.85	2,025.82	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	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	0.00	10.00	100.00
6680	General Reserve	0.00	0.00	0.00
	TOTAL OTHER EXPENSES	0.00	10.00	4,217.00
	TOTAL EXPENSES	9,948.75	14,301.36	93,291.00

02/28/26
Co. Pd 2
Co. Year 2026

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

PAGE 2

Account No	Description	Current Period	Y-T-D Balance	Year Budget
	PROFIT OR (LOSS)	2,173.75	66,452.25	1,084.00