

WHITEOAK SHORES OWNERS ASSOCIATION

CASH POSITION BY MONTH

FY 2016

OCT	\$77,964.00	
NOV	71,335.00	
DEC	68,384.00	
JAN	69,530.00	
FEB	65,886.00	---
MAR	65,886.00	---
APR	74,665.00	---
May	89,341.00	
JUN	90,438.00	
JUL	97,884.00	
AUG	82,594.00	
SEPT	72,883.00	---

CASH AVAILABLE FROM MUTUAL OF OMAHA AND CNB GENERAL OPERATING ACCOUNTS.
 --- FINAL FINANCIALS FROM JUNCTION
 --- TRANSITION PERIOD, NO REPORTS
 --- EXCEL ASSUMES MANAGEMENT APRIL 2016

FY 2017

OCT	86,113.00	---
NOV	31,510.00	
DEC	20,090.00	
JAN	31,465.00	
FEB	32,314.00	
MAR	30,076.89	

--- FINAL FINANCIALS FROM EXCEL
 --- MUTUAL OF OMAHA ACCOUNT CLOSED
 --- THOMAS SMITH, CPA, ASSUMES MANAGEMENT

APR

\$27,784.31

* ALL AMOUNTS ARE TAKEN FROM BANK STATEMENTS WITH OUTSTANDING CHECKS DEDUCTED AS OF EOM.
 BALANCE AT EOM **\$27,784.31** LESS \$20,000
 RESERVE LEAVES **\$7,784.31** AVAILABLE.

MAY

JUN

JUL

AUG

SEPT

FY 2018

OCT

NOV

DEC

* NEED TO KEEP IN MIND, RESERVE AMOUNT IS FOR NORMAL MONTHLY EXPENSES AND EMERGENCY EXPENSES.

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06/21/17

Accrual Basis

WHITEOAK SHORES OWNERS ASSOCIATION

Balance Sheet

As of April 30, 2017

	Apr 30, 17
ASSETS	
Current Assets	
Checking/Savings	
10000 · CAB OPERATING	27,784.31
10001 · PREV MGMT OP ACCT	663.75
10304 · CNB FUND RAISING - 07963	2,745.98
10305 · CNB CLUBHOUSE ACCT - 38462	5,745.56
10400 · PETTY CASH	42.21
Total Checking/Savings	36,981.81
Accounts Receivable	
12000 · ACCOUNTS RECEIVABLE	136,078.08
13600 · ALLOWANCE FOR BAD DEBT	-36,900.00
Total Accounts Receivable	99,178.08
Other Current Assets	
12001 · Undeposited Funds	2,253.58
14010 · PREPAID EXPENSES	51.52
14011 · PREPAID INSURANCE	6,141.91
14012 · INVENTORY LOTS	600.00
Total Other Current Assets	9,047.01
Total Current Assets	145,206.90
Fixed Assets	
14025 · MOBILE HOME	17,483.00
14040 · CLUB HOUSE	4,490.64
14050 · ACCUMULATED DEPRECIATION	-8,861.14
Total Fixed Assets	13,112.50
Other Assets	
16000 · SUSPENSE	5.00
Total Other Assets	5.00
TOTAL ASSETS	158,324.40
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
30000 · ACCOUNTS PAYABLE	-2,529.60
Total Accounts Payable	-2,529.60
Other Current Liabilities	
34000 · ACCRUED EXPENSES	501.83
Total Other Current Liabilities	501.83
Total Current Liabilities	-2,027.77
Long Term Liabilities	
35500 · NOTE PAYABLE - CNB	12,770.88
Total Long Term Liabilities	12,770.88
Total Liabilities	10,743.11
Equity	
50000 · Equity	153,308.96
50001 · REPAIR & REPLACEMENT RESERVE	19,295.00
Net Income	-25,022.67
Total Equity	147,581.29
TOTAL LIABILITIES & EQUITY	158,324.40

