

Co Pd 3  
Co Yr 2026

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

| Description               | Amount     | Year to Date |
|---------------------------|------------|--------------|
| MONTHLY INCOME            | 5,438.27   | 86,191.88    |
| TOTAL MONTHLY EXPENSE     | 9,717.41   | 24,018.77    |
| NET MONTHLY INCOME (LOSS) | (4,279.14) | 62,173.11    |

|            |            |
|------------|------------|
| TOTAL CASH | 176,337.07 |
|------------|------------|

|                                |           |
|--------------------------------|-----------|
| ALLIANCE OPS ACCT 9875         | 63,335.86 |
| ALLIANCE MM ACT 8686           | 32,697.90 |
| 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 | 50,135.78 |
| ALLIANCE 3.45% 7-07-26 3286    | 30,167.53 |

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

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| Account<br>No        | Description                        | Current Period   |                  | Year to Date Balance |                   |
|----------------------|------------------------------------|------------------|------------------|----------------------|-------------------|
|                      |                                    | Debit            | Credit           | Debit                | Credit            |
|                      | <b>** A S S E T S **</b>           |                  |                  |                      |                   |
| 1010                 | ALLIANCE OPS ACCT 9875             |                  | 4,563.38         | 63,335.86            |                   |
| 1015                 | ALLIANCE MM ACT 8686               | 204.16           |                  | 32,697.90            |                   |
| 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     | 135.78           |                  | 50,135.78            |                   |
| 1061                 | ALLIANCE 3.45% 7-07-26 3286        | 79.63            |                  | 30,167.53            |                   |
|                      | <b>** L I A B I L I T I E S **</b> |                  |                  |                      |                   |
| 2010                 | Accounts Payable                   |                  | 0.00             |                      | 0.00              |
| 2011                 | Unapplied Payments                 |                  | 135.33           |                      | 1,080.33          |
| 2012                 | Refund for Over Payment            |                  | 0.00             |                      | 0.00              |
| 2013                 | Assessment Pre-Payments            |                  | 0.00             |                      | 0.00              |
|                      | <b>** C A P I T A L **</b>         |                  |                  |                      |                   |
| 3110                 | Retained Earnings                  |                  | 0.00             |                      | 113,083.63        |
|                      | <b>** I N C O M E **</b>           |                  |                  |                      |                   |
| 4015                 | 2025 Assessment Income             |                  | 0.00             |                      | 0.00              |
| 4016                 | 2026 ASSESSMENT INCOME             |                  | 4,665.62         |                      | 84,317.43         |
| 4020                 | Interest & Penalty Income          |                  | 222.02           |                      | 396.71            |
| 4030                 | Collection Fees Reimbursement      |                  | 50.00            |                      | 75.00             |
| 4040                 | D/R Enforcement Income             |                  | 124.52           |                      | 584.52            |
| 4050                 | Payment Plan Income                |                  | 0.00             |                      | 0.00              |
| 4060                 | Legal Fee Reimbursement            |                  | 155.12           |                      | 155.12            |
| 4070                 | D/R Mowing Reimbursement           |                  | 0.00             |                      | 0.00              |
| 4080                 | Bank Interest Income               |                  | 220.99           |                      | 663.10            |
| 4090                 | Miscellaneous Income               |                  | 0.00             |                      | 0.00              |
|                      | <b>** E X P E N S E S **</b>       |                  |                  |                      |                   |
| 6110                 | Landscape Contract                 | 800.00           |                  | 2,400.00             |                   |
| 6120                 | Landscape Extras                   | 3,000.00         |                  | 3,700.00             |                   |
| 6130                 | Irrigation Repairs                 | 2,022.36         |                  | 2,022.36             |                   |
| 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                        | 34.88            |                  | 34.88                |                   |
| 6220                 | Trash Service                      | 2,555.00         |                  | 7,665.00             |                   |
| 6230                 | Water                              | 12.14            |                  | 236.75               |                   |
| 6240                 | Cameras                            | 0.00             |                  | 4,500.00             |                   |
| 6250                 | Website                            | 0.00             |                  | 90.93                |                   |
| 6260                 | Storage                            | 40.00            |                  | 80.00                |                   |
| 6310                 | Management Contract                | 812.40           |                  | 2,398.51             |                   |
| 6320                 | Management Extras                  | 0.00             |                  | 0.00                 |                   |
| 6330                 | Postage                            | 85.20            |                  | 265.15               |                   |
| 6340                 | Copies                             | 14.85            |                  | 114.61               |                   |
| 6350                 | Collection Expense                 | 105.00           |                  | 145.00               |                   |
| 6360                 | Deed Restrictions Expense          | 90.00            |                  | 160.00               |                   |
| 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                  | 145.58           |                  | 145.58               |                   |
| 6670                 | Bank Charges                       | 0.00             |                  | 10.00                |                   |
| 6680                 | General Reserve                    | 0.00             |                  | 0.00                 |                   |
| <b>B a l a n c e</b> |                                    | <b>10,136.98</b> | <b>10,136.98</b> | <b>200,355.84</b>    | <b>200,355.84</b> |

