

# 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>\$46,703.05</b> LESS \$20,000
MAY	32,109.74	RESERVE LEAVES <b>\$26,703.05</b> 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	<b>\$10,574.57</b> FOR INSURANCE OUT OF GENERAL FUNDS
JAN	30,019.56	AND <b>\$4,140.00</b> FOR CLUBHOUSE A/C OUT OF
FEB	29,775.46	DISCRETIONARY FUNDS.

MAR	29,958.46	
APR	34,656.80	
MAY	39,204.11	
JUNE	37,785.01	
JULY	49,518.42	
AUG	47,721.26	
<b>SEPT</b>	<b>\$46,703.05</b>	

### FY 2019

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Accrual Basis

# WHITEOAK SHORES OWNERS ASSOCIATION

## Balance Sheet

As of September 30, 2018

	<u>Sep 30, 18</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
10000 · CAB OPERATING	46,703.05
10304 · CNB FUND RAISING - 07963	2,541.85
10400 · PETTY CASH	42.21
Total Checking/Savings	<u>49,287.11</u>
Accounts Receivable	
12000 · ACCOUNTS RECEIVABLE	98,332.76
13600 · ALLOWANCE FOR BAD DEBT	-94,211.00
Total Accounts Receivable	<u>4,121.76</u>
Other Current Assets	
14011 · PREPAID INSURANCE	877.43
14012 · INVENTORY LOTS	600.00
Total Other Current Assets	<u>1,477.43</u>
Total Current Assets	<u>54,886.30</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>
<b>TOTAL ASSETS</b>	<u><b>96,950.63</b></u>
<b>LIABILITIES &amp; EQUITY</b>	
Equity	
50000 · Equity	76,595.61
50001 · REPAIR & REPLACEMENT RESERVE	-4,870.85
Net Income	25,225.87
Total Equity	<u>96,950.63</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><b>96,950.63</b></u>

## WHITEOAK SHORES OWNERS ASSOCIATION

## Profit &amp; Loss YTD Comparison

September 2018

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Accrual Basis

	Sep 18	Oct '17 - Sep 18
<b>Income</b>		
61999 · ASSESSMENT REVENUE		
62000 · LOT ASSESSMENT	24.00	44,266.00
62001 · OWNER ASSESSMENT	30.00	16,800.00
62002 · OWNER ASSESSMENT - ROADS	15.00	8,350.00
62004 · SEWER CONVENIENCE FEES	45.00	1,527.00
62005 · SEWER - SPECIAL ASSESSMENTS	0.00	2,394.00
62007 · Extended Stay - Guests	0.00	1,250.00
<b>Total 61999 · ASSESSMENT REVENUE</b>	<b>114.00</b>	<b>74,587.00</b>
62999 · OTHER INCOME (EXPENSES)		
63000 · LATE EES	0.00	15,000.91
63003 · COLLECTION COSTS	0.00	130.00
63106 · MAINT CHARGE BACKS	0.00	175.00
63599 · MISC	0.00	0.00
63600 · BAD DEBTS	-18,731.12	-18,731.12
7000 · INTEREST	3.80	37.47
71102 · DUMPSTER REVENUE	362.60	4,591.71
71103 · ICE REVENUE	75.55	710.81
71105 · POST OFFICE BOX LEASE	0.00	295.00
71200 · FUND RAISERS	0.00	5,955.85
71300 · GATE OPENER REVENUE	0.00	340.00
72000 · LOTS SALE	0.00	1,540.00
<b>Total 62999 · OTHER INCOME (EXPENSES)</b>	<b>-18,289.17</b>	<b>10,045.63</b>
<b>Total Income</b>	<b>-18,175.17</b>	<b>84,632.63</b>
<b>Cost of Goods Sold</b>		
50002 · *Cost of Goods Sold	0.00	1,328.39
<b>Total COGS</b>	<b>0.00</b>	<b>1,328.39</b>
<b>Gross Profit</b>	<b>-18,175.17</b>	<b>83,304.24</b>
<b>Expense</b>		
66900 · Reconciliation Discrepancies	0.00	-0.16
79999 · ADMINISTRATIVE EXPENSES		
80001 · POSTAGE	232.00	859.26
80007 · WELCOME GIFT BASKETS	0.00	70.36
80008 · BANK CHARGES	0.00	20.00
80012 · LICENSES AND PERMITS	0.00	19.97
<b>Total 79999 · ADMINISTRATIVE EXPENSES</b>	<b>232.00</b>	<b>969.59</b>
81000 · LEGAL & PROFESSIONAL		
81001 · LEGAL FEES	0.00	-0.05
81000 · LEGAL & PROFESSIONAL - Other	0.00	0.00
<b>Total 81000 · LEGAL &amp; PROFESSIONAL</b>	<b>0.00</b>	<b>-0.05</b>
81999 · COST OF GOODS SOLD		
82001 · FILING FEES	0.00	30.00
82002 · ICE MACHINE EXPENSES	0.00	467.54
<b>Total 81999 · COST OF GOODS SOLD</b>	<b>0.00</b>	<b>497.54</b>
83000 · CONTRACT SERVICES		
83001 · LANDSCAPE MAINT - JACK H	700.00	7,875.00
83003 · MANAGEMENT SERVICES	846.98	10,462.50
83007 · POOL SERVICES - RON MORRIS	500.00	3,875.00
84007 · BATH HOUSE CLEANING	325.00	3,900.00
<b>Total 83000 · CONTRACT SERVICES</b>	<b>2,371.98</b>	<b>26,112.50</b>
84000 · REPAIRS & MAINTENANCE		
87000 · REP & MAINT - VEHIC ACCESS GATE	0.00	720.00
87001 · REP & MAINT - BATH HOUSE	0.00	56.00
87002 · REP & MAINT - EQUIPMENT	0.00	400.00

