

WHITEOAK SHORES OWNERS ASSOCIATION

CASH POSITION BY MONTH

FY 2016

OCT	\$77,964.00	
NOV	71,335.00	
DEC	68,384.00	
JAN	69,530.00	
FEB	65,886.00	---
MAR	65,886.00	---
APR	74,665.00	---
May	89,341.00	
JUN	90,438.00	
JUL	97,884.00	
AUG	82,594.00	
SEPT	72,883.00	---

CASH AVAILABLE FROM MUTUAL OF OMAHA AND CNB GENERAL OPERATING ACCOUNTS.
 FINAL FINANCIALS FROM JUNCTION TRANSITION PERIOD, NO REPORTS
 EXCEL ASSUMES MANAGEMENT APRIL 2016

FY 2017

OCT	86,113.00	---
NOV	31,510.00	---
DEC	20,090.00	---
JAN	31,465.00	
FEB	32,314.00	
MAR	30,076.89	
APR	27,784.31	
MAY	\$ 32,109.74	

FINAL FINANCIALS FROM EXCEL
 MUTUAL OF OMAHA ACCOUNT CLOSED
 THOMAS SMITH, CPA, ASSUMES MANAGEMENT

* ALL AMOUNTS ARE TAKEN FROM BANK STATEMENTS WITH OUTSTANDING CHECKS DEDUCTED AS OF EOM.
 BALANCE AT EOM **\$32,109.74** LESS \$20,000 RESERVE LEAVES **\$12,109.74** AVAILABLE.

JUN
 JUL
 AUG
 SEPT

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

FY 2018

OCT
 NOV
 DEC

WHITEOAK SHORES OWNERS ASSOCIATION

Balance Sheet

As of May 31, 2017

06/21/17

Accrual Basis

	May 31, 17
ASSETS	
Current Assets	
Checking/Savings	
10000 · CAB OPERATING	32,109.74
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	41,307.24
Accounts Receivable	
12000 · ACCOUNTS RECEIVABLE	128,142.49
13600 · ALLOWANCE FOR BAD DEBT	-36,900.00
Total Accounts Receivable	91,242.49
Other Current Assets	
12001 · Undeposited Funds	746.16
14010 · PREPAID EXPENSES	51.52
14011 · PREPAID INSURANCE	5,264.48
14012 · INVENTORY LOTS	600.00
Total Other Current Assets	6,662.16
Total Current Assets	139,211.89
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	157,311.15
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
30000 · ACCOUNTS PAYABLE	237.37
Total Accounts Payable	237.37
Other Current Liabilities	
34000 · ACCRUED EXPENSES	501.83
Total Other Current Liabilities	501.83
Total Current Liabilities	739.20
Long Term Liabilities	
35500 · NOTE PAYABLE - CNB	10,732.75
Total Long Term Liabilities	10,732.75
Total Liabilities	11,471.95
Equity	
50000 · Equity	153,308.96
50001 · REPAIR & REPLACEMENT RESERVE	19,295.00
Net Income	-26,764.76
Total Equity	145,839.20

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06/21/17
Accrual Basis

WHITEOAK SHORES OWNERS ASSOCIATION
Balance Sheet
As of May 31, 2017

	<u>May 31, 17</u>
TOTAL LIABILITIES & EQUITY	<u>157,311.15</u>

WHITEOAK SHORES OWNERS ASSOCIATION

Profit & Loss YTD Comparison

May 2017

06/21/17

Accrual Basis

	May 17	Oct '16 - May 17
Income		
61999 · ASSESSMENT REVENUE		
62000 · LOT ASSESSMENT	63.00	38,523.00
62001 · OWNER ASSESSMENT	30.00	15,000.00
62002 · OWNER ASSESSMENT - ROADS	15.00	7,420.00
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	108.00	65,189.00
62999 · OTHER INCOME (EXPENSES)		
63000 · LATE EES	1,005.99	3,239.03
63001 · ROAD ASSESSMENT FINANCE CHARGES	0.00	630.00
63599 · MISC	0.00	-85.00
63602 · RETURNED CHECK CHARGES	0.00	30.00
7000 · INTEREST	2.36	25.06
71100 · RENT	0.00	200.00
71102 · DUMPSTER REVENUE	184.00	2,966.57
71103 · ICE REVENUE	20.75	222.58
71105 · POST OFFICE BOX LEASE	1,820.00	1,820.00
71200 · FUND RAISERS	0.00	2,588.03
71300 · GATE OPENER REVENUE	-19.90	165.10
Total 62999 · OTHER INCOME (EXPENSES)	3,013.20	11,801.37
Total Income	3,121.20	76,990.37
Gross Profit	3,121.20	76,990.37
Expense		
79999 · ADMINISTRATIVE EXPENSES		
80000 · COPIES	0.00	7.25
80001 · POSTAGE	13.31	452.52
80005 · STATEMENTS	0.00	19.37
80007 · WELCOME GIFT BASKETS	0.00	54.13
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	13.31	837.61
81999 · COST OF GOODS SOLD		
82002 · ICE MACHINE EXPENSES	0.00	252.56
82003 · REMOTE CONTROL EXPENSE	0.00	54.03
Total 81999 · COST OF GOODS SOLD	0.00	306.59
83000 · CONTRACT SERVICES		
83001 · LANDSCAPE MAINT - JACK H	600.00	3,750.00
83003 · MANAGEMENT SERVICES	1,125.22	7,530.24
83007 · POOL SERVICES - RON MORRIS	500.00	1,820.00
84007 · BATH HOUSE CLEANING - BRANDY SM	325.00	2,450.00
Total 83000 · CONTRACT SERVICES	2,550.22	15,550.24
84000 · REPAIRS & MAINTENANCE		
87001 · REP & MAINT - BATH HOUSE	0.00	250.00
87004 · PARK REP & MAINT	0.00	25.00
87009 · POOL REP & MAINT	0.00	12.84
87010 · POOL SUPPLIES	86.18	602.53
87011 · BATH HOUSE SUPPLIES	0.00	71.54
87012 · Maintenance Culvert Clean Out	1,380.00	-60.00
90011 · STREETS - REP & MAINT	0.00	71,757.54
91001 · MISC REP & MAINT	0.00	64.95
Total 84000 · REPAIRS & MAINTENANCE	1,466.18	72,724.40
91999 · UTILITIES		

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Profit & Loss YTD Comparison
May 2017

06/21/17

Accrual Basis

	<u>May 17</u>	<u>Oct '16 - May 17</u>
80009 · TELEPHONE	105.38	766.95
83008 · DUMPSTER	0.00	2,144.01
92000 · ELECTRIC	270.81	2,579.17
92003 · WATER	46.80	709.08
92004 · SEWER USAGE	51.26	901.04
Total 91999 · UTILITIES	474.25	7,100.25
92999 · INSURANCE EXPENSE		
93000 · PROPERTY & LIABILITY INSURANCE	489.28	2,984.24
93004 · DIRECTORS & OFFICERS INSURANCE	388.15	2,814.09
Total 92999 · INSURANCE EXPENSE	877.43	5,798.33
94000 · INTEREST EXPENSE - CNB	104.34	625.70
94001 · PROPERTY TAXES	0.00	812.01
Total Expense	5,485.73	103,755.13
Net Income	-2,364.53	-26,764.76
