

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 \$34,345.24 LESS \$20,000
MAY	32,109.74	RESERVE LEAVES \$14,345.24 AVAILABLE.

JUN

\$34,345.24

JUL

AUG

SEPT

FY 2018

OCT

NOV

DEC

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

WHITEOAK SHORES OWNERS ASSOCIATION

Balance Sheet

As of June 30, 2017

07/19/17

Accrual Basis

	Jun 30, 17
ASSETS	
Current Assets	
Checking/Savings	
10000 · CAB OPERATING	34,345.24
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	43,542.74
Accounts Receivable	
12000 · ACCOUNTS RECEIVABLE	120,663.32
13600 · ALLOWANCE FOR BAD DEBT	-36,900.00
Total Accounts Receivable	83,763.32
Other Current Assets	
12001 · Undeposited Funds	704.00
14010 · PREPAID EXPENSES	51.52
14011 · PREPAID INSURANCE	4,387.05
14012 · INVENTORY LOTS	600.00
Total Other Current Assets	5,742.57
Total Current Assets	133,048.63
Fixed Assets	
14025 · MOBILE HOME	17,483.00
14038 · CLUSTER MAIL BOXES	4,981.76
14040 · CLUB HOUSE	4,490.64
14050 · ACCUMULATED DEPRECIATION	-8,861.14
Total Fixed Assets	18,094.26
Other Assets	
16000 · SUSPENSE	5.00
Total Other Assets	5.00
TOTAL ASSETS	151,147.89
LIABILITIES & EQUITY	
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	8,649.62
Total Long Term Liabilities	8,649.62
Total Liabilities	9,151.45
Equity	
50000 · Equity	153,308.96
50001 · REPAIR & REPLACEMENT RESERVE	19,295.00
Net Income	-30,607.52
Total Equity	141,996.44
TOTAL LIABILITIES & EQUITY	151,147.89

WHITEOAK SHORES OWNERS ASSOCIATION

Profit & Loss YTD Comparison

June 2017

07/19/17

Accrual Basis

	Jun 17	Oct '16 - Jun 17
Income		
61999 · ASSESSMENT REVENUE		
62000 · LOT ASSESSMENT	0.00	38,568.00
62001 · OWNER ASSESSMENT	0.00	15,000.00
62002 · OWNER ASSESSMENT - ROADS	0.00	7,478.65
62003 · 2009 ROAD ASSESSMENT	0.00	500.00
62004 · SEWER CONVENIENCE FEES	0.00	1,352.00
62005 · SEWER - SPECIAL ASSESSMENTS	0.00	2,394.00
Total 61999 · ASSESSMENT REVENUE	0.00	65,292.65
62999 · OTHER INCOME (EXPENSES)		
63000 · LATE EES	1,029.87	4,268.90
63001 · ROAD ASSESSMENT FINANCE CHARGES	-42.16	587.84
63599 · MISC	0.00	-85.00
63602 · RETURNED CHECK CHARGES	0.00	30.00
7000 · INTEREST	2.46	27.52
71100 · RENT	0.00	200.00
71102 · DUMPSTER REVENUE	600.09	3,611.66
71103 · ICE REVENUE	84.20	306.78
71105 · POST OFFICE BOX LEASE	-35.00	1,785.00
71200 · FUND RAISERS	0.00	2,588.03
71300 · GATE OPENER REVENUE	20.00	185.10
Total 62999 · OTHER INCOME (EXPENSES)	1,659.46	13,505.83
Total Income	1,659.46	78,798.48
Gross Profit	1,659.46	78,798.48
Expense		
79999 · ADMINISTRATIVE EXPENSES		
80000 · COPIES	0.00	7.25
80001 · POSTAGE	132.70	585.22
80005 · STATEMENTS	0.00	19.37
80007 · WELCOME GIFT BASKETS	0.00	54.13
80008 · BANK CHARGES	191.39	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
Total 79999 · ADMINISTRATIVE EXPENSES	324.09	1,161.70
81000 · LEGAL & PROFESSIONAL		
81001 · LEGAL FEES	1,040.00	1,040.00
Total 81000 · LEGAL & PROFESSIONAL	1,040.00	1,040.00
81999 · COST OF GOODS SOLD		
82002 · ICE MACHINE EXPENSES	7.08	259.64
82003 · REMOTE CONTROL EXPENSE	0.00	54.03
Total 81999 · COST OF GOODS SOLD	7.08	313.67
83000 · CONTRACT SERVICES		
83001 · LANDSCAPE MAINT - JACK H	600.00	4,350.00
83003 · MANAGEMENT SERVICES	1,175.00	8,705.24
83007 · POOL SERVICES - RON MORRIS	500.00	2,320.00
84007 · BATH HOUSE CLEANING - BRANDY SM	325.00	2,775.00
Total 83000 · CONTRACT SERVICES	2,600.00	18,150.24
84000 · REPAIRS & MAINTENANCE		
87001 · REP & MAINT - BATH HOUSE	4.72	254.72
87004 · PARK REP & MAINT	29.51	54.51
87009 · POOL REP & MAINT	0.00	12.84
87010 · POOL SUPPLIES	9.60	612.13
87011 · BATH HOUSE SUPPLIES	0.00	71.54
87012 · Maintenance Culvert Clean Out	0.00	-60.00

6:00 PM

07/19/17

Accrual Basis

WHITEOAK SHORES OWNERS ASSOCIATION

Profit & Loss YTD Comparison

June 2017

	Jun 17	Oct '16 - Jun 17
90011 · STREETS - REP & MAINT	0.00	71,757.54
91001 · MISC REP & MAINT	0.00	64.95
Total 84000 · REPAIRS & MAINTENANCE	43.83	72,768.23
91999 · UTILITIES		
80009 · TELEPHONE	104.52	871.47
83008 · DUMPSTER	267.50	2,411.51
92000 · ELECTRIC	401.99	2,981.16
92003 · WATER	45.65	754.73
92004 · SEWER USAGE	51.26	787.46
Total 91999 · UTILITIES	870.92	7,806.33
92999 · INSURANCE EXPENSE		
93000 · PROPERTY & LIBILITY INSURANCE	489.28	3,473.52
93004 · DIRECTORS & OFFICERS INSURANCE	388.15	3,202.24
Total 92999 · INSURANCE EXPENSE	877.43	6,675.76
94000 · INTEREST EXPENSE - CNB	59.34	685.04
94001 · PROPERTY TAXES	0.00	805.03
Total Expense	5,822.69	109,406.00
Net Income	-4,163.23	-30,607.52