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

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| Account<br>No         | Description                   | Current<br>Period | Y-T-D<br>Balance | Year<br>Budget |
|-----------------------|-------------------------------|-------------------|------------------|----------------|
| ** I N C O M E **     |                               |                   |                  |                |
| 4015                  | 2025 Assessment Income        | 0.00              | 0.00             | 0.00           |
| 4016                  | 2026 ASSESSMENT INCOME        | 4,665.62          | 84,317.43        | 91,890.00      |
| 4020                  | Interest & Penalty Income     | 222.02            | 396.71           | 300.00         |
| 4030                  | Collection Fees Reimbursement | 50.00             | 75.00            | 275.00         |
| 4040                  | D/R Enforcement Income        | 124.52            | 584.52           | 300.00         |
| 4050                  | Payment Plan Income           | 0.00              | 0.00             | 60.00          |
| 4060                  | Legal Fee Reimbursement       | 155.12            | 155.12           | 50.00          |
| 4070                  | D/R Mowing Reimbursement      | 0.00              | 0.00             | 0.00           |
| 4080                  | Bank Interest Income          | 220.99            | 663.10           | 1,500.00       |
| 4090                  | Miscellaneous Income          | 0.00              | 0.00             | 0.00           |
|                       | TOTAL INCOME                  | 5,438.27          | 86,191.88        | 94,375.00      |
|                       |                               |                   |                  |                |
| ** E X P E N S E S ** |                               |                   |                  |                |
| ** MAINTENANCE **     |                               |                   |                  |                |
| 6110                  | Landscape Contract            | 800.00            | 2,400.00         | 9,900.00       |
| 6120                  | Landscape Extras              | 3,000.00          | 3,700.00         | 4,500.00       |
| 6130                  | Irrigation Repairs            | 2,022.36          | 2,022.36         | 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             | 5,822.36          | 8,122.36         | 18,300.00      |
|                       |                               |                   |                  |                |
| ** UTILITIES **       |                               |                   |                  |                |
| 6210                  | Electricity                   | 34.88             | 34.88            | 9,100.00       |
| 6220                  | Trash Service                 | 2,555.00          | 7,665.00         | 35,000.00      |
| 6230                  | Water                         | 12.14             | 236.75           | 600.00         |
| 6240                  | Cameras                       | 0.00              | 4,500.00         | 4,860.00       |
| 6250                  | Website                       | 0.00              | 90.93            | 750.00         |
| 6260                  | Storage                       | 40.00             | 80.00            | 1,500.00       |
|                       | TOTAL UTILITIES               | 2,642.02          | 12,607.56        | 51,810.00      |
|                       |                               |                   |                  |                |
| ** ADMINISTRATIVE **  |                               |                   |                  |                |
| 6310                  | Management Contract           | 812.40            | 2,398.51         | 9,750.00       |
| 6320                  | Management Extras             | 0.00              | 0.00             | 100.00         |
| 6330                  | Postage                       | 85.20             | 265.15           | 1,700.00       |
| 6340                  | Copies                        | 14.85             | 114.61           | 800.00         |
| 6350                  | Collection Expense            | 105.00            | 145.00           | 300.00         |
| 6360                  | Deed Restrictions Expense     | 90.00             | 160.00           | 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          | 1,107.45          | 3,133.27         | 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             | 145.58            | 145.58           | 3,500.00       |
| 6670                  | Bank Charges                  | 0.00              | 10.00            | 100.00         |
| 6680                  | General Reserve               | 0.00              | 0.00             | 0.00           |
|                       | TOTAL OTHER EXPENSES          | 145.58            | 155.58           | 4,217.00       |
|                       | TOTAL EXPENSES                | 9,717.41          | 24,018.77        | 93,291.00      |

03/31/26  
Co. Pd 3  
Co. Year 2026

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

| Account<br>No | Description      | Current<br>Period | Y-T-D<br>Balance | Year<br>Budget |
|---------------|------------------|-------------------|------------------|----------------|
|               | PROFIT OR (LOSS) | (4,279.14)        | 62,173.11        | 1,084.00       |