

Balance Sheet

Properties: Weston Community Homeowners Association, Inc. - c/o Duval Realty, Inc. 2980 Hartley Road, Suite 2 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 | 10,028.41 |
| Total Cash | 10,028.41 |
| TOTAL ASSETS | 10,028.41 |
| LIABILITIES & CAPITAL | |
| Liabilities | |
| Prepayments | 2,830.26 |
| Total Liabilities | 2,830.26 |
| Capital | |
| Prior Years Retained Earnings | 11,167.67 |
| Calculated Retained Earnings | -3,969.52 |
| Total Capital | 7,198.15 |
| TOTAL LIABILITIES & CAPITAL | 10,028.41 |

Income Statement - Comparative

Duval Realty, Inc.

Properties: Weston Community Homeowners Association, Inc. - c/o Duval Realty, Inc. 2980 Hartley Road, Suite 2 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 | 0.00 | 0.00 | 11,242.30 | 0.00 | 11,242.30 |
| Miscellaneous Income | 0.00 | 0.00 | 130.39 | 0.00 | 130.39 |
| Total INCOME | 0.00 | 0.00 | 11,372.69 | 0.00 | 11,372.69 |
| Total Operating Income | 0.00 | 0.00 | 11,372.69 | 0.00 | 11,372.69 |
| Expense | | | | | |
| ADMINISTRATIVE | | | | | |
| Insurance | 0.00 | 0.00 | 1,809.00 | 0.00 | -1,809.00 |
| Legal/Professional | -220.00 | 0.00 | 1,570.24 | 0.00 | -1,570.24 |
| Management Fee | 1,200.00 | 0.00 | 4,800.00 | 0.00 | -4,800.00 |
| Miscellaneous Administrative | 123.87 | 0.00 | 664.92 | 0.00 | -664.92 |
| Total ADMINISTRATIVE | 1,103.87 | 0.00 | 8,844.16 | 0.00 | -8,844.16 |
| GENERAL EXPENSES | | | | | |
| General Labor | 0.00 | 0.00 | 600.00 | 0.00 | -600.00 |
| Landscaping | 1,455.00 | 0.00 | 5,335.00 | 0.00 | -5,335.00 |
| Total GENERAL EXPENSES | 1,455.00 | 0.00 | 5,935.00 | 0.00 | -5,935.00 |
| UTILITIES | | | | | |
| Electricity | 43.03 | 0.00 | 185.21 | 0.00 | -185.21 |
| Irrigation | 94.46 | 0.00 | 377.84 | 0.00 | -377.84 |
| Total UTILITIES | 137.49 | 0.00 | 563.05 | 0.00 | -563.05 |
| Total Operating Expense | 2,696.36 | 0.00 | 15,342.21 | 0.00 | -15,342.21 |
| NOI - Net Operating Income | -2,696.36 | 0.00 | -3,969.52 | 0.00 | -3,969.52 |
| Total Income | 0.00 | 0.00 | 11,372.69 | 0.00 | 11,372.69 |
| Total Expense | 2,696.36 | 0.00 | 15,342.21 | 0.00 | -15,342.21 |

Income Statement - Comparative

| Account Name | Selected Period | Prior Year Period | YTD | YTD Prior | YTD \$ Var. |
|--------------|------------------|-------------------|------------------|-------------|------------------|
| Net Income | <u>-2,696.36</u> | <u>0.00</u> | <u>-3,969.52</u> | <u>0.00</u> | <u>-3,969.52</u> |

Check Register

Properties: Weston Community Homeowners Association, Inc. - c/o Duval Realty, Inc. 2980 Hartley Road, Suite 2 Jacksonville, FL 32257

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

Bank Accounts: Weston Community Homeowners Association, Inc.

Payees: All

Payment Type: All

Include Voided Checks: No

Exclude Cleared Checks: No

| Check # | Check Date | Payee Name | Amount | Check Memo |
|--|------------|--------------------|-----------------|------------|
| Weston Community Homeowners Association, Inc. | | | | |
| 145 | 10/08/2018 | A Landmark Lawn | 485.00 | |
| 146 | 10/08/2018 | JEA | 53.07 | |
| 147 | 10/30/2018 | Duval Realty, Inc. | 411.76 | |
| 148 | 11/06/2018 | JEA | 48.61 | |
| 149 | 11/13/2018 | A Landmark Lawn | 485.00 | |
| 151 | 11/30/2018 | Duval Realty, Inc. | 402.94 | |
| 152 | 12/06/2018 | A Landmark Lawn | 485.00 | |
| 153 | 12/06/2018 | Duval Realty, Inc. | 76.00 | |
| 154 | 12/06/2018 | JEA | 35.81 | |
| 155 | 12/14/2018 | Print Express | 33.17 | |
| 156 | 12/31/2018 | Duval Realty, Inc. | 400.00 | |
| | | | 2,916.36 | |
| Total | | | 2,916.36 | |