

# WHITEOAK SHORES OWNERS ASSOCIATION

## CASH POSITION BY MONTH

### FY 2016

OCT	\$77,964.00	
NOV	71,335.00	CASH AVAILABLE FROM MUTUAL OF
DEC	68,384.00	OMAHA AND CNB GENERAL OPERATING
JAN	69,530.00	ACCOUNTS.
FEB	65,886.00	--- FINAL FINANCIALS FROM JUNCTION
MAR	65,886.00	--- TRANSITION PERIOD, NO REPORTS
APR	74,665.00	--- EXCEL ASSUMES MANAGEMENT APRIL 2016
May	89,341.00	
JUN	90,438.00	
JUL	97,884.00	
AUG	82,594.00	
SEPT	72,883.00	--- FINAL FINANCIALS FROM EXCEL

### FY 2017

OCT	86,113.00	--- MUTUAL OF OMAHA ACCOUNT CLOSED
NOV	31,510.00	--- THOMAS SMITH, CPA, ASSUMES MANAGEMENT

DEC	20,090.00	
JAN	31,465.00	* ALL AMOUNTS ARE TAKEN FROM
FEB	32,314.00	BANK STATEMENTS WITH OUTSTANDING
MAR	30,076.89	CHECKS DEDUCTED AS OF EOM.
APR	27,784.31	BALANCE AT EOM <b>\$31,071.26</b> LESS \$20,000
MAY	32,109.74	RESERVE LEAVES <b>\$11,071.26</b> AVAILABLE.

JUN	34,345.24	
JUL	39,381.81	
AUG	37,482.03	* NEED TO KEEP IN MIND, RESERVE AMOUNT IS
SEPT	34,500.16	FOR NORMAL OPERATING EXPENSES AND
		EMERGENCY EXPENSES.

### FY 2018

OCT	37,276.46	
NOV	25,563.58	--- THIS MONTH WE PAID A ONE TIME CHARGE OF
DEC	<b>\$31,071.26</b>	<b>\$10,574.57</b> FOR INSURANCE OUT OF GENERAL FUNDS
		AND <b>\$4,140.00</b> FOR CLUBHOUSE A/C OUT OF
		DISCRETIONARY FUNDS.

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WHITEOAK SHORES OWNERS ASSOCIATION

Balance Sheet

As of December 31, 2017

02/09/18

Accrual Basis

	<u>Dec 31, 17</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
10000 · CAB OPERATING	28,864.77
10304 · CNB FUND RAISING - 07963	4,581.10
10305 · CNB CLUBHOUSE ACCT - 38462	824.09
10400 · PETTY CASH	42.21
<b>Total Checking/Savings</b>	<u>34,312.17</u>
<b>Accounts Receivable</b>	
12000 · ACCOUNTS RECEIVABLE	117,628.63
13600 · ALLOWANCE FOR BAD DEBT	-36,900.00
<b>Total Accounts Receivable</b>	<u>80,728.63</u>
<b>Other Current Assets</b>	
12001 · Undeposited Funds	1,605.03
14011 · PREPAID INSURANCE	9,697.24
14012 · INVENTORY LOTS	1,928.39
<b>Total Other Current Assets</b>	<u>13,230.66</u>
<b>Total Current Assets</b>	<u>128,271.46</u>
<b>Fixed Assets</b>	
14025 · MOBILE HOME	17,483.00
14038 · CLUSTER MAIL BOXES	4,981.76
14040 · CLUB HOUSE	18,537.69
14050 · ACCUMULATED DEPRECIATION	-8,861.14
<b>Total Fixed Assets</b>	<u>32,141.31</u>
<b>TOTAL ASSETS</b>	<u><u>160,412.77</u></u>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Equity</b>	
50000 · Equity	153,090.52
50001 · REPAIR & REPLACEMENT RESERVE	-4,972.85
Net Income	12,295.10
<b>Total Equity</b>	<u>160,412.77</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>160,412.77</u></u>

