

BALANCE SHEET - SunBrook Condo Assoc. Inc.
 DEC.31,2010 FINANCIAL REPORTS

01/12/11

PREPARED FOR :

PREPARED BY :

PROPERTY FIRST, INC.
 P.O. BOX 4656
 WINTER PARK, FL

OPERATING ACCOUNT	4,663.43
PETTY CASH	400.00
WACHOVIA MM A/C	23.31
RESERVE-REPLACEMENT	50,728.76
DUE FROM OPERATING FUND	32,495.00
CD-WACH-#12241113181121	85,064.08
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TOTAL ASSETS	173,374.58
TOTAL OTHER ASSETS	0.00
POOL FURN & EQUIP/FENCE	2,242.55
ACCUMULATED DEPRECIATION	-2,242.55
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TOTAL FIXED ASSETS	4,485.10
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TOTAL ASSETS	177,859.68
LIABILITIES	
DUE TO REPLACEMENT	32,495.00
LOAN FROM SBA	281,576.02
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TOTAL LIABILITIES	314,071.02
RESERVE FOR REPLACEMENT	
MAJOR MAINT ROOF	56,404.65
MAJOR MAINT TENNIS	2,907.94
MAJOR MAINT GENERAL	4,283.08
MAJOR MAINT PAINT	56,423.95
MAJOR MAINT ROADS	894.09
MAJOR MAINT COMMON FACIL	3,431.48
MAJOR MAINT POOL	4,469.00
MAJOR MAINT BEAUTY	300.00
INTEREST	7,981.65
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NET RESERVES	137,095.84
EQUITY	
PRIOR YEARS	-281,598.88
CURRENT YEAR	8,291.70
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TOTAL LIABILITY & EQUITY	177,859.68

INCOME STATEMENT - SunBrook Condo Assoc. Inc.
 DEC.31,2010 FINANCIAL REPORTS

01/12/11

PREPARED FOR :

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PROPERTY FIRST, INC.
 P.O. BOX 4656
 WINTER PARK, FL

	Month to Date	%	Year to Date	%
INCOME				
MAINTENANCE FEES	10,648.76	99.99	104,255.35	99.33
LATE CHARGES	0.00	0.00	1.58	0.00
INTEREST-OPERATING	.62	.01	28.94	.03
MISC INCOME	0.00	0.00	675.00	.64
INTEREST-RESERVE REPLACE	31.98	.30	287.01	.27
INT-ALLOC TO REPLACEMENT	-31.98	-.30	-287.01	-.27
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TOTAL INCOME	10,649.38	100.00	104,960.87	100.00
EXPENSES				
BUILDING MAINTENANCE				
EXTERIOR REPAIRS	0.00	0.00	3,495.12	3.33
PLUMBING REPAIRS	0.00	0.00	198.82	.19
ROOF REPAIRS	0.00	0.00	2,214.00	2.11
ELECTRIC REPAIR	0.00	0.00	151.21	.14
BUILDING MINOR	0.00	0.00	396.66	.38
TERMITE BOND	0.00	0.00	2,080.00	1.98
WATER AND SEWER	379.79	3.57	2,741.87	2.61
TRASH REMOVAL	638.92	6.00	7,059.14	6.73
ELECTRIC POWER	369.05	3.47	3,443.80	3.28
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TOTAL BUILDING MAINT	1,387.76	13.03	21,780.62	20.75
GROUNDS MAINTENANCE				
LAWN SERVICE	850.00	7.98	10,450.00	9.96
SPRINKLER REPAIR	0.00	0.00	672.00	.64
GROUNDS MAINT GENERAL	0.00	0.00	161.50	.15
WATER IRRIGATION	23.93	.22	1,498.61	1.43
ELECTRIC POWER GROUNDS	0.00	0.00	2,330.90	2.22
RETENTION POND MAINT	75.00	.70	967.00	.92
PAVING REPAIR/RESEALING	0.00	0.00	640.00	.61
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TOTAL GROUNDS MAINT	948.93	8.91	16,720.01	15.93
POOL/CLUBHOUSE EXPENSE				
POOL MAINTENANCE	350.00	3.29	4,200.00	4.00
REPAIRS CLUB BUILDING	0.00	0.00	68.00	.06
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TOTAL POOL/CLUBHOUSE	350.00	3.29	4,268.00	4.07
MANAGEMENT & ADMINISTRAT				
MANAGEMENT FEE	350.00	3.29	4,150.00	3.95

