

# 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>\$39,381.81</b> LESS \$20,000
MAY	32,109.74	RESERVE LEAVES <b>\$19,381.81</b> AVAILABLE.
JUN	34,345.24	

### JUL

**\$39,381.81**

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

### FY 2018

OCT  
NOV  
DEC

**WHITEOAK SHORES OWNERS ASSOCIATION**  
**Balance Sheet**  
As of July 31, 2017

	Jul 31, 17
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
10000 · CAB OPERATING	39,381.81
10001 · PREV MGMT OP ACCT	663.75
10304 · CNB FUND RAISING - 07963	2,893.83
10305 · CNB CLUBHOUSE ACCT - 38462	1,993.62
10400 · PETTY CASH	42.21
Total Checking/Savings	44,975.22
Accounts Receivable	
12000 · ACCOUNTS RECEIVABLE	127,695.52
13600 · ALLOWANCE FOR BAD DEBT	-36,900.00
Total Accounts Receivable	90,795.52
Other Current Assets	
12001 · Undeposited Funds	857.00
14010 · PREPAID EXPENSES	51.52
14011 · PREPAID INSURANCE	3,509.62
14012 · INVENTORY LOTS	600.00
Total Other Current Assets	5,018.14
Total Current Assets	140,788.88
Fixed Assets	
14025 · MOBILE HOME	17,483.00
14038 · CLUSTER MAIL BOXES	4,981.76
14040 · CLUB HOUSE	10,990.64
14050 · ACCUMULATED DEPRECIATION	-8,861.14
Total Fixed Assets	24,594.26
Other Assets	
16000 · SUSPENSE	5.00
Total Other Assets	5.00
<b>TOTAL ASSETS</b>	<b>165,388.14</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Other Current Liabilities	
34000 · ACCRUED EXPENSES	501.83
Total Other Current Liabilities	501.83
Total Current Liabilities	501.83
Long Term Liabilities	
35500 · NOTE PAYABLE - CNB	6,649.62
Total Long Term Liabilities	6,649.62
Total Liabilities	7,151.45
Equity	
50000 · Equity	153,308.96
50001 · REPAIR & REPLACEMENT RESERVE	19,295.00
Net Income	-14,367.27
Total Equity	158,236.69
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>165,388.14</b>