**WHITEOAK SHORES OWNERS ASSOCIATION**  
**Profit & Loss YTD Comparison**  
**December 2017**

	Dec 17	Oct - Dec 17
<b>Income</b>		
61999 · ASSESSMENT REVENUE		
62000 · LOT ASSESSMENT	0.00	10,983.00
62001 · OWNER ASSESSMENT	0.00	4,200.00
62002 · OWNER ASSESSMENT - ROADS	0.00	2,060.00
62004 · SEWER CONVENIENCE FEES	0.00	351.00
62005 · SEWER - SPECIAL ASSESSMENTS	0.00	567.00
62007 · Extended Stay - Guests	200.00	200.00
<b>Total 61999 · ASSESSMENT REVENUE</b>	<b>200.00</b>	<b>18,361.00</b>
62999 · OTHER INCOME (EXPENSES)		
63000 · LATE EES	0.00	3,195.04
7000 · INTEREST	2.46	8.77
71102 · DUMPSTER REVENUE	281.55	789.11
71103 · ICE REVENUE	33.50	84.45
71200 · FUND RAISERS	234.10	2,238.63
71300 · GATE OPENER REVENUE	0.00	40.00
<b>Total 62999 · OTHER INCOME (EXPENSES)</b>	<b>551.61</b>	<b>6,356.00</b>
<b>Total Income</b>	<b>751.61</b>	<b>24,717.00</b>
<b>Gross Profit</b>	<b>751.61</b>	<b>24,717.00</b>
<b>Expense</b>		
79999 · ADMINISTRATIVE EXPENSES		
80001 · POSTAGE	22.08	163.04
<b>Total 79999 · ADMINISTRATIVE EXPENSES</b>	<b>22.08</b>	<b>163.04</b>
81000 · LEGAL & PROFESSIONAL		
81001 · LEGAL FEES	0.00	-0.05
81000 · LEGAL & PROFESSIONAL - Other	0.00	0.00
<b>Total 81000 · LEGAL &amp; PROFESSIONAL</b>	<b>0.00</b>	<b>-0.05</b>
81999 · COST OF GOODS SOLD		
82001 · FILING FEES	0.00	30.00
82002 · ICE MACHINE EXPENSES	0.00	169.38
<b>Total 81999 · COST OF GOODS SOLD</b>	<b>0.00</b>	<b>199.38</b>
83000 · CONTRACT SERVICES		
83001 · LANDSCAPE MAINT - JACK H	600.00	1,800.00
83003 · MANAGEMENT SERVICES	856.16	2,585.76
83007 · POOL SERVICES - RON MORRIS	75.00	650.00
84007 · BATH HOUSE CLEANING - BRANDY SM	325.00	975.00
<b>Total 83000 · CONTRACT SERVICES</b>	<b>1,856.16</b>	<b>6,010.76</b>
84000 · REPAIRS & MAINTENANCE		
87001 · REP & MAINT - BATH HOUSE	0.00	21.62
87004 · PARK REP & MAINT	0.00	52.34
87013 · REPAIRS & MAINT - CLUB HOUSE	55.55	422.68
90011 · STREETS - REP & MAINT	0.00	139.95
<b>Total 84000 · REPAIRS &amp; MAINTENANCE</b>	<b>55.55</b>	<b>636.59</b>
91999 · UTILITIES		
80009 · TELEPHONE	107.42	322.26
83008 · DUMPSTER	280.88	829.26
92000 · ELECTRIC	417.60	1,125.08
92003 · WATER	100.07	231.77
92004 · SEWER USAGE	51.26	153.78
<b>Total 91999 · UTILITIES</b>	<b>957.23</b>	<b>2,662.15</b>
92999 · INSURANCE EXPENSE		
93000 · PROPERTY & LIABILITY INSURANCE	0.00	978.56

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Accrual Basis

**WHITEOAK SHORES OWNERS ASSOCIATION**  
**Profit & Loss YTD Comparison**  
December 2017

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	<u>Dec 17</u>	<u>Oct - Dec 17</u>
93004 · DIRECTORS & OFFICERS INSURANCE	0.00	776.30
92999 · INSURANCE EXPENSE - Other	877.23	877.23
<b>Total 92999 · INSURANCE EXPENSE</b>	<b>877.23</b>	<b>2,632.09</b>
94000 · INTEREST EXPENSE - CNB	0.00	117.94
<b>Total Expense</b>	<b>3,768.25</b>	<b>12,421.90</b>
<b>Net Income</b>	<b><u>-3,016.64</u></b>	<b><u>12,295.10</u></b>