

Year End Statement

Duval Realty, Inc.

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

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

Accounting Basis: Cash

Level of Detail: Detail View

| Account Name | Fiscal Year To Date |
|---------------------------------------|---------------------|
| Operating Income & Expense | |
| Income | |
| INCOME | |
| Assessments | 15,667.85 |
| Miscellaneous Income | 186.59 |
| Total INCOME | 15,854.44 |
| NSF Fees Collected | 30.00 |
| Total Operating Income | 15,884.44 |
| Expense | |
| ADMINISTRATIVE | |
| Insurance | 2,215.94 |
| Legal/Professional | 229.17 |
| Management Fee | 3,300.00 |
| Miscellaneous Administrative | 360.87 |
| Total ADMINISTRATIVE | 6,105.98 |
| GENERAL EXPENSES | |
| Lake Maintenance | 2,475.51 |
| Landscaping | 3,870.00 |
| Miscellaneous Repairs/Maintenance | 802.50 |
| Total GENERAL EXPENSES | 7,148.01 |
| UTILITIES | |
| Electricity | 533.64 |
| Irrigation | 588.01 |
| Total UTILITIES | 1,121.65 |
| Total Operating Expense | 14,375.64 |
| NOI - Net Operating Income | 1,508.80 |

Year End Statement

| Account Name | Fiscal Year To Date |
|-----------------------------------|---------------------|
| Other Income & Expense | |
| Other Expense | |
| RESERVES | |
| Reserve Account | 672.00 |
| Total RESERVES | 672.00 |
| Total Other Expense | 672.00 |
| Net Other Income | -672.00 |
| Total Income | 15,884.44 |
| Total Expense | 15,047.64 |
| Net Income | 836.80 |
| Other Items | |
| Prepayments | 2,554.21 |
| Net Other Items | 2,554.21 |
| Cash Flow | 3,391.01 |
| Beginning Cash | 6,066.58 |
| Beginning Cash + Cash Flow | 9,457.59 |
| Actual Ending Cash | 9,457.59 |