

Balance Sheet

Properties: Westport Bay 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	9,457.59
Westport Bay - Reserve Account	28,802.26
Total Cash	38,259.85
TOTAL ASSETS	38,259.85
LIABILITIES & CAPITAL	
Liabilities	
Prepayments	7,178.46
Total Liabilities	7,178.46
Capital	
RESERVES	
Interest	17.53
Total RESERVES	17.53
Westport Bay Reserve	28,784.73
Retained Earnings	1,680.69
Calculated Retained Earnings	836.80
Calculated Prior Years Retained Earnings	-238.36
Total Capital	31,081.39
TOTAL LIABILITIES & CAPITAL	38,259.85

Income Statement - Comparative

Duval Realty, Inc.

Properties: Westport Bay 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	15,667.85	19,521.13	-3,853.28
Miscellaneous Income	0.00	0.00	186.59	331.58	-144.99
Total INCOME	0.00	0.00	15,854.44	19,852.71	-3,998.27
NSF Fees Collected	0.00	0.00	30.00	0.00	30.00
Total Operating Income	0.00	0.00	15,884.44	19,852.71	-3,968.27
Expense					
ADMINISTRATIVE					
Insurance	0.00	0.00	2,215.94	2,118.29	-97.65
Legal/Professional	130.00	0.00	229.17	-110.06	-339.23
Management Fee	825.00	825.00	3,300.00	3,300.00	0.00
Office/Printing/Postage	0.00	0.98	0.00	0.98	0.98
Miscellaneous Administrative	89.55	120.14	360.87	599.22	238.35
Total ADMINISTRATIVE	1,044.55	946.12	6,105.98	5,908.43	-197.55
GENERAL EXPENSES					
Irrigation Repairs	0.00	73.00	0.00	200.00	200.00
Lake Maintenance	691.18	687.56	2,475.51	2,130.09	-345.42
Landscaping	1,200.00	1,340.00	3,870.00	6,015.00	2,145.00
Miscellaneous Repairs/Maintenance	0.00	0.00	802.50	0.00	-802.50
Total GENERAL EXPENSES	1,891.18	2,100.56	7,148.01	8,345.09	1,197.08
UTILITIES					
Electricity	132.20	99.14	533.64	408.01	-125.63
Irrigation	141.60	660.63	588.01	1,878.16	1,290.15
Total UTILITIES	273.80	759.77	1,121.65	2,286.17	1,164.52
Total Operating Expense	3,209.53	3,806.45	14,375.64	16,539.69	2,164.05

Income Statement - Comparative

Account Name	Selected Period	Prior Year Period	YTD	YTD Prior	YTD \$ Var.
NOI - Net Operating Income	-3,209.53	-3,806.45	1,508.80	3,313.02	-1,804.22
Other Income & Expense					
Other Expense					
RESERVES					
Reserve Account	168.00	0.00	672.00	1,000.00	328.00
Total RESERVES	168.00	0.00	672.00	1,000.00	328.00
Total Other Expense	168.00	0.00	672.00	1,000.00	328.00
Net Other Income	-168.00	0.00	-672.00	-1,000.00	328.00
Total Income	0.00	0.00	15,884.44	19,852.71	-3,968.27
Total Expense	3,377.53	3,806.45	15,047.64	17,539.69	2,492.05
Net Income	-3,377.53	-3,806.45	836.80	2,313.02	-1,476.22

Check Register

Properties: Westport Bay 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: Westport Bay Homeowners Association, Inc.

Payees: All

Payment Type: All

Include Voided Checks: No

Exclude Cleared Checks: No

Check #	Check Date	Payee Name	Amount	Check Memo
Westport Bay Homeowners Association, Inc.				
6141	10/05/2018	Mark Fuller	300.00	
6142	10/08/2018	Aquatic Systems Inc.	142.00	Customer Number 0023360
6143	10/08/2018	B. A. Flowers, Inc.	130.00	
6144	10/08/2018	JEA	83.01	
6145	10/30/2018	Duval Realty, Inc.	288.23	
6146	10/30/2018	Mark Fuller	300.00	
6147	11/06/2018	JEA	95.47	
6148	11/08/2018	Aquatic Systems Inc.	142.00	Customer Number 0023360
6150	11/21/2018	Vertex Water Features	185.18	
6151	11/28/2018	Vertex Water Features	80.00	
6152	11/30/2018	Duval Realty, Inc.	280.88	
6153	12/06/2018	Aquatic Systems Inc.	142.00	Customer Number 0023360
6154	12/06/2018	Duval Realty, Inc.	36.00	
6155	12/06/2018	Mark Fuller	300.00	
6156	12/13/2018	JEA	95.32	
6157	12/28/2018	Print Express	34.44	
6158	12/31/2018	Mark Fuller	300.00	
6159	12/31/2018	Duval Realty, Inc.	275.00	
			3,209.53	
Total			3,209.53	