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 Accrual Basis

WHITEOAK SHORES OWNERS ASSOCIATION
Profit & Loss YTD Comparison
 April 2017

	<u>Apr 17</u>	<u>Oct '16 - Apr 17</u>
Income		
61999 · ASSESSMENT REVENUE		
62000 · LOT ASSESSMENT	11,160.00	38,277.00
62001 · OWNER ASSESSMENT	4,270.00	14,940.00
62002 · OWNER ASSESSMENT - ROADS	2,055.00	7,390.00
62003 · 2009 ROAD ASSESSMENT	0.00	500.00
62004 · SEWER CONVENIENCE FEES	403.00	1,352.00
62005 · SEWER - SPECIAL ASSESSMENTS	693.00	2,394.00
Total 61999 · ASSESSMENT REVENUE	18,581.00	64,853.00
62999 · OTHER INCOME (EXPENSES)		
63000 · LATE EES	1,140.48	2,233.04
63001 · ROAD ASSESSMENT FINANCE CHARGES	45.00	630.00
63599 · MISC	0.00	-85.00
63602 · RETURNED CHECK CHARGES	0.00	30.00
7000 · INTEREST	3.06	22.70
71100 · RENT	0.00	200.00
71102 · DUMPSTER REVENUE	300.01	2,628.88
71103 · ICE REVENUE	44.10	186.08
71200 · FUND RAISERS	363.22	2,588.03
71300 · GATE OPENER REVENUE	0.00	185.00
Total 62999 · OTHER INCOME (EXPENSES)	1,895.87	8,618.73
Total Income	20,476.87	73,471.73
Gross Profit	20,476.87	73,471.73
Expense		
79999 · ADMINISTRATIVE EXPENSES		
80000 · COPIES	0.00	7.25
80001 · POSTAGE	127.46	439.21
80005 · STATEMENTS	0.00	19.37
80007 · WELCOME GIFT BASKETS	0.00	54.13
80012 · LICENSES AND PERMITS	0.00	105.06
80998 · LOAN INTEREST EXPENSE	0.00	104.34
79999 · ADMINISTRATIVE EXPENSES - Other	0.00	94.94
Total 79999 · ADMINISTRATIVE EXPENSES	127.46	824.30
81999 · COST OF GOODS SOLD		
82002 · ICE MACHINE EXPENSES	0.00	252.56
82003 · REMOTE CONTROL EXPENSE	0.00	54.03
Total 81999 · COST OF GOODS SOLD	0.00	306.59
83000 · CONTRACT SERVICES		
83001 · LANDSCAPE MAINT - JACK H	450.00	3,150.00
83003 · MANAGEMENT SERVICES	1,025.00	6,405.02
83007 · POOL SERVICES - RON MORRIS	575.00	1,320.00
84007 · BATH HOUSE CLEANING - BRANDY SM	625.00	2,125.00
Total 83000 · CONTRACT SERVICES	2,675.00	13,000.02
84000 · REPAIRS & MAINTENANCE		
87001 · REP & MAINT - BATH HOUSE	0.00	250.00
87004 · PARK REP & MAINT	25.00	25.00
87009 · POOL REP & MAINT	0.00	12.84
87010 · POOL SUPPLIES	0.00	516.35
87011 · BATH HOUSE SUPPLIES	0.00	71.54
87012 · Maintenance Culvert Clean Out	-275.00	-1,215.00
90011 · STREETS - REP & MAINT	204.15	71,757.54
91001 · MISC REP & MAINT	0.00	64.95
Total 84000 · REPAIRS & MAINTENANCE	-45.85	71,483.22
91999 · UTILITIES		
80009 · TELEPHONE	107.55	661.57

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Profit & Loss YTD Comparison
April 2017

	<u>Apr 17</u>	<u>Oct '16 - Apr 17</u>
83008 · DUMPSTER	535.00	2,144.01
92000 · ELECTRIC	100.86	2,308.36
92003 · WATER	142.44	662.28
92004 · SEWER USAGE	164.84	849.78
Total 91999 · UTILITIES	1,050.69	6,626.00
92999 · INSURANCE EXPENSE		
93000 · PROPERTY & LIABILITY INSURANCE	489.28	2,494.96
93004 · DIRECTORS & OFFICERS INSURANCE	388.15	2,425.94
Total 92999 · INSURANCE EXPENSE	877.43	4,920.90
94000 · INTEREST EXPENSE - CNB	104.34	521.36
94001 · PROPERTY TAXES	0.00	812.01
Total Expense	4,789.07	98,494.40
Net Income	15,687.80	-25,022.67