

Balance Sheet Report White Oak Springs

As of October 31, 2018

	<u>Balance Oct 31, 2018</u>	<u>Balance Sep 30, 2018</u>	<u>Change</u>
<u>Assets</u>			
Operating Funds			
1000 - Pacific Premier Bank CK - 3164	12,745.09	24,409.78	(11,664.69)
1650 - Due to/From Reserves	0.00	(10,000.00)	10,000.00
Total Operating Funds	<u>12,745.09</u>	<u>14,409.78</u>	<u>(1,664.69)</u>
Reserve Funds			
1325 - PPB Reserve MM - 4948-CLOSED-	20,362.09	10,349.77	10,012.32
1651 - Due To/From Operating	0.00	10,000.00	(10,000.00)
Total Reserve Funds	<u>20,362.09</u>	<u>20,349.77</u>	<u>12.32</u>
Accounts Receivable			
1500 - Residential Assessments Receivable	34,021.86	33,810.92	210.94
1530 - Allowance for Doubtful accounts	46.03	46.03	0.00
Total Accounts Receivable	<u>34,067.89</u>	<u>33,856.95</u>	<u>210.94</u>
Other Current Assets			
1705 - Receivable from Management Company	5,000.00	0.00	5,000.00
1799 - Bank Transfers	0.00	5,000.00	(5,000.00)
Total Other Current Assets	<u>5,000.00</u>	<u>5,000.00</u>	<u>0.00</u>
Total Assets	<u><u>72,175.07</u></u>	<u><u>73,616.50</u></u>	<u><u>(1,441.43)</u></u>
<u>Liabilities</u>			
Liabilities			
2015 - Returned Check Fee Payable	100.00	100.00	0.00
2036 - PMG Collections	2,712.59	2,707.59	5.00
2037 - Payment Plan Fees	210.00	210.00	0.00
2550 - Deferred Income	1,263.39	1,150.39	113.00

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As of October 31, 2018

	<u>Balance Oct 31, 2018</u>	<u>Balance Sep 30, 2018</u>	<u>Change</u>
<u>Liabilities</u>			
Liabilities			
2595 - Unearned Assess.	10,500.00	15,750.00	(5,250.00)
Total Liabilities	<u>14,785.98</u>	<u>19,917.98</u>	<u>(5,132.00)</u>
Total Liabilities	<u>14,785.98</u>	<u>19,917.98</u>	<u>(5,132.00)</u>
<u>Owners' Equity</u>			
Owners Equity - Prior Years			
3000 - Owners Equity - Prior Years	26,638.24	26,638.24	0.00
Total Owners Equity - Prior Years	<u>26,638.24</u>	<u>26,638.24</u>	<u>0.00</u>
Capital Reserves - Prior Years			
3102 - Repair & Replacement Reserve - Prior Yrs	20,246.21	20,246.21	0.00
Total Capital Reserves - Prior Years	<u>20,246.21</u>	<u>20,246.21</u>	<u>0.00</u>
Total Owners' Equity	<u>46,884.45</u>	<u>46,884.45</u>	<u>0.00</u>
Net Income / (Loss)	<u>10,504.64</u>	<u>6,814.07</u>	<u>3,690.57</u>
Total Liabilities and Equity	<u>72,175.07</u>	<u>73,616.50</u>	<u>(1,441.43)</u>

Income and Expense Trend Report

White Oak Springs

Operating

As of October 31, 2018

Account Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Full Year	Total
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Budget	Budget	Actual	Budget
Income														
4000 - Residential Assessments	5,250	5,250	5,250	5,250	5,250	5,250	5,250	5,250	5,250	5,250	0	0	52,500	63,000
4710 - Interest/Collection Costs	271	225	365	255	362	138	123	212	60	60			2,071	6,130
4720 - Legal Reimbursements	610	90	268	480	1,389	771	209	93	239	860			5,010	3,200
4900 - Interest Earned - Operating Account	0	0	0	0	0	0	0	0	0	0			0	20
Total Income	6,132	5,565	5,883	5,985	7,000	6,159	5,582	5,555	5,549	6,170	0	0	59,581	72,350
Total Income	6,132	5,565	5,883	5,985	7,000	6,159	5,582	5,555	5,549	6,170	0	0	59,581	72,350
Administrative														
5000 - General Administrative	0	4	58	18	6	7	6	4	13	26			141	200
5005 - Application/Processing	0	0	0	25	50	0	50	0	0	25			150	250
5010 - Bad Debt	0	0	0	0	0	0	25	0	0	0			25	150
5015 - Bank Charges	0	0	0	0	0	0	0	0	0	0			0	100
5025 - Billing/Collections	0	0	0	260	195	312	65	65	156	0			1,052	2,000
5030 - Coupon Costs	0	0	0	0	0	0	0	0	0	0			0	260
5080 - NSF Charges	0	25	25	25	0	0	0	0	0	0			75	0
5090 - Office Supplies	0	9	91	14	9	10	10	8	14	55			222	150
5100 - Records Storage	0	30	30	30	30	30	30	30	30	30			270	370
5195 - Other Administrative Services	0	0	0	423	0	0	0	0	0	0			423	50
5210 - Printing & Copying	0	3	173	26	7	49	20	8	27	47			359	300
5215 - Postage	0	8	487	49	18	11	23	3	31	81			710	860
Total Administrative	0	79	884	869	315	418	230	118	270	264	0	0	3,427	4,690
Insurance														
5415 - D&O Insurance Premiums	132	132	132	132	132	132	132	132	132	0			1,189	2,399
5460 - Property Insurance Premiums	103	103	103	103	103	103	103	103	103	0			928	2,007
Total Insurance	235	235	235	235	235	235	235	235	235	0	0	0	2,117	4,406
Utilities														
6000 - Electric Service	815	767	766	766	766	762	762	754	738	0			6,894	10,000
6025 - Water Irrigation	0	0	0	0	0	0	0	239	283	177			698	1,250

