

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 \$39,204.11 LESS \$20,000
MAY	32,109.74	RESERVE LEAVES \$19,204.11 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

FY 2018

OCT	37,276.46	
NOV	25,563.58	--- THIS MONTH WE PAID A ONE TIME CHARGE OF
DEC	31,071.26	\$10,574.57 FOR INSURANCE OUT OF GENERAL FUNDS
JAN	30,019.56	AND \$4,140.00 FOR CLUBHOUSE A/C OUT OF
FEB	29,775.46	DISCRETIONARY FUNDS.
MAR	29,958.46	
APR	34,656.80	
MAY	\$39,204.11	

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WHITEOAK SHORES OWNERS ASSOCIATION

Balance Sheet

As of May 31, 2018

07/02/18

Accrual Basis

	<u>May 31, 18</u>
ASSETS	
Current Assets	
Checking/Savings	
10000 · CAB OPERATING	39,030.11
10301 · PREV MGMT RESERVE ACCT	857.00
10304 · CNB FUND RAISING - 07963	1,763.31
10400 · PETTY CASH	42.21
Total Checking/Savings	<u>41,692.63</u>
Accounts Receivable	
12000 · ACCOUNTS RECEIVABLE	133,059.48
13600 · ALLOWANCE FOR BAD DEBT	-36,900.00
Total Accounts Receivable	<u>96,159.48</u>
Other Current Assets	
12001 · Undeposited Funds	799.03
14011 · PREPAID INSURANCE	5,310.19
14012 · INVENTORY LOTS	600.00
Total Other Current Assets	<u>6,709.22</u>
Total Current Assets	<u>144,561.33</u>
Fixed Assets	
14025 · MOBILE HOME	17,483.00
14038 · CLUSTER MAIL BOXES	4,981.76
14040 · CLUB HOUSE	28,460.71
14050 · ACCUMULATED DEPRECIATION	-8,861.14
Total Fixed Assets	<u>42,064.33</u>
TOTAL ASSETS	<u><u>186,625.66</u></u>
LIABILITIES & EQUITY	
Equity	
50000 · Equity	153,090.52
50001 · REPAIR & REPLACEMENT RESERVE	-4,870.85
Net Income	38,405.99
Total Equity	<u>186,625.66</u>
TOTAL LIABILITIES & EQUITY	<u><u>186,625.66</u></u>

WHITEOAK SHORES OWNERS ASSOCIATION

Profit & Loss YTD Comparison

07/02/18

May 2018

Accrual Basis

	May 18	Oct '17 - May 18
Income		
61999 · ASSESSMENT REVENUE		
62000 · LOT ASSESSMENT	0.00	33,264.00
62001 · OWNER ASSESSMENT	0.00	12,540.00
62002 · OWNER ASSESSMENT - ROADS	0.00	6,220.00
62004 · SEWER CONVENIENCE FEES	0.00	1,092.00
62005 · SEWER - SPECIAL ASSESSMENTS	0.00	1,764.00
62007 · Extended Stay - Guests	150.00	1,250.00
Total 61999 · ASSESSMENT REVENUE	150.00	56,130.00
62999 · OTHER INCOME (EXPENSES)		
63000 · LATE EES	0.00	10,879.03
63599 · MISC	0.00	0.00
7000 · INTEREST	3.08	22.62
71102 · DUMPSTER REVENUE	539.03	2,986.78
71103 · ICE REVENUE	92.52	281.58
71105 · POST OFFICE BOX LEASE	0.00	250.00
71200 · FUND RAISERS	1,001.00	5,018.90
71300 · GATE OPENER REVENUE	40.00	280.00
72000 · LOTS SALE	0.00	1,040.00
Total 62999 · OTHER INCOME (EXPENSES)	1,675.63	20,758.91
Total Income	1,825.63	76,888.91
Cost of Goods Sold		
50002 · *Cost of Goods Sold	0.00	1,328.39
Total COGS	0.00	1,328.39
Gross Profit	1,825.63	75,560.52
Expense		
66900 · Reconciliation Discrepancies	-0.16	-0.16
79999 · ADMINISTRATIVE EXPENSES		
80001 · POSTAGE	118.80	380.86
80008 · BANK CHARGES	10.00	20.00
80012 · LICENSES AND PERMITS	0.00	19.97
Total 79999 · ADMINISTRATIVE EXPENSES	128.80	420.83
81000 · LEGAL & PROFESSIONAL		
81001 · LEGAL FEES	0.00	-0.05
81000 · LEGAL & PROFESSIONAL - Other	0.00	0.00
Total 81000 · LEGAL & PROFESSIONAL	0.00	-0.05
81999 · COST OF GOODS SOLD		
82001 · FILING FEES	0.00	30.00
82002 · ICE MACHINE EXPENSES	128.78	298.16
Total 81999 · COST OF GOODS SOLD	128.78	328.16
83000 · CONTRACT SERVICES		
83001 · LANDSCAPE MAINT - JACK H	700.00	4,900.00
83003 · MANAGEMENT SERVICES	884.24	6,943.82
83007 · POOL SERVICES - RON MORRIS	425.00	1,875.00
84007 · BATH HOUSE CLEANING	325.00	2,600.00
Total 83000 · CONTRACT SERVICES	2,334.24	16,318.82
84000 · REPAIRS & MAINTENANCE		
87001 · REP & MAINT - BATH HOUSE	0.00	56.00
87002 · REP & MAINT - EQUIPMENT	0.00	400.00
87003 · REP & MAINT - OFFICE - DONNA G	367.00	367.00
87004 · PARK REP & MAINT	0.00	58.81
87009 · POOL REP & MAINT	0.00	899.15
87010 · POOL SUPPLIES	105.01	154.20
87011 · BATH HOUSE SUPPLIES	11.35	174.74

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07/02/18

Accrual Basis

WHITEOAK SHORES OWNERS ASSOCIATION

Profit & Loss YTD Comparison

May 2018

	<u>May 18</u>	<u>Oct '17 - May 18</u>
87013 · REPAIRS & MAINT - CLUB HOUSE	299.68	1,515.97
90011 · STREETS - REP & MAINT	0.00	139.95
91001 · MISC REP & MAINT	38.45	38.45
Total 84000 · REPAIRS & MAINTENANCE	821.49	3,804.27
91999 · UTILITIES		
80009 · TELEPHONE	105.42	855.36
83008 · DUMPSTER	280.88	2,233.66
92000 · ELECTRIC	456.95	3,376.62
92003 · WATER	55.21	681.39
92004 · SEWER USAGE	51.26	410.08
92006 · ELECTRIC - CLUBHOUSE	358.43	715.66
Total 91999 · UTILITIES	1,308.15	8,272.77
92999 · INSURANCE EXPENSE		
93000 · PROPERTY & LIBILITY INSURANCE	489.28	2,935.68
93004 · DIRECTORS & OFFICERS INSURAN...	388.15	2,328.90
92999 · INSURANCE EXPENSE - Other	0.00	1,754.56
Total 92999 · INSURANCE EXPENSE	877.43	7,019.14
94000 · INTEREST EXPENSE - CNB	0.00	117.94
94001 · PROPERTY TAXES	0.00	872.81
Total Expense	5,598.73	37,154.53
Net Income	<u>-3,773.10</u>	<u>38,405.99</u>