

Balance Sheet

Properties: Whispering Pines Homeowners Association of Jacksonville, Inc. - XXXXX Jacksonville, FL 32244

As of: 12/31/2018

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Balance
ASSETS	
Cash	
Cash in Operating Account	27,206.07
SunTrust Reserve Account	39,370.03
Ameris (old Compass) - CD matures 8/2020	101,912.44
TIAA Bank CD - matures 08/20/	204,487.73
Synovus CD-matures expires April	227,040.84
First Federal Bank CD: matures November 17 each year	201,466.72
Compass - MMA (opened 06.2018)	238,824.97
Total Cash	1,040,308.80
TOTAL ASSETS	1,040,308.80
LIABILITIES & CAPITAL	
Liabilities	
Prepayments	26,859.59
Total Liabilities	26,859.59
Capital	
RESERVES	
Interest	20,267.36
Total RESERVES	20,267.36
Painting/Siding/Roof	1,018,303.00
Retained Earnings	725,106.88
Calculated Retained Earnings	-395,326.20
Calculated Prior Years Retained Earnings	-354,901.83
Total Capital	1,013,449.21
TOTAL LIABILITIES & CAPITAL	1,040,308.80

Income Statement - Comparative

Duval Realty, Inc.

Properties: Whispering Pines Homeowners Association of Jacksonville, Inc. - XXXXX Jacksonville, FL 32244

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	119,465.68	118,646.31	504,658.33	484,212.35	20,445.98
Miscellaneous Income	221.69	231.84	2,104.74	1,565.68	539.06
Total INCOME	119,687.37	118,878.15	506,763.07	485,778.03	20,985.04
Total Operating Income	119,687.37	118,878.15	506,763.07	485,778.03	20,985.04
Expense					
ADMINISTRATIVE					
Insurance	0.00	0.00	2,773.00	2,834.00	61.00
Legal/Professional	7,066.41	3,786.68	45,648.55	6,664.64	-38,983.91
Management Fee	16,005.00	16,005.00	64,020.00	64,020.00	0.00
Office/Printing/Postage	315.00	9.31	4,279.75	460.56	-3,819.19
Miscellaneous Administrative	818.75	1,015.62	1,940.33	1,257.36	-682.97
Total ADMINISTRATIVE	24,205.16	20,816.61	118,661.63	75,236.56	-43,425.07
GENERAL EXPENSES					
Building - Exterior	94,815.00	26,322.00	244,651.65	78,429.00	-166,222.65
Building - Interior	700.00	0.00	700.00	0.00	-700.00
Garage Doors	1,050.00	310.00	1,050.00	310.00	-740.00
General Labor	0.00	0.00	485.00	0.00	-485.00
Lake Maintenance	480.00	480.00	1,920.00	1,920.00	0.00
Landscaping	32,226.00	20,506.00	128,876.00	122,506.00	-6,370.00
Painting	93,041.30	6,596.70	151,031.00	87,606.70	-63,424.30
Pest Control	0.00	0.00	10,260.00	10,260.00	0.00
Roof Repair	0.00	400.00	1,075.00	400.00	-675.00
Roof Replacement	0.00	9,800.00	0.00	9,800.00	9,800.00
Termite Bond	0.00	0.00	27,430.00	27,430.00	0.00
Tree Trimming	0.00	2,700.00	13,240.00	11,100.00	-2,140.00
Miscellaneous Repairs/Maintenance	0.00	0.00	16.99	0.00	-16.99

Income Statement - Comparative

Account Name	Selected Period	Prior Year Period	YTD	YTD Prior	YTD \$ Var.
Total GENERAL EXPENSES	222,312.30	67,114.70	580,735.64	349,761.70	-230,973.94
Total Operating Expense	246,517.46	87,931.31	699,397.27	424,998.26	-274,399.01
NOI - Net Operating Income	-126,830.09	30,946.84	-192,634.20	60,779.77	-253,413.97
Other Income & Expense					
Other Expense					
RESERVES					
Painting/Siding/Roof	50,673.00	50,673.00	202,692.00	202,692.00	0.00
Total RESERVES	50,673.00	50,673.00	202,692.00	202,692.00	0.00
Total Other Expense	50,673.00	50,673.00	202,692.00	202,692.00	0.00
Net Other Income	-50,673.00	-50,673.00	-202,692.00	-202,692.00	0.00
Total Income	119,687.37	118,878.15	506,763.07	485,778.03	20,985.04
Total Expense	297,190.46	138,604.31	902,089.27	627,690.26	-274,399.01
Net Income	-177,503.09	-19,726.16	-395,326.20	-141,912.23	-253,413.97

Check Register

Properties: Whispering Pines Homeowners Association of Jacksonville, Inc. - XXXXX Jacksonville, FL 32244

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

Bank Accounts: Whispering Pines HOA of Jacksonville, Inc.