Income and Expense Trend Report

White Oak Springs

Operating

As of October 31, 2018

Account Description	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Actual	Aug Actual	Sep Actual	Oct Actual	Nov Budget	Dec Budget	Full Year Actual	Total Budget
Utilities														
6035 - Trash and Recycling Service	0	4,189	2,095	0	1,758	3,836	1,742	1,734	2,095	0	0	0	17,449	18,710
Total Utilities	815	4,956	2,861	766	2,524	4,598	2,503	2,727	3,115	177	0	0	25,041	29,960
Landscaping														
6100 - Grounds & Landscaping - Contract	0	0	180	0	758	1,956	758	758	758	758	0	0	5,924	20,000
6140 - Force Mow	0	0	0	0	0	0	0	0	0	0	0	0	0	100
6200 - Irrigation Repair & Maintenance	0	0	0	0	0	0	0	0	0	0	0	0	0	250
Total Landscaping	0	0	180	0	758	1,956	758	758	758	758	0	0	5,924	20,350
Repair & Maintenance														
6600 - General Repair & Maintenance	0	0	94	0	79	0	0	0	0	0	0	0	173	500
Total Repair & Maintenance	0	0	94	0	79	0	0	0	0	0	0	0	173	500
Professional Services														
7000 - Audit & Tax Services	0	0	0	50	225	0	0	0	0	0	0	0	275	225
7025 - Legal Services - Collections	(628)	797	283	177	1,017	933	50	226	77	860	0	0	3,792	3,400
7030 - Legal - Corporate	0	555	0	0	810	0	0	0	0	0	0	0	1,365	100
7040 - Management Fees	728	728	728	728	728	728	728	728	728	423	0	0	6,975	8,544
Total Professional Services	100	2,081	1,011	955	2,779	1,661	778	954	805	1,283	0	0	12,407	12,269
Taxes														
9015 - Property/Real Estate Tax	0	0	0	0	0	0	0	0	0	0	0	0	0	50
Total Taxes	0	0	0	0	0	0	0	0	0	0	0	0	0	50
Other Expenses														
9105 - Reserve Contribution Expense	10	10	10	10	10	10	10	11	11	11	0	0	103	125
Total Other Expenses	10	10	10	10	10	10	10	11	11	11	0	0	103	125
Total Expense	1,160	7,360	5,254	2,835	6,700	8,978	4,514	4,803	5,195	2,492	0	0	49,192	72,350
Total Operating	4,972	(1,796)	628	3,149	300	(2,719)	1,068	753	355	3,678	0	0	10,389	0

Income and Expense Trend Report

White Oak Springs

Reserves

As of October 31, 2018

Account Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Full Year	Total
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Budget	Budget	Actual	Budget
Income														
4905 - Reserve Contribution Income	10	10	10	10	10	10	10	11	11	11			103	125
4910 - Interest Earned - Reserve Accounts	1	1	1	1	1	1	1	1	1	1			13	0
Total Income	11	11	11	11	11	11	11	12	12	12	0	0	116	125
Total Income	11	11	11	11	11	11	11	12	12	12	0	0	116	125
Total Reserves	11	11	11	11	11	11	11	12	12	12	0	0	116	125