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Accrual Basis

# WHITEOAK SHORES OWNERS ASSOCIATION

## Profit & Loss YTD Comparison

September 2018

	Sep 18	Oct '17 - Sep 18
87003 · REP & MAINT - OFFICE - DONNA G	0.00	367.00
87004 · PARK REP & MAINT	0.00	95.89
87006 · FENCE REP & MAINT	120.00	120.00
87009 · POOL REP & MAINT	0.00	899.15
87010 · POOL SUPPLIES	103.63	785.11
87011 · BATH HOUSE SUPPLIES	0.00	272.92
87013 · REPAIRS & MAINT - CLUB HOUSE	36.99	1,774.96
90011 · STREETS - REP & MAINT	0.00	139.95
91001 · MISC REP & MAINT	0.00	38.45
<b>Total 84000 · REPAIRS &amp; MAINTENANCE</b>	<b>260.62</b>	<b>5,669.43</b>
<b>91999 · UTILITIES</b>		
80009 · TELEPHONE	105.42	1,259.31
83008 · DUMPSTER	280.88	3,347.79
92000 · ELECTRIC	387.00	4,875.53
92003 · WATER	72.70	1,144.54
92004 · SEWER USAGE	96.26	660.12
92006 · ELECTRIC - CLUBHOUSE	92.62	1,099.58
<b>Total 91999 · UTILITIES</b>	<b>1,034.88</b>	<b>12,386.87</b>
<b>92999 · INSURANCE EXPENSE</b>		
93000 · PROPERTY & LIBILITY INSURANCE	990.25	5,393.77
93004 · DIRECTORS & OFFICERS INSURANCE	810.22	4,303.57
92999 · INSURANCE EXPENSE - Other	0.00	1,754.56
<b>Total 92999 · INSURANCE EXPENSE</b>	<b>1,800.47</b>	<b>11,451.90</b>
94000 · INTEREST EXPENSE - CNB	0.00	117.94
94001 · PROPERTY TAXES	0.00	872.81
<b>Total Expense</b>	<b>5,699.95</b>	<b>58,078.37</b>
<b>Net Income</b>	<b>-23,875.12</b>	<b>25,225.87</b>