	Month to Date	%	Year to Date	%
FEES TO DIVISION	0.00	0.00	253.25	.24
POSTAGE & SUPPLIES	69.42	.65	166.00	.16
OFFICE EXPENSE	0.00	0.00	321.91	.31
PRINTING & COPYING	54.90	.52	268.90	.26
LOAN	717.59	6.74	8,000.08	7.62
ACCOUNTING EXPENSE	0.00	0.00	775.00	.74
INSURANCE	2,339.36	21.97	23,568.90	22.45
LICENSE	0.00	0.00	309.00	.29
MISCELLANEOUS	50.00	.47	90.00	.09
BANK CHARGES	132.00	1.24	361.50	.34
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TOTAL MGMT & ADMIN	3,713.27	34.87	38,264.54	36.46
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TOTAL RECREATION	0.00	0.00	0.00	0.00
RESERVE FOR REPLACEMENT				
ROOF RESERVE	883.00	8.29	10,596.00	10.10
PAINT RESERVE	354.00	3.32	4,248.00	4.05
ROADS RESERVE	33.00	.31	396.00	.38
POOL/FACILITIES RESERVE	33.00	.31	396.00	.38
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TOTAL RESERVE	1,303.00	12.24	15,636.00	14.90
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TOTAL EXPENSE	7,702.96	72.33	96,669.17	92.10
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PROFIT/LOSS	2,946.42	27.67	8,291.70	7.90
BEGINNING BALANCE	2,384.42			
ENDING BALANCE	4,663.43			

BUDGET COMPARISON - SunBrook Condo Assoc. Inc.
 DEC.31,2010 FINANCIAL REPORTS

01/12/11

PREPARED FOR :

PREPARED BY :

PROPERTY FIRST, INC.
 P.O. BOX 4656
 WINTER PARK, FL

	MTD Actual	MTD Budget	MTD \$Var.	%	YTD Actual	YTD Budget	YTD \$Var.	%	Annual
INCOME									
MAINTENANCE FEES	10,649	9,120	1,529	16.76	104,255	109,440	-5,185	-4.74	109,440
LATE CHARGES	0	0	0		2	0	2		0
INTEREST-OPERATING	1	0	1		29	0	29		0
MISC INCOME	0	0	0		675	0	675		0
INTEREST-RESERVE REPLACE	32	0	32		287	0	287		0
INT-ALLOC TO REPLACEMENT	-32	33	-65	-195.94	-287	400	-687	-171.75	400
TOTAL INCOME	10,649	9,153	1,496	16.34	104,961	109,840	-4,879	-4.44	109,840
EXPENSES									
BUILDING MAINTENANCE									
EXTERIOR REPAIRS	0	167	167	100.00	3,495	2,000	-1,495	-74.75	2,000
GUTTER CLEAN/REPAIR	0	125	125	100.00	0	1,500	1,500	100.00	1,500
PLUMBING REPAIRS	0	167	167	100.00	199	2,000	1,801	90.06	2,000
ROOF REPAIRS	0	167	167	100.00	2,214	2,000	-214	-10.70	2,000
ELECTRIC REPAIR	0	42	42	100.00	151	500	349	69.76	500
BUILDING MINOR	0	42	42	100.00	397	500	103	20.67	500
MISC MATERIAL	0	17	17	100.00	0	200	200	100.00	200
TERMITE BOND	0	173	173	100.00	2,080	2,080	0	0.00	2,080
WATER AND SEWER	380	500	120	24.04	2,742	6,000	3,258	54.30	6,000
TRASH REMOVAL	639	575	-64	-11.12	7,059	6,900	-159	-2.31	6,900
ELECTRIC POWER	369	333	-36	-10.71	3,444	4,000	556	13.91	4,000
TOTAL BUILDING MAINT	1,388	2,307	919	39.84	21,781	27,680	5,899	21.31	27,680
GROUND MAINTENANCE									
LAWN SERVICE	850	850	0	0.00	10,450	10,200	-250	-2.45	10,200
BEAUTIFICATION	0	186	186	100.00	0	2,229	2,229	100.00	2,229
SPRINKLER REPAIR	0	42	42	100.00	672	500	-172	-34.40	500
LIGHTS/FENCING/SIGNS	0	83	83	100.00	0	1,000	1,000	100.00	1,000
GROUND MAINT GENERAL	0	0	0		162	0	-162		0
WATER IRRIGATION	24	0	-24		1,499	0	-1,499		0
ELECTRIC POWER GROUNDS	0	0	0		2,331	0	-2,331		0
RETENTION POND MAINT	75	58	-17	-28.57	967	700	-267	-36.14	700
TREE REMOVAL	0	42	42	100.00	0	500	500	100.00	500
PAVING REPAIR/RESEALING	0	0	0		640	0	-640		0
TOTAL GROUND MAINT	949	1,261	312	24.73	16,720	15,129	-1,591	-10.52	15,129
POOL/CLUBHOUSE EXPENSE									
POOL MAINTENANCE	350	333	-17	-5.00	4,200	4,000	-200	-5.00	4,000

