

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 \$30,019.56 LESS \$20,000
MAY	32,109.74	RESERVE LEAVES \$10,019.56 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
		DISCRETIONARY FUNDS.

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Accrual Basis

WHITEOAK SHORES OWNERS ASSOCIATION

Balance Sheet

As of January 31, 2018

	Jan 31, 18
ASSETS	
Current Assets	
Checking/Savings	
10000 · CAB OPERATING	30,019.56
10304 · CNB FUND RAISING - 07963	4,581.10
10305 · CNB CLUBHOUSE ACCT - 38462	824.09
10400 · PETTY CASH	42.21
Total Checking/Savings	35,466.96
Accounts Receivable	
12000 · ACCOUNTS RECEIVABLE	130,487.38
13600 · ALLOWANCE FOR BAD DEBT	-36,900.00
Total Accounts Receivable	93,587.38
Other Current Assets	
12001 · Undeposited Funds	2,200.65
14011 · PREPAID INSURANCE	8,819.91
14012 · INVENTORY LOTS	1,928.39
Total Other Current Assets	12,948.95
Total Current Assets	142,003.29
Fixed Assets	
14025 · MOBILE HOME	17,483.00
14038 · CLUSTER MAIL BOXES	4,981.76
14040 · CLUB HOUSE	22,843.69
14050 · ACCUMULATED DEPRECIATION	-8,861.14
Total Fixed Assets	36,447.31
TOTAL ASSETS	178,450.60
LIABILITIES & EQUITY	
Equity	
50000 · Equity	153,090.52
50001 · REPAIR & REPLACEMENT RESERVE	-4,972.85
Net Income	30,332.93
Total Equity	178,450.60
TOTAL LIABILITIES & EQUITY	178,450.60

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WHITEOAK SHORES OWNERS ASSOCIATION

Profit & Loss YTD Comparison

January 2018

02/10/18

Accrual Basis

	Jan 18	Oct '17 - Jan 18
Income		
61999 · ASSESSMENT REVENUE		
62000 · LOT ASSESSMENT	11,157.00	22,140.00
62001 · OWNER ASSESSMENT	4,170.00	8,370.00
62002 · OWNER ASSESSMENT - ROADS	2,075.00	4,135.00
62004 · SEWER CONVENIENCE FEES	351.00	702.00
62005 · SEWER - SPECIAL ASSESSMENTS	567.00	1,134.00
62007 · Extended Stay - Guests	250.00	450.00
Total 61999 · ASSESSMENT REVENUE	18,570.00	36,931.00
62999 · OTHER INCOME (EXPENSES)		
63000 · LATE EES	3,879.93	7,074.97
7000 · INTEREST	2.08	10.85
71102 · DUMPSTER REVENUE	495.97	1,285.08
71103 · ICE REVENUE	35.21	119.66
71105 · POST OFFICE BOX LEASE	35.00	35.00
71200 · FUND RAISERS	0.00	2,238.63
71300 · GATE OPENER REVENUE	60.00	100.00
Total 62999 · OTHER INCOME (EXPENSES)	4,508.19	10,864.19
Total Income	23,078.19	47,795.19
Gross Profit	23,078.19	47,795.19
Expense		
66900 · Reconciliation Discrepancies	-0.52	-0.52
79999 · ADMINISTRATIVE EXPENSES		
80001 · POSTAGE	59.22	222.26
Total 79999 · ADMINISTRATIVE EXPENSES	59.22	222.26
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	0.00	169.38
Total 81999 · COST OF GOODS SOLD	0.00	199.38
83000 · CONTRACT SERVICES		
83001 · LANDSCAPE MAINT - JACK H	600.00	2,400.00
83003 · MANAGEMENT SERVICES	858.32	3,444.08
83007 · POOL SERVICES - RON MORRIS	75.00	725.00
84007 · BATH HOUSE CLEANING - BRANDY SM	325.00	1,300.00
Total 83000 · CONTRACT SERVICES	1,858.32	7,869.08
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	124.50	547.18
90011 · STREETS - REP & MAINT	0.00	139.95
Total 84000 · REPAIRS & MAINTENANCE	124.50	761.09
91999 · UTILITIES		
80009 · TELEPHONE	107.42	429.68
83008 · DUMPSTER	280.88	1,110.14
92000 · ELECTRIC	787.77	1,912.85
92003 · WATER	43.70	275.47
92004 · SEWER USAGE	51.26	205.04
Total 91999 · UTILITIES	1,271.03	3,933.18

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Accrual Basis

WHITEOAK SHORES OWNERS ASSOCIATION

Profit & Loss YTD Comparison

January 2018

	<u>Jan 18</u>	<u>Oct '17 - Jan 18</u>
92999 · INSURANCE EXPENSE		
93000 · PROPERTY & LIBILITY INSURANCE	0.00	978.56
93004 · DIRECTORS & OFFICERS INSURANCE	0.00	776.30
92999 · INSURANCE EXPENSE - Other	877.33	1,754.56
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Total 92999 · INSURANCE EXPENSE	877.33	3,509.42
94000 · INTEREST EXPENSE - CNB	0.00	117.94
94001 · PROPERTY TAXES	850.48	850.48
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Total Expense	5,040.36	17,462.26
Net Income	<u>18,037.83</u>	<u>30,332.93</u>