

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	
JUN	34,345.24	
JUL	39,381.81	
AUG	37,482.03	

--- 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 **\$34,500.16** LESS \$20,000 RESERVE LEAVES **\$14,500.16** AVAILABLE.

SEPT

\$34,500.16

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

FY 2018

OCT
 NOV
 DEC

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WHITEOAK SHORES OWNERS ASSOCIATION

Balance Sheet

10/11/17

As of September 30, 2017

Accrual Basis

	<u>Sep 30, 17</u>
ASSETS	
Current Assets	
Checking/Savings	
10000 · CAB OPERATING	35,325.16
10304 · CNB FUND RAISING - 07963	2,341.45
10305 · CNB CLUBHOUSE ACCT - 38462	1,994.84
10400 · PETTY CASH	42.21
Total Checking/Savings	<u>39,703.66</u>
Accounts Receivable	
12000 · ACCOUNTS RECEIVABLE	118,731.28
13600 · ALLOWANCE FOR BAD DEBT	-36,900.00
Total Accounts Receivable	<u>81,831.28</u>
Other Current Assets	
12001 · Undeposited Funds	1,105.00
14011 · PREPAID INSURANCE	2,632.19
14012 · INVENTORY LOTS	600.00
Total Other Current Assets	<u>4,337.19</u>
Total Current Assets	<u>125,872.13</u>
Fixed Assets	
14025 · MOBILE HOME	17,483.00
14038 · CLUSTER MAIL BOXES	4,981.76
14040 · CLUB HOUSE	12,176.58
14050 · ACCUMULATED DEPRECIATION	-8,861.14
Total Fixed Assets	<u>25,780.20</u>
TOTAL ASSETS	<u>151,652.33</u>
LIABILITIES & EQUITY	
Liabilities	
Long Term Liabilities	
35500 · NOTE PAYABLE - CNB	2,024.53
Total Long Term Liabilities	<u>2,024.53</u>
Total Liabilities	<u>2,024.53</u>
Equity	
50000 · Equity	153,090.52
50001 · REPAIR & REPLACEMENT RESERVE	19,295.00
Net Income	-22,757.72
Total Equity	<u>149,627.80</u>
TOTAL LIABILITIES & EQUITY	<u>151,652.33</u>

WHITEOAK SHORES OWNERS ASSOCIATION
Profit & Loss YTD Comparison
 September 2017

	Sep 17	Oct '16 - Sep 17
Income		
61999 · ASSESSMENT REVENUE		
62000 · LOT ASSESSMENT	0.00	49,734.00
62001 · OWNER ASSESSMENT	0.00	19,260.00
62002 · OWNER ASSESSMENT - ROADS	0.00	9,638.65
62003 · 2009 ROAD ASSESSMENT	0.00	500.00
62004 · SEWER CONVENIENCE FEES	0.00	1,156.00
62005 · SEWER - SPECIAL ASSESSMENTS	0.00	3,066.00
Total 61999 · ASSESSMENT REVENUE	0.00	83,354.65
62999 · OTHER INCOME (EXPENSES)		
63000 · LATE EES	0.00	5,816.59
63001 · ROAD ASSESSMENT FINANCE CHARGES	0.00	587.84
63003 · COLLECTION COSTS	0.00	520.00
63599 · MISC	0.00	-85.00
63602 · RETURNED CHECK CHARGES	0.00	30.00
7000 · INTEREST	3.02	38.83
71100 · RENT	0.00	200.00
71101 · DONATIONS	0.00	274.03
71102 · DUMPSTER REVENUE	470.42	4,995.83
71103 · ICE REVENUE	64.88	493.41
71105 · POST OFFICE BOX LEASE	70.00	1,960.00
71200 · FUND RAISERS	420.03	3,155.69
71300 · GATE OPENER REVENUE	-53.55	211.55
Total 62999 · OTHER INCOME (EXPENSES)	974.80	18,198.77
Total Income	974.80	101,553.42
Gross Profit	974.80	101,553.42
Expense		
79999 · ADMINISTRATIVE EXPENSES		
80000 · COPIES	0.00	7.25
80001 · POSTAGE	243.95	899.25
80005 · STATEMENTS	0.00	19.37
80006 · WEBSITE	278.00	278.00
80007 · WELCOME GIFT BASKETS	0.00	54.13
80008 · BANK CHARGES	0.00	191.39
80012 · LICENSES AND PERMITS	118.00	223.06
80998 · LOAN INTEREST EXPENSE	0.00	104.34
80999 · MISC/ADMINISTRATIVE MEETINGS	45.31	45.31
79999 · ADMINISTRATIVE EXPENSES - Other	0.00	94.94
Total 79999 · ADMINISTRATIVE EXPENSES	685.26	1,917.04
81000 · LEGAL & PROFESSIONAL		
81001 · LEGAL FEES	0.00	1,420.00
Total 81000 · LEGAL & PROFESSIONAL	0.00	1,420.00
81999 · COST OF GOODS SOLD		
82002 · ICE MACHINE EXPENSES	0.00	434.92
82003 · REMOTE CONTROL EXPENSE	0.00	54.03
Total 81999 · COST OF GOODS SOLD	0.00	488.95
83000 · CONTRACT SERVICES		
83001 · LANDSCAPE MAINT - JACK H	600.00	6,150.00
83003 · MANAGEMENT SERVICES	868.58	11,292.08
83007 · POOL SERVICES - RON MORRIS	500.00	3,839.44
84007 · BATH HOUSE CLEANING - BRANDY SM	325.00	3,750.00
Total 83000 · CONTRACT SERVICES	2,293.58	25,031.52
84000 · REPAIRS & MAINTENANCE		
87001 · REP & MAINT - BATH HOUSE	42.94	297.66
87004 · PARK REP & MAINT	496.27	693.97

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10/15/17

Accrual Basis

WHITEOAK SHORES OWNERS ASSOCIATION
Profit & Loss YTD Comparison
September 2017

	<u>Sep 17</u>	<u>Oct '16 - Sep 17</u>
87009 · POOL REP & MAINT	0.00	12.84
87010 · POOL SUPPLIES	43.29	1,191.90
87011 · BATH HOUSE SUPPLIES	0.00	97.52
87012 · Maintenance Culvert Clean Out	0.00	-85.00
90011 · STREETS - REP & MAINT	758.01	72,515.55
91001 · MISC REP & MAINT	0.00	86.58
Total 84000 · REPAIRS & MAINTENANCE	1,340.51	74,811.02
91999 · UTILITIES		
80009 · TELEPHONE	105.42	1,186.83
83008 · DUMPSTER	267.50	3,214.01
92000 · ELECTRIC	382.64	4,572.78
92003 · WATER	70.52	1,004.74
92004 · SEWER USAGE	51.26	941.24
Total 91999 · UTILITIES	877.34	10,919.60
92999 · INSURANCE EXPENSE		
93000 · PROPERTY & LIBILITY INSURANCE	0.00	4,452.08
93004 · DIRECTORS & OFFICERS INSURANCE	0.00	3,978.54
Total 92999 · INSURANCE EXPENSE	0.00	8,430.62
94000 · INTEREST EXPENSE - CNB	0.00	487.36
94001 · PROPERTY TAXES	0.00	805.03
Total Expense	5,196.69	124,311.14
Net Income	-4,221.89	-22,757.72