## WHITEOAK SHORES OWNERS ASSOCIATION

## Profit &amp; Loss YTD Comparison

July 2017

08/03/17

Accrual Basis

	Jul 17	Oct '16 - Jul 17
<b>Income</b>		
61999 · ASSESSMENT REVENUE		
62000 · LOT ASSESSMENT	10,998.00	49,662.00
62001 · OWNER ASSESSMENT	4,260.00	19,290.00
62002 · OWNER ASSESSMENT - ROADS	2,160.00	9,653.65
62003 · 2009 ROAD ASSESSMENT	0.00	500.00
62004 · SEWER CONVENIENCE FEES	-196.00	1,156.00
62005 · SEWER - SPECIAL ASSESSMENTS	672.00	3,066.00
<b>Total 61999 · ASSESSMENT REVENUE</b>	<b>17,894.00</b>	<b>83,327.65</b>
62999 · OTHER INCOME (EXPENSES)		
63000 · LATE EES	1,542.53	5,811.43
63001 · ROAD ASSESSMENT FINANCE CHARGES	0.00	587.84
63003 · COLLECTION COSTS	520.00	520.00
63599 · MISC	0.00	-85.00
63602 · RETURNED CHECK CHARGES	0.00	30.00
7000 · INTEREST	3.66	31.18
71100 · RENT	0.00	200.00
71102 · DUMPSTER REVENUE	609.17	4,220.83
71103 · ICE REVENUE	69.70	376.48
71105 · POST OFFICE BOX LEASE	35.00	1,820.00
71200 · FUND RAISERS	147.63	2,735.66
71300 · GATE OPENER REVENUE	60.00	245.10
<b>Total 62999 · OTHER INCOME (EXPENSES)</b>	<b>2,987.69</b>	<b>16,493.52</b>
<b>Total Income</b>	<b>20,881.69</b>	<b>99,821.17</b>
<b>Gross Profit</b>	<b>20,881.69</b>	<b>99,821.17</b>
<b>Expense</b>		
79999 · ADMINISTRATIVE EXPENSES		
80000 · COPIES	0.00	7.25
80001 · POSTAGE	29.76	614.98
80005 · STATEMENTS	0.00	19.37
80007 · WELCOME GIFT BASKETS	0.00	54.13
80008 · BANK CHARGES	0.00	191.39
80012 · LICENSES AND PERMITS	0.00	105.06
80998 · LOAN INTEREST EXPENSE	0.00	104.34
79999 · ADMINISTRATIVE EXPENSES - Other	0.00	94.94
<b>Total 79999 · ADMINISTRATIVE EXPENSES</b>	<b>29.76</b>	<b>1,191.46</b>
81000 · LEGAL & PROFESSIONAL		
81001 · LEGAL FEES	380.00	1,420.00
<b>Total 81000 · LEGAL &amp; PROFESSIONAL</b>	<b>380.00</b>	<b>1,420.00</b>
81999 · COST OF GOODS SOLD		
82002 · ICE MACHINE EXPENSES	169.38	429.02
82003 · REMOTE CONTROL EXPENSE	0.00	54.03
<b>Total 81999 · COST OF GOODS SOLD</b>	<b>169.38</b>	<b>483.05</b>
83000 · CONTRACT SERVICES		
83001 · LANDSCAPE MAINT - JACK H	600.00	4,950.00
83003 · MANAGEMENT SERVICES	857.78	9,563.02
83007 · POOL SERVICES - RON MORRIS	519.44	2,839.44
84007 · BATH HOUSE CLEANING - BRANDY SM	325.00	3,100.00
<b>Total 83000 · CONTRACT SERVICES</b>	<b>2,302.22</b>	<b>20,452.46</b>
84000 · REPAIRS & MAINTENANCE		
87001 · REP & MAINT - BATH HOUSE	0.00	254.72
87004 · PARK REP & MAINT	0.00	54.51
87009 · POOL REP & MAINT	0.00	12.84
87010 · POOL SUPPLIES	0.00	612.13
87011 · BATH HOUSE SUPPLIES	25.98	97.52

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08/03/17

Accrual Basis

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

	<u>Jul 17</u>	<u>Oct '16 - Jul 17</u>
87012 · Maintenance Culvert Clean Out	-25.00	-85.00
90011 · STREETS - REP & MAINT	0.00	71,757.54
91001 · MISC REP & MAINT	21.63	86.58
<b>Total 84000 · REPAIRS &amp; MAINTENANCE</b>	<b>22.61</b>	<b>72,790.84</b>
<b>91999 · UTILITIES</b>		
80009 · TELEPHONE	104.52	975.99
83008 · DUMPSTER	267.50	2,679.01
92000 · ELECTRIC	389.28	3,370.44
92003 · WATER	46.01	800.74
92004 · SEWER USAGE	51.26	838.72
<b>Total 91999 · UTILITIES</b>	<b>858.57</b>	<b>8,664.90</b>
<b>92999 · INSURANCE EXPENSE</b>		
93000 · PROPERTY & LIBILITY INSURANCE	489.28	3,962.80
93004 · DIRECTORS & OFFICERS INSURANCE	388.15	3,590.39
<b>Total 92999 · INSURANCE EXPENSE</b>	<b>877.43</b>	<b>7,553.19</b>
94000 · INTEREST EXPENSE - CNB	142.47	827.51
94001 · PROPERTY TAXES	0.00	805.03
<b>Total Expense</b>	<b>4,782.44</b>	<b>114,188.44</b>
<b>Net Income</b>	<b>16,099.25</b>	<b>-14,367.27</b>