



ACTION PROPERTY MANAGEMENT, LLC
MONTHLY MANAGEMENT REPORT

White Oak Springs
Homeowners Association, Inc.

June 2026

AGENDA

- Establishment of Quorum
- Introductions of Board Members
- Review Meeting Minutes
- Financials
- Community Business
- Crime Awareness
- Homeowners Forum
- Adjournment

ZOOM

If you are not available to attend in person, Action Property Management, LLC. is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us06web.zoom.us/j/83887468936?pwd=0DWBczYAEc7KNgC7vSk7QMY1btov0h.1>

Meeting chat link

<https://us06web.zoom.us/launch/jc/83887468936>

Meeting ID: 838 8746 8936

Passcode: 248930

White Oak Springs Homeowners Association
2026 Quarterly Community Meeting
April 15, 2026

Pursuant to the Bylaws of the White Oak Springs Homeowners Association, Inc., a Meeting was held Wednesday, April 15, 2026, at VFW Post 8905 at 21902 Northwest Fwy, Cypress, TX 77429 at 7:00 PM.

- **Quorum/Call to Order:**

A quorum was not established by proxy and attendance, meeting closed and reopened at 7:05 when quorum was met. President, Ronda Shepherd, called the meeting to order at 7:05 pm.

Board of Directors Present:

Ronda Shepherd, President

Marie Godard, Treasurer

Aldo Garcia, Secretary

Henry Hernandez, Director

Absent

Rafael Melgoza, Vice President

Community Manager:

Donald (JR) McAfoose was present from Action Property Management (APM)

- **Introductions**

Introductions of the board by Ronda Shepherd.

- **Minutes**

Aldo Garcia reviewed the annual meeting minutes from 1/28/2026 and they were approved by Aldo Garcia, Secretary.

- **Financial Report**

Treasurer, Marie Godard provided a brief breakdown of the financial report on Mar 31, 2026, finances with cash on hand at the end of Month of Apr 2026 was \$178,905.01. Of that \$65,903.80 is in the Operating Account, and \$32,697.90 is in the Reserve Account, and our \$50,000 CD total is at \$50,135.70, and our \$30,000 CD total is at \$30,167.53.

- Marie Godard reminded everyone that the 2026 assessments were due January 31, 2026, and that May 8th, 2026, trash suspension will be in effect for any delinquent accounts, including payment plans that are not in compliance with their payments.
- Marie gave a quick account of how your HOA is working with APM on savings towards assessment increases. These include:
 - After terminating our managing contract with Principal Mgmt in 2018, we seen an additional savings of \$800-\$900 monthly.
 - In 2018 all major contracts were renegotiated for better and secure rates, including Management Company, Insurance, Trash, and Electrical
 - We negotiated approx \$20,000 in writeoffs of approx \$44,000 with our HOA attorney.
 - Worked with APM an application for 501c status, and achieved in Nov 2025.
 - Began purchase of short-term high interest CD's in 2025 earning 3.88-4.97% in additional interest.
 - Recently working with our MUD248 board for a \$10,000 annual contribution agreement towards playground and recreational repairs, for MUD248 to enter into a security contract with Flock Safety which will include taking over our WOS cameras for an additional \$5,000 annual savings to our HOA, and working with our MUD248 to bring in Sheriff Patrols into the entire MUD 248 district including our WOS community on a 24x7 basis to include much shorter response times when calling for police enforcement.
- **Old Business**
 - Ronda Shepherd discussed the conversion to surface water. As of March 24, 2026, we have officially transitioned to surface water. As a result, the NHCRWA charge will increase. The rate will change from the current groundwater rate of \$2.60 to \$3.05 per 1,000 gallons for surface water. This updated rate will be reflected starting with the May bill , which
 - As a homeowner, some changes you may notice are a difference in taste from Harris County Fresh Water Supply District 61's well water, surface water will be "softer" (less hardness). Your drinking water will remain safe, clean, and reliable. It is treated and tested to meet all US Environmental