General Ledger -- SunBrook Condo Assoc. Inc.
 DEC.31,2010 FINANCIAL REPORTS

01/12/11

ACCT	PPTY #	DESCRIPTION	TRAN #	REFERENC	DEBIT	CREDIT	BALANCE	REMARKS
1050		OPERATING ACCOUNT DEBIT					2,384.42	---BALANCE FORWARD---
	SB	12/01/10 12/10 PROPERTY FIRST,	CD-59656	12R		.90	2,383.52	LEDGER -5808W
	SB	12/01/10 12/10 PROPERTY FIRST,	CD-59657	12R		7.68	2,375.84	POSTAGE/ENVELOP/CKS/11/10
	SB	12/01/10 12/10 PROPERTY FIRST,	CD-59662	12R		350.00	2,025.84	MGMT FEE 12/10
	SB	12/02/10 12/10 THE LAKE DOCTORS	CD-59677	13R		75.00	1,950.84	710450 12/10
	SB	12/01/10 12/10 JAIN, MANOHAR &	CR-59679	DS-3788R	190.00		2,140.84	ck#3406
	SB	12/02/10 12/10 JONES, CHARLOTTE	CR-59681	DS-3790R	190.00		2,330.84	CK#143
	SB	12/03/10 12/10 CIANCIOLO, LAURA	CR-59687	DS-3793R	190.00		2,520.84	CK#1
	SB	12/03/10 12/10 BURKETT, DELORES	CR-59688	DS-3793R	190.00		2,710.84	CK#1
	SB	12/03/10 12/10 GADHOK JAG LS	CR-59689	DS-3793R	190.00		2,900.84	CK#1
	SB	12/03/10 12/10 MEHTA, SHARAD	CR-59690	DS-3793R	190.00		3,090.84	CK#1
	SB	12/03/10 12/10 PIOVERA YVES & P	CR-59691	DS-3793R	190.00		3,280.84	CK#1
	SB	12/03/10 12/10 FERREIRA, ILME M	CR-59692	DS-3793R	190.00		3,470.84	CK#1
	SB	12/03/10 12/10 ARNOLD, PAUL & B	CR-59693	DS-3793R	190.00		3,660.84	CK#1
	SB	12/03/10 12/10 WINDSOR, SHARON	CR-59694	DS-3793R	190.00		3,850.84	CK#1
	SB	12/03/10 12/10 HENDERSON, LELLI	CR-59695	DS-3793R	190.00		4,040.84	CK#1
	SB	12/03/10 12/10 DEMERY, JONATHON	CR-59696	DS-3793R	190.00		4,230.84	CK#1
	SB	12/03/10 12/10 CANGELOSI, RIE	CR-59697	DS-3793R	190.00		4,420.84	CK#1
	SB	12/03/10 12/10 KESTEN, MARSHALL	CR-59698	DS-3793R	190.00		4,610.84	CK#1
	SB	12/06/10 12/10 DUNKLEY, GERTRUD	CR-59711	DS-3798R	190.00		4,800.84	ck#4927
	SB	12/06/10 12/10 WINDSOR, PADDY &	CR-59712	DS-3798R	190.00		4,990.84	CK#235
	SB	12/07/10 12/10 MCNEALY TONIE AN	CR-59716	DS-3801R	190.00		5,180.84	CK#5270