Payees: All

Payment Type: All

Include Voided Checks: No

Exclude Cleared Checks: No

Check #	Check Date	Payee Name	Amount	Check Memo
Whispering Pines HOA of Jacksonville, Inc.				
ACH Transaction #3ABA-CE9E	10/04/2018	Scott's Home Solutions, Inc.	1,180.00	
ACH Transaction #3ABF-B51C	10/04/2018	Southside Paint + More	7,041.60	
7210	10/08/2018	Lakeside Aquatic Weed Control	110.00	
7211	10/08/2018	McCabe Law Group	1,629.74	
ACH Transaction #10FB-52FE	10/10/2018	Scott's Home Solutions, Inc.	4,705.00	
7212	10/12/2018	Internal Revenue Service	274.00	
ACH Transaction #B3F3-2B36	10/12/2018	Southside Paint + More	5,794.95	
7213	10/14/2018	Rogers Towers PA	420.17	
ACH Transaction #EB97-01C2	10/15/2018	Scott's Home Solutions, Inc.	7,410.00	
ACH Transaction #DAED-5078	10/19/2018	Scott's Home Solutions, Inc.	855.00	
7214	10/30/2018	Duval Realty, Inc.	5,422.33	
7215	10/30/2018	Monakey & Company, CPA's	500.00	
ACH Transaction #B8E5-3A90	10/30/2018	Scott's Home Solutions, Inc.	3,850.00	
ACH Transaction #D725-98B2	10/31/2018	D M Koehn Landscaping, Inc.	10,710.00	
ACH Transaction #967C-87A6	11/06/2018	Southside Paint + More	20,568.40	
ACH Transaction #968B-6E24	11/06/2018	Scott's Home Solutions, Inc.	14,220.00	
7216	11/08/2018	England Classic Homes	3,000.00	
7217	11/14/2018	Lakeside Aquatic Weed Control	110.00	
ACH Transaction #779C-0ED8	11/15/2018	Scott's Home Solutions, Inc.	10,137.00	
ACH Transaction #DE04-F9EF	11/28/2018	Southside Paint + More	22,538.85	
ACH Transaction #DE86-C56F	11/28/2018	Scott's Home Solutions, Inc.	16,935.00	
7218	11/30/2018	Duval Realty, Inc.	5,335.00	
ACH Transaction #3E10-DCF8	11/30/2018	Southside Paint + More	12,525.40	
ACH Transaction #C6BC-919E	12/03/2018	D M Koehn Landscaping, Inc.	10,710.00	
7219	12/06/2018	Duval Realty, Inc.	315.00	
7220	12/06/2018	Mark Fuller	96.00	
7221	12/06/2018	Open Sesame Garage Doors	1,050.00	

Check Register

Check #	Check Date	Payee Name	Amount	Check Memo
ACH Transaction #F194-9EDA	12/06/2018	SunTech Industries of North Florida, LLC	4,725.00	
ACH Transaction #A03B-B642	12/10/2018	Southside Paint + More	14,951.55	
ACH Transaction #CBDA-67CE	12/12/2018	Scott's Home Solutions, Inc.	3,850.00	
ACH Transaction #CBE7-2702	12/12/2018	Southside Paint + More	5,420.55	
ACH Transaction #168C-DD78	12/13/2018	Scott's Home Solutions, Inc.	15,650.00	
7222	12/28/2018	Department of the Treasury	232.21	59-3295615
7223	12/28/2018	Lakeside Aquatic Weed Control	260.00	
7224	12/28/2018	Print Express	616.71	
7225	12/28/2018	Rogers Towers PA	90.00	
ACH Transaction #FF69-1D40	12/28/2018	Southside Paint + More	1,050.00	
7226	12/31/2018	Duval Realty, Inc.	5,377.50	
ACH Transaction #D23A-A5FE	12/31/2018	D M Koehn Landscaping, Inc.	10,710.00	
ACH Transaction #513C-4784	12/31/2018	Scott's Home Solutions, Inc.	16,873.00	
			247,249.96	
Total			247,249.96	