

Balance Sheet

Properties: Hickory Glen Association, Inc. - c/o Duval Realty, Inc. 2980 Hartley Road, Suite 2 Jacksonville, FL 32216

As of: 12/31/2018

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Balance
ASSETS	
Cash	
Cash in Operating Account	36,708.19
HGA - Reserve Account	11,717.94
Total Cash	48,426.13
TOTAL ASSETS	48,426.13
LIABILITIES & CAPITAL	
Liabilities	
Prepayments	9,458.54
Total Liabilities	9,458.54
Capital	
RESERVES	
Interest	21.08
Total RESERVES	21.08
HGA - Fence/Lake/Sign	11,696.86
Retained Earnings	28,904.53
Calculated Retained Earnings	-1,210.67
Calculated Prior Years Retained Earnings	-444.21
Total Capital	38,967.59
TOTAL LIABILITIES & CAPITAL	48,426.13

Income Statement - Comparative

Duval Realty, Inc.

Properties: Hickory Glen Association, Inc. - c/o Duval Realty, Inc. 2980 Hartley Road, Suite 2 Jacksonville, FL 32216

Period Range: Oct 2018 to Dec 2018

Prior Year Period Range: Oct 2017 to Dec 2017

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Selected Period	Prior Year Period	YTD	YTD Prior	YTD \$ Var.
Operating Income & Expense					
Income					
INCOME					
Assessments	280.00	15.27	26,444.73	27,666.62	-1,221.89
Miscellaneous Income	39.00	-15.27	734.74	190.56	544.18
Total INCOME	319.00	0.00	27,179.47	27,857.18	-677.71
NSF Fees Collected	0.00	0.00	0.00	30.00	-30.00
Total Operating Income	319.00	0.00	27,179.47	27,887.18	-707.71
Expense					
ADMINISTRATIVE					
Insurance	0.00	0.00	1,709.00	1,632.00	-77.00
Legal/Professional	-56.00	-146.56	2,580.07	-1,160.51	-3,740.58
Management Fee	2,010.00	2,010.00	8,040.00	7,935.00	-105.00
Office/Printing/Postage	0.00	274.21	0.00	399.61	399.61
Miscellaneous Administrative	790.00	298.90	1,144.59	524.66	-619.93
Total ADMINISTRATIVE	2,744.00	2,436.55	13,473.66	9,330.76	-4,142.90
GENERAL EXPENSES					
Lake Maintenance	420.00	420.00	2,215.20	1,680.00	-535.20
Landscaping	1,449.00	2,076.44	6,584.00	7,150.94	566.94
Total GENERAL EXPENSES	1,869.00	2,496.44	8,799.20	8,830.94	31.74
UTILITIES					
Electricity	270.00	269.34	1,080.00	1,077.36	-2.64
Irrigation	253.19	245.04	1,077.28	941.30	-135.98
Total UTILITIES	523.19	514.38	2,157.28	2,018.66	-138.62
Total Operating Expense	5,136.19	5,447.37	24,430.14	20,180.36	-4,249.78
NOI - Net Operating Income	-4,817.19	-5,447.37	2,749.33	7,706.82	-4,957.49

Income Statement - Comparative

Account Name	Selected Period	Prior Year Period	YTD	YTD Prior	YTD \$ Var.
Other Income & Expense					
Other Expense					
RESERVES					
Fence/Lake/Sign Reserves	990.00	354.00	3,960.00	1,416.00	-2,544.00
Total RESERVES	990.00	354.00	3,960.00	1,416.00	-2,544.00
Total Other Expense	990.00	354.00	3,960.00	1,416.00	-2,544.00
Net Other Income	-990.00	-354.00	-3,960.00	-1,416.00	-2,544.00
Total Income	319.00	0.00	27,179.47	27,887.18	-707.71
Total Expense	6,126.19	5,801.37	28,390.14	21,596.36	-6,793.78
Net Income	-5,807.19	-5,801.37	-1,210.67	6,290.82	-7,501.49

Check Register

Properties: Hickory Glen Association, Inc. - c/o Duval Realty, Inc. 2980 Hartley Road, Suite 2 Jacksonville, FL 32216

Date Range: 10/01/2018 to 12/31/2018

Bank Accounts: Hickory Glen Association, Inc.

Payees: All

Payment Type: All

Include Voided Checks: No

Exclude Cleared Checks: No

Check #	Check Date	Payee Name	Amount	Check Memo
Hickory Glen Association, Inc.				
7176	10/02/2018	Mark Bryant	135.00	
7177	10/02/2018	Fred Bennett	135.00	
7178	10/08/2018	Aquagenix	140.00	
7179	10/08/2018	B. A. Flowers, Inc.	130.00	
7180	10/08/2018	JEA	64.42	
7181	10/14/2018	Silverman Fence Manufacturing Inc.	29,660.00	
7182	10/30/2018	Duval Realty, Inc.	675.88	
7183	10/30/2018	JEA	64.42	
7184	11/08/2018	Aquagenix	140.00	
7185	11/14/2018	Michael A. Kolcun	375.00	
7186	11/21/2018	JEA	64.25	
7187	11/21/2018	Print Express	213.95	
7188	11/30/2018	Duval Realty, Inc.	684.70	
ACH Transaction #3E05-4CB2	11/30/2018	Quality Express Delivery, Inc.	10.00	
7189	12/06/2018	Duval Realty, Inc.	267.50	
7190	12/13/2018	Aquagenix	140.00	
ACH Transaction #16B3-C3DE	12/13/2018	D M Koehn Landscaping, Inc.	966.00	
7191	12/28/2018	JEA	60.10	
7192	12/28/2018	Print Express	278.65	
7193	12/31/2018	Duval Realty, Inc.	679.32	
ACH Transaction #3E5B-C6EE	12/31/2018	D M Koehn Landscaping, Inc.	483.00	
			35,367.19	
Total			35,367.19	