

Balance Sheet

Properties: Whitmore Oaks Owners Association, Inc. - c/o Duval Realty, Inc. 2980 Hartley Road Jacksonville, FL 32257

As of: 12/31/2018

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Balance
ASSETS	
Cash	
Cash in Operating Account	35,036.59
Total Cash	35,036.59
TOTAL ASSETS	35,036.59
LIABILITIES & CAPITAL	
Liabilities	
Prepayments	12,331.36
Total Liabilities	12,331.36
Capital	
Retained Earnings	42,937.65
Calculated Retained Earnings	-20,232.42
Total Capital	22,705.23
TOTAL LIABILITIES & CAPITAL	35,036.59

Income Statement - Comparative

Duval Realty, Inc.

Properties: Whitmore Oaks Owners Association, Inc. - c/o Duval Realty, Inc. 2980 Hartley Road Jacksonville, FL 32257

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	840.00	0.00	13,719.22	0.00	13,719.22
Miscellaneous Income	404.65	0.00	726.58	0.00	726.58
Total INCOME	1,244.65	0.00	14,445.80	0.00	14,445.80
INCOME					
Miscellaneous Income	300.00	0.00	300.00	0.00	300.00
Total INCOME	300.00	0.00	300.00	0.00	300.00
Total Operating Income	1,544.65	0.00	14,745.80	0.00	14,745.80
Expense					
ADMINISTRATIVE					
Insurance	1,124.00	0.00	3,649.56	0.00	-3,649.56
Legal/Professional	-434.62	0.00	5,164.43	0.00	-5,164.43
Management Fee	1,800.00	0.00	6,200.00	0.00	-6,200.00
Miscellaneous Administrative	640.01	0.00	2,008.74	0.00	-2,008.74
Total ADMINISTRATIVE	3,129.39	0.00	17,022.73	0.00	-17,022.73
GENERAL EXPENSES					
Electrical	1,875.00	0.00	1,875.00	0.00	-1,875.00
Irrigation Repairs	495.00	0.00	495.00	0.00	-495.00
Lake Maintenance	450.00	0.00	1,800.00	0.00	-1,800.00
Landscaping	2,337.00	0.00	9,766.00	0.00	-9,766.00
Total GENERAL EXPENSES	5,157.00	0.00	13,936.00	0.00	-13,936.00
UTILITIES					
Electricity	53.85	0.00	200.39	0.00	-200.39
Irrigation	743.84	0.00	3,819.10	0.00	-3,819.10
Total UTILITIES	797.69	0.00	4,019.49	0.00	-4,019.49
Total Operating Expense	9,084.08	0.00	34,978.22	0.00	-34,978.22

Income Statement - Comparative

Account Name	Selected Period	Prior Year Period	YTD	YTD Prior	YTD \$ Var.
NOI - Net Operating Income	-7,539.43	0.00	-20,232.42	0.00	-20,232.42
Total Income	1,544.65	0.00	14,745.80	0.00	14,745.80
Total Expense	9,084.08	0.00	34,978.22	0.00	-34,978.22
Net Income	<u>-7,539.43</u>	<u>0.00</u>	<u>-20,232.42</u>	<u>0.00</u>	<u>-20,232.42</u>

Check Register

Properties: Whitmore Oaks Owners Association, Inc. - c/o Duval Realty, Inc. 2980 Hartley Road Jacksonville, FL 32257

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

Bank Accounts: Whitmore Oaks Owners Association, Inc.

Payees: All

Payment Type: All

Include Voided Checks: No

Exclude Cleared Checks: No

Check #	Check Date	Payee Name	Amount	Check Memo
Whitmore Oaks Owners Association, Inc.				
533	10/08/2018	Auto-Owners Insurance	1,124.00	
534	10/08/2018	R&D Landscape & Irrigation	779.00	
535	10/08/2018	The Lake Doctors, Inc.	150.00	
536	10/14/2018	Rogers Towers PA	181.88	
537	10/25/2018	Fletcher/Stein	47.40	
538	10/25/2018	Law Office of Rosanne P. Perrine, P.A.	25.00	
539	10/25/2018	Nath Mathlin, LLC	1,875.00	
540	10/30/2018	Duval Realty, Inc.	643.34	
541	10/30/2018	JEA	343.11	
543	11/08/2018	The Lake Doctors, Inc.	150.00	
544	11/14/2018	R&D Landscape & Irrigation	779.00	
546	11/21/2018	JEA	369.53	
547	11/21/2018	Print Express	410.05	
548	11/30/2018	Duval Realty, Inc.	602.94	
549	12/06/2018	Duval Realty, Inc.	95.00	
550	12/06/2018	McCabe Law Group	58.50	
551	12/06/2018	Print Express	43.34	
552	12/06/2018	The Lake Doctors, Inc.	150.00	
553	12/13/2018	R&D Landscape & Irrigation	779.00	
554	12/14/2018	Duval Realty, Inc.	43.34	
555	12/28/2018	JEA	85.05	
556	12/28/2018	Tom's Outdoor Services, LLC	495.00	
557	12/31/2018	Duval Realty, Inc.	602.00	
			9,831.48	
Total			9,831.48	