Income and Expense Trend Report

White Oak Springs

As of October 31, 2018

Account Description	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Actual	Aug Actual	Sep Actual	Oct Actual	Nov Budget	Dec Budget	Full Year Actual	Total Budget
Income														
4000 - Residential Assessments	5,250	5,250	5,250	5,250	5,250	5,250	5,250	5,250	5,250	5,250	0	0	52,500	63,000
4710 - Interest/Collection Costs	271	225	365	255	362	138	123	212	60	60			2,071	6,130
4720 - Legal Reimbursements	610	90	268	480	1,389	771	209	93	239	860			5,010	3,200
4900 - Interest Earned - Operating Account	0	0	0	0	0	0	0	0	0	0			0	20
4905 - Reserve Contribution Income	10	10	10	10	10	10	10	11	11	11			103	125
4910 - Interest Earned - Reserve Accounts	1	1	1	1	1	1	1	1	1	1			13	0
Total Income	6,143	5,576	5,894	5,996	7,012	6,171	5,594	5,568	5,562	6,183	0	0	59,697	72,475
Total Income	6,143	5,576	5,894	5,996	7,012	6,171	5,594	5,568	5,562	6,183	0	0	59,697	72,475
Administrative														
5000 - General/Administrative	0	4	58	18	6	7	6	4	13	26			141	200
5005 - Application/Processing	0	0	0	25	50	0	50	0	0	25			150	250
5010 - Bad Debt	0	0	0	0	0	0	25	0	0	0			25	150
5015 - Bank Charges	0	0	0	0	0	0	0	0	0	0			0	100
5025 - Billing/Collections	0	0	0	260	195	312	65	65	156	0			1,052	2,000
5030 - Coupon Costs	0	0	0	0	0	0	0	0	0	0			0	260
5080 - NSF Charges	0	25	25	25	0	0	0	0	0	0			75	0
5090 - Office Supplies	0	9	91	14	9	10	10	8	14	55			222	150
5100 - Records Storage	0	30	30	30	30	30	30	30	30	30			270	370
5195 - Other Administrative Services	0	0	0	423	0	0	0	0	0	0			423	50
5210 - Printing & Copying	0	3	173	26	7	49	20	8	27	47			359	300
5215 - Postage	0	8	487	49	18	11	23	3	31	81			710	860
Total Administrative	0	79	864	869	315	418	230	118	270	264	0	0	3,427	4,690
Insurance														
5415 - D&O Insurance Premiums	132	132	132	132	132	132	132	132	132	0			1,189	2,399
5460 - Property Insurance Premiums	103	103	103	103	103	103	103	103	103	0			928	2,007
Total Insurance	235	235	235	235	235	235	235	235	235	0	0	0	2,117	4,406
Utilities														
6000 - Electric Service	815	767	766	766	766	762	762	754	738	0			6,894	10,000
6025 - Water Irrigation	0	0	0	0	0	0	0	239	283	177			698	1,250

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Account Description	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Actual	Aug Actual	Sep Actual	Oct Actual	Nov Budget	Dec Budget	Full Year Actual	Total Budget
Utilities														
6035 - Trash and Recycling Service	0	4,189	2,095	0	1,758	3,836	1,742	1,734	2,095	0	0	0	17,449	18,710
Total Utilities	815	4,956	2,861	766	2,524	4,598	2,503	2,727	3,115	177	0	0	25,041	29,960
Landscaping														
6100 - Grounds & Landscaping - Contract	0	0	180	0	758	1,956	758	758	758	758	0	0	5,924	20,000
6140 - Force Mow	0	0	0	0	0	0	0	0	0	0	0	0	0	100
6200 - Irrigation Repair & Maintenance	0	0	0	0	0	0	0	0	0	0	0	0	0	250
Total Landscaping	0	0	180	0	758	1,956	758	758	758	758	0	0	5,924	20,350
Repair & Maintenance														
6600 - General Repair & Maintenance	0	0	94	0	79	0	0	0	0	0	0	0	173	500
Total Repair & Maintenance	0	0	94	0	79	0	0	0	0	0	0	0	173	500
Professional Services														
7000 - Audit & Tax Services	0	0	0	50	225	0	0	0	0	0	0	0	275	225
7025 - Legal Services - Collections	(628)	797	283	177	1,017	933	50	226	77	860	0	0	3,792	3,400
7030 - Legal - Corporate	0	555	0	0	810	0	0	0	0	0	0	0	1,365	100
7040 - Management Fees	728	728	728	728	728	728	728	728	728	423	0	0	6,975	8,544
Total Professional Services	100	2,081	1,011	955	2,779	1,661	778	954	805	1,283	0	0	12,407	12,269
Taxes														
9015 - Property/Real Estate Tax	0	0	0	0	0	0	0	0	0	0	0	0	0	50
Total Taxes	0	0	0	0	0	0	0	0	0	0	0	0	0	50
Other Expenses														
9105 - Reserve Contribution Expense	10	10	10	10	10	10	10	11	11	11	0	0	103	125
Total Other Expenses	10	10	10	10	10	10	10	11	11	11	0	0	103	125
Total Expense	1,160	7,360	5,254	2,835	6,700	8,878	4,514	4,803	5,195	2,492	0	0	49,192	72,350
All Departments Summary	4,963	(1,765)	640	3,160	311	(2,707)	1,079	765	367	3,691	0	0	10,505	125