Agency and Texas Commission on Environmental Quality Drinking Water Standards

- The groundwater in Harris County Fresh Water Supply District 61 has been disinfected using chlorine but with surface water we will switch to using chloramine (monochloramine). Chloramine lasts longer in the water system and produces fewer regulated disinfection by-products.
- Fish Owners & Aquatic Animal Aquariums:
 - Chloramine can harm fish and amphibians if not removed. Note that traditional chlorine removal tablets are not enough to remove chloramine. Consider using bottled water, either distilled or not, depending on what is best suited for you.
- Dialysis Patients:
 - Dialysis systems must remove chloramine before use. Dialysis centers are aware of this and adjust treatment accordingly. Those using a home dialysis machine should consult their doctor or equipment supplier.
- Ronda updated homeowners on her efforts to getting bids to redo the cement foundations and re-paint our mailboxes. One bid has been received at this time, and Ronda is awaiting more bids to help the board decide which to approve.

● New Business

- Marie reviewed the MUD248 board of directors elections for two (2) openings. Location, dates & times of early elections were given as well as election date & times. Of the four (4) candidates, Marie discussed the preference of one being a business owner, which is lacking on the board, and the other being a HOA board member in another community. It is entirely up to anyone voting to select their two (2) candidates of choice.
- Marie gave a little history of what benefits WOS has visibly seen working as a partner with our MUD248 board of directors and Fresh Water District 61 Operator. Below are some of these benefits:
 - Walking Trails project started in mid 2018 and completed just as covid-19 impacted us all in Jan 2020.

- Manually read water meters converted to automated meters storing meter data on the cloud, as well as going from postal card invoices to online billings for anyone preferring to have online access and billing.
- Fully funding our (1) Replatting our Reserve F from landscape restricted to recreational, and (2) Installing our playground and wrought iron fencing for security.
- And as current as mentioned in the financial section, (1) \$10,000 contribution agreement towards playground & recreation, (2) \$5,000 savings by taking over our Flock Safety account, and (3) entering into a Sheriff Patrols agreements that will start after April 16th when docket 158 and 159 are signed in Harris County commissioners court.
- Recent assistance in resolving a \$30K+ matter brought forward by Tifco regarding unmaintained trees, shrubs, and grass in our Reserve A, which after partnering with MUD248, it was determined that this is Harris County Flood District privately owned within WOS, and they are the responsible party to resolve the unmaintained trees, shrubs, and grass mowing.
- Ronda announced our Memorial Day hot dog Community cookout and invited everyone to come meet your neighbors and attend, enjoy some hotdogs, refreshments and good company.

- **Crime Awareness**

- Aldo reviewed the following crimes
 - Playground vandalism on our Private Property signs
 - One (1) vehicle stolen from a property driveway.
 - Sprinkler system main 2" vacuum pressure valve cut and stolen. It was later reported that this was a misunderstanding as to who owned the valve and our valve was taken for unneeded repairs instead of the correct one.

- **Open forum (Homeowners concerns that were brought before the board):**

- Homeowner asked about if the playground area could have been a pool area during the development but the board reminded homeowner that area was platted as landscape restriction.
- Homeowner asked about a nearby noisy renter and what can be done about it.

- Homeowner thanked the board for all the efforts and wonderful work they've been doing. The homeowner reminded everyone in attendance that our HOA board members are all volunteers and are not paid anything for their time & efforts.
- **Raffle**
Winner of the raffle was Hugh Lai.
- **Adjournment of Annual Meeting**
Upon no additional concerns being brought forwards, Ronda Shepherd adjourned the annual meeting at 8:01pm.

Approved: Board Member, White Oak Springs HOA

Co Pd 6
Co Yr 2026

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

Description	Amount	Year to Date
MONTHLY INCOME	1,942.81	96,328.59
TOTAL MONTHLY EXPENSE	17,323.08	52,832.67
NET MONTHLY INCOME (LOSS)	(15,380.27)	43,495.92
TOTAL CASH		158,022.27
ALLIANCE OPS ACCT 9875		11,426.23
NEW ALLIANCE OPS ACCT 7434		32,270.69
ALLIANCE MM ACT 8686		33,310.26
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		50,584.46
ALLIANCE 3.45% 7-07-26 3286		30,430.63