	SB	12/07/10 12/10 SUN BROOK CONDOM	CD-59719	14R		1,303.00	3,877.84	RESERVE TSP
	SB	12/06/10 12/10 LAM, SAMANTHA	CR-59726	DS-3803R	190.00		4,067.84	CK#1534
	SB	12/06/10 12/10 BENZ MARINHO, AL	CR-59727	DS-3803R	190.00		4,257.84	CK#1316
	SB	12/06/10 12/10 MALONEY, KATHERI	CR-59728	DS-3803R	190.00		4,447.84	CK#5505
	SB	12/06/10 12/10 JONES, CHARLOTTE	CR-59729	DS-3803R	190.00		4,637.84	CK#142
	SB	12/08/10 12/10 LANDSCAPE DESIGN	CD-59741	15R		850.00	3,787.84	2624 12/10 SERVICE
	SB	12/08/10 12/10 ADVANCE POOL INC	CD-59742	16R		350.00	3,437.84	9892 11/10 SERVICE
	SB	12/08/10 12/10 ORLANDO UTILITIE	CD-59743	17R		638.92	2,798.92	7877120001
	SB	12/07/10 12/10 SPITALUERI, JOAN	CR-59744	DS-3805R	190.00		2,988.92	ck#2168
	SB	12/07/10 12/10 SCHULTE, LINDA	CR-59745	DS-3805R	190.00		3,178.92	CK#11184923
	SB	12/10/10 12/10 MCNEALY TONIE AN	CR-59749	DS-3808R	190.00		3,368.92	CK#5273
	SB	12/09/10 12/10 VALDERRAMA, FELI	CR-59750	DS-3809R	190.00		3,558.92	CK#2852
	SB	12/09/10 12/10 LABELLE,JESSICA	CR-59751	DS-3809R	190.00		3,748.92	CK#2022850
	SB	12/09/10 12/10 KOTSIANDIS, KYRI	CR-59752	DS-3809R	190.00		3,938.92	CK#507
	SB	12/10/10 12/10 REJAB NELSON	CR-59759	DS-3812R	190.00		4,128.92	CK#0
	SB	12/16/10 12/10 PROPERTY FIRST,	CD-59768	18R		7.74	4,121.18	LATELTRS-SENT 12/14/10/#9
	SB	12/13/10 12/10 KONADU, BIRACO	CR-59771	DS-3816R	190.00		4,311.18	CK#1512
	SB	12/13/10 12/10 ZHENG, DANHUA &	CR-59772	DS-3816R	2,280.00		6,591.18	CK#1358
	SB	12/13/10 12/10 VALDERRAMA FELIC	CR-59773	DS-3816R	190.00		6,781.18	CK#2853
	SB	12/16/10 12/10 PROPERTY FIRST,	CD-59777	18R		54.00	6,727.18	FIRST NOTICE OF ELEC
	SB	12/16/10 12/10 PROPERTY FIRST,	CD-59777	18R		54.00	6,673.18	FIRST NOTICE OF ELEC
	SB	12/16/10 12/10 ORLANDO UTILITIE	CD-59788	19R		63.82	6,609.36	8864510001
	SB	12/16/10 12/10 ORLANDO UTILITIE	CD-59789	19R		23.93	6,585.43	3784120001
	SB	12/16/10 12/10 ORLANDO UTILITIE	CD-59790	19R		119.53	6,465.90	1353000001

ACCT	PPTY #	DESCRIPTION	TRAN #	REFERENC	DEBIT	CREDIT	BALANCE	REMARKS
		SB 12/16/10 12/10 ORLANDO UTILITIE	CD-59791	19R		185.70	6,280.20	0752600001
		SB 12/16/10 12/10 ORLANDO UTILITIE	CD-59791	19R		379.79	5,900.41	0752600001
		SB 12/16/10 12/10 SCURLOCK, DON &	CR-59793	DS-3820R	190.00		6,090.41	CK#1246
		SB 12/17/10 12/10 ROBERT DANLEY, R	CD-59801	20		50.00	6,040.41	XMAS
		SB 12/21/10 12/10 US SMALL BUSINES	CD-59816	21R		717.59	5,322.82	8821344007
		SB 12/21/10 12/10 US SMALL BUSINES	CD-59816	21R		667.41	4,655.41	8821344007
		SB 12/21/10 12/10 PRIME RATE	CD-59817	22R		2,339.36	2,316.05	0057418212
		SB 12/20/10 12/10 STEVENSON, JOSEP	CR-59829	DS-3826R	190.00		2,506.05	ck#697
		SB 12/20/10 12/10 STEVENSON, JOSEP	CR-59830	DS-3826R	190.00		2,696.05	ck#697
		SB 12/21/10 12/10 MAHAL, NAVNEET	CR-59833	DS-3828R	190.00		2,886.05	CK#1112
		SB 12/23/10 12/10 SELLMAN, DEMETRI	CR-59835	DS-3830R	6.76		2,892.81	CK#1177
		SB 12/22/10 12/10 SELLMAN, DEMETRI	CR-59841	DS-3832R	190.00		3,082.81	CK#1178
		SB 12/22/10 12/10 FLORIDA GRISWOLD	CR-59842	DS-3832R	190.00		3,272.81	CK#1150
		SB 12/23/10 12/10 FABRIS, JERRY	CR-59847	DS-3835R	190.00		3,462.81	CK#768
		SB 12/23/10 12/10 HERRERA, DIANA	CR-59848	DS-3835R	190.00		3,652.81	CK#1984
		SB 12/28/10 12/10 MCNEALY TONIE AN	CR-59856	DS-3838R	192.00		3,844.81	CK#5274
		SB 12/27/10 12/10 WINTERS, DAVID &	CR-59865	DS-3840R	190.00		4,034.81	CK#35011
		SB 12/29/10 12/10 BB&T ASSOCIATION	CD-59878	23R		132.00	3,902.81	#17446/A#00040/COUPONS2010
		SB 12/30/10 12/10 LABELLE, JESSICA	CR-59906	DS-3847R	190.00		4,092.81	ck#10626475
		SB 12/31/10 12/10 CHANG LIU	CR-59907	DS-3848R	570.00		4,662.81	ck#69250004
		SB 12/31/10 12/10	GJ-60022	INT	.62		4,663.43	INTEREST 12/10
							4,663.43	---ENDING BALANCE---
1055		PETTY CASH DEBIT					400.00	---BALANCE FORWARD---
							400.00	---ENDING BALANCE---
1056		WACHOVIA MM A/C DEBIT					23.31	---BALANCE FORWARD---
							23.31	---ENDING BALANCE---
1080		RESERVE-REPLACEMENT DEBIT					49,393.78	---BALANCE FORWARD---
		SB 12/07/10 12/10 SUN BROOK CONDOM	CD-59719	14R	1,303.00		50,696.78	RESERVE TSF
		SB 12/31/10 12/10	GJ-60023	INT	31.98		50,728.76	INTEREST 12/10
							50,728.76	---ENDING BALANCE---
1089		DUE FROM OPERATING FUND DEBIT					32,495.00	---BALANCE FORWARD---
							32,495.00	---ENDING BALANCE---
1104		CD-WACH-#12241113181121 DEBIT					85,064.08	---BALANCE FORWARD---
							85,064.08	---ENDING BALANCE---
1250		ACCOUNTS RECEIVABLE DEBIT					0.00	---BALANCE FORWARD---
							0.00	---ENDING BALANCE---
1714		POOL FURN & EQUIP/FENCE DEBIT					2,242.55	---BALANCE FORWARD---
							2,242.55	---ENDING BALANCE---
1717		ACCUMULATED DEPRECIATION CREDIT					-2,242.55	---BALANCE FORWARD---
							-2,242.55	---ENDING BALANCE---

ACCT	PPTY #	DESCRIPTION	TRAN #	REFERENC	DEBIT	CREDIT	BALANCE	REMARKS
2015		DUE TO REPLACEMENT CREDIT					32,495.00	---BALANCE FORWARD---
							32,495.00	---ENDING BALANCE---
2050		LOAN FROM SBA CREDIT					282,243.43	---BALANCE FORWARD---
	SB	12/21/10 12/10 US SMALL BUSINES	CD-59516	21R	667.41		281,576.02	8E21344007
							281,576.02	---ENDING BALANCE---
2210		MAJOR MAINT ROOF CREDIT					55,521.65	---BALANCE FORWARD---
	SB	12/01/10 12/10	GJ-59647	AJE-RES		883.00	56,404.65	
							56,404.65	---ENDING BALANCE---
2215		MAJOR MAINT TENNIS CREDIT					2,907.94	---BALANCE FORWARD---
							2,907.94	---ENDING BALANCE---
2220		MAJOR MAINT GENERAL CREDIT					4,283.08	---BALANCE FORWARD---
							4,283.08	---ENDING BALANCE---
2230		MAJOR MAINT PAINT CREDIT					56,069.95	---BALANCE FORWARD---
	SB	12/01/10 12/10	GJ-59647	AJE-RES		354.00	56,423.95	
							56,423.95	---ENDING BALANCE---
2250		MAJOR MAINT ROADS CREDIT					861.09	---BALANCE FORWARD---
	SB	12/01/10 12/10	GJ-59648	AJE-RES		33.00	894.09	
							894.09	---ENDING BALANCE---
2265		MAJOR MAINT COMMON FACIL. CREDIT					3,431.48	---BALANCE FORWARD---
							3,431.48	---ENDING BALANCE---
2290		MAJOR MAINT POOL CREDIT					4,436.00	---BALANCE FORWARD---
	SB	12/01/10 12/10	GJ-59648	AJE-RES		33.00	4,469.00	
							4,469.00	---ENDING BALANCE---
2300		MAJOR MAINT BEAUTY CREDIT					300.00	---BALANCE FORWARD---
							300.00	---ENDING BALANCE---
2371		INTEREST CREDIT					7,949.67	---BALANCE FORWARD---
	SB	12/31/10 12/10	GJ-60023	INT		31.98	7,981.65	INTEREST 12/10
							7,981.65	---ENDING BALANCE---
2650		PRIOR YEARS CREDIT					-281,598.88	---BALANCE FORWARD---
							-281,598.88	---ENDING BALANCE---
2660		CURRENT YEAR CREDIT					8,291.70	---BALANCE FORWARD---
							8,291.70	---ENDING BALANCE---
2665		SUSPENSE-BEG BAL CREDIT					0.00	---BALANCE FORWARD---
							0.00	---ENDING BALANCE---

ACCT	PTY #	DESCRIPTION	TRAN #	REFERENC	DEBIT	CREDIT	BALANCE	REMARKS
4020		MAINTENANCE FEES CREDIT					93,606.59	---BALANCE FORWARD---
	SB	12/01/10 12/10 JAIN, MANOHAR &	CR-59679	DS-3788R		190.00	93,796.59	ck#3406
	SB	12/02/10 12/10 JONES, CHARLOTTE	CR-59681	DS-3790R		190.00	93,986.59	CK#143
	SB	12/03/10 12/10 CIANCIOLO, LAURA	CR-59687	DS-3793R		190.00	94,176.59	CK#1
	SB	12/03/10 12/10 BURKETT, DELORES	CR-59688	DS-3793R		190.00	94,366.59	CK#1
	SB	12/03/10 12/10 GADHOK JAG I.S	CR-59689	DS-3793R		190.00	94,556.59	CK#1
	SB	12/03/10 12/10 MEHTA, SHARAD	CR-59690	DS-3793R		190.00	94,746.59	CK#1
	SB	12/03/10 12/10 PIOVERA YVES & P	CR-59691	DS-3793R		190.00	94,936.59	CK#1
	SB	12/03/10 12/10 FERREIRA, ILME M	CR-59692	DS-3793R		190.00	95,126.59	CK#1
	SB	12/03/10 12/10 ARNOLD, PAUL & B	CR-59693	DS-3793R		190.00	95,316.59	CK#1
	SB	12/03/10 12/10 WINDSOR, SHARON	CR-59694	DS-3793R		190.00	95,506.59	CK#1
	SB	12/03/10 12/10 HENDERSON, LILLI	CR-59695	DS-3793R		190.00	95,696.59	CK#1
	SB	12/03/10 12/10 DEMERY, JONATHON	CR-59696	DS-3793R		190.00	95,886.59	CK#1
	SB	12/03/10 12/10 CANGELOSI, RIE	CR-59697	DS-3793R		190.00	96,076.59	CK#1
	SB	12/03/10 12/10 KESTEN, MARSHALL	CR-59698	DS-3793R		190.00	96,266.59	CK#1
	SB	12/06/10 12/10 DUNKLEY, GERTRUD	CR-59711	DS-3798R		190.00	96,456.59	ck#4927
	SB	12/06/10 12/10 WINDSOR, PADDY &	CR-59712	DS-3798R		190.00	96,646.59	CK#235
	SB	12/07/10 12/10 MCNEALY TONIE AN	CR-59716	DS-3801R		190.00	96,836.59	CK#5270
	SB	12/06/10 12/10 LAM, SAMANTHA	CR-59726	DS-3803R		190.00	97,026.59	CK#1534
	SB	12/06/10 12/10 BENZ MARTINHO, AL	CR-59727	DS-3803R		190.00	97,216.59	CK#1316
	SB	12/06/10 12/10 MALONEY, KATHERI	CR-59728	DS-3803R		190.00	97,406.59	CK#5505
	SB	12/06/10 12/10 JONES, CHARLOTTE	CR-59729	DS-3803R		190.00	97,596.59	CK#142
	SB	12/07/10 12/10 SPITALIERI, JOAN	CR-59744	DS-3805R		190.00	97,786.59	ck#2168
	SB	12/07/10 12/10 SCHULTE, LINDA	CR-59745	DS-3805R		190.00	97,976.59	CK#11184923
	SB	12/10/10 12/10 MCNEALY TONIE AN	CR-59749	DS-3808R		190.00	98,166.59	CK#5273
	SB	12/09/10 12/10 VALDERRAMA, FELI	CR-59750	DS-3809R		190.00	98,356.59	CK#2852
	SB	12/09/10 12/10 LABELLE, JESSICA	CR-59751	DS-3809R		190.00	98,546.59	CK#2022850
	SB	12/09/10 12/10 KOTSTANDIS, KYRI	CR-59752	DS-3809R		190.00	98,736.59	CK#507
	SB	12/10/10 12/10 REJAB NELSON	CR-59759	DS-3812R		190.00	98,926.59	CK#0
	SB	12/13/10 12/10 KONADU, BIRAGO	CR-59771	DS-3816R		190.00	99,116.59	CK#1512
	SB	12/13/10 12/10 ZHENG, DANHUA &	CR-59772	DS-3816R	2,280.00		101,396.59	CK#1358
	SB	12/13/10 12/10 VALDERRAMA FELIC	CR-59773	DS-3816R		190.00	101,586.59	CK#2853
	SB	12/16/10 12/10 SCURLOCK, DON &	CR-59793	DS-3820R		190.00	101,776.59	CK#1246
	SB	12/20/10 12/10 STEVENSON, JOSEP	CR-59829	DS-3826R		190.00	101,966.59	ck#697
	SB	12/20/10 12/10 STEVENSON, JOSEP	CR-59830	DS-3826R		190.00	102,156.59	ck#697
	SB	12/21/10 12/10 MAHAL, NAVNEET	CR-59833	DS-3828R		190.00	102,346.59	CK#1112
	SB	12/23/10 12/10 SELLMAN, DEMETRI	CR-59835	DS-3830R		6.76	102,353.35	CK#1177
	SB	12/22/10 12/10 SELLMAN, DEMETRI	CR-59841	DS-3832R		190.00	102,543.35	CK#1178
	SB	12/22/10 12/10 FLORIDA GRISWOLD	CR-59842	DS-3832R		190.00	102,733.35	CK#1150
	SB	12/23/10 12/10 FABRIS, JERRY	CR-59847	DS-3835R		190.00	102,923.35	CK#768
	SB	12/23/10 12/10 HERRERA, DIANA	CR-59848	DS-3835R		190.00	103,113.35	CK#1984
	SB	12/28/10 12/10 MCNEALY TONIE AN	CR-59856	DS-3838R		192.00	103,305.35	CK#5274
	SB	12/27/10 12/10 WINTERS, DAVID &	CR-59865	DS-3840R		190.00