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WHITE OAK SPRINGS
Trial Balance
For the month of June
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	942.56		11,426.23	
1011	NEW ALLIANCE OPS ACCT 7434		16,667.47	32,270.69	
1015	ALLIANCE MM ACT 8686	204.10		33,310.26	
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	151.63		50,584.46	
1061	ALLIANCE 3.45% 7-07-26 3286	88.91		30,430.63	
	** L I A B I L I T I E S **				
2010	Accounts Payable		0.00		0.00
2011	Unapplied Payments		100.00		1,442.72
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		1,468.30		92,399.50
4020	Interest & Penalty Income		130.32		1,098.71
4030	Collection Fees Reimbursement		50.00		450.00
4040	D/R Enforcement Income		48.53		784.52
4050	Payment Plan Income		0.00		50.00
4060	Legal Fee Reimbursement		0.00		155.12
4070	D/R Mowing Reimbursement		0.00		0.00
4080	Bank Interest Income		245.66		1,390.74
4090	Miscellaneous Income		0.00		0.00
	** E X P E N S E S **				
6110	Landscape Contract	800.00		4,800.00	
6120	Landscape Extras	1,331.34		5,031.34	
6130	Irrigation Repairs	28.58		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	9,265.00		9,915.00	
6210	Electricity	1,788.69		3,373.42	
6220	Trash Service	2,555.00		15,330.00	
6230	Water	161.59		882.86	
6240	Cameras	0.00		4,500.00	
6250	Website	0.00		90.93	
6260	Storage	66.00		226.00	
6310	Management Contract	812.40		4,835.71	
6320	Management Extras	0.00		0.00	
6330	Postage	47.22		627.27	
6340	Copies	10.95		260.41	
6350	Collection Expense	50.00		520.00	
6360	Deed Restrictions Expense	75.00		355.00	
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		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	331.31		476.89	
6670	Bank Charges	0.00		156.90	
6680	General Reserve	0.00		0.00	
B a l a n c e		18,710.28	18,710.28	210,854.94	210,854.94

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WHITE OAK SPRINGS
Income Statement
For the month of June
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	1,468.30	92,399.50	91,890.00
4020	Interest & Penalty Income	130.32	1,098.71	300.00
4030	Collection Fees Reimbursement	50.00	450.00	275.00
4040	D/R Enforcement Income	48.53	784.52	300.00
4050	Payment Plan Income	0.00	50.00	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	245.66	1,390.74	1,500.00
4090	Miscellaneous Income	0.00	0.00	0.00
	TOTAL INCOME	1,942.81	96,328.59	94,375.00
	** E X P E N S E S **			
	** MAINTENANCE **			
6110	Landscape Contract	800.00	4,800.00	9,900.00
6120	Landscape Extras	1,331.34	5,031.34	4,500.00
6130	Irrigation Repairs	28.58	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	9,265.00	9,915.00	0.00
	TOTAL MAINTENANCE	11,424.92	20,397.28	18,300.00
	** UTILITIES **			
6210	Electricity	1,788.69	3,373.42	9,100.00
6220	Trash Service	2,555.00	15,330.00	35,000.00
6230	Water	161.59	882.86	600.00
6240	Cameras	0.00	4,500.00	4,860.00
6250	Website	0.00	90.93	750.00
6260	Storage	66.00	226.00	1,500.00
	TOTAL UTILITIES	4,571.28	24,403.21	51,810.00
	** ADMINISTRATIVE **			
6310	Management Contract	812.40	4,835.71	9,750.00
6320	Management Extras	0.00	0.00	100.00
6330	Postage	47.22	627.27	1,700.00
6340	Copies	10.95	260.41	800.00
6350	Collection Expense	50.00	520.00	300.00
6360	Deed Restrictions Expense	75.00	355.00	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	100.00	200.00
	TOTAL ADMINISTRATIVE	995.57	6,698.39	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	331.31	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	331.31	1,333.79	4,217.00
	TOTAL EXPENSES	17,323.08	52,832.67	93,291.00

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Co. Pd 6
Co. Year 2026

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

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Account No	Description	Current Period	Y-T-D Balance	Year Budget
	PROFIT OR (LOSS)	(15,380.27)	43,495.92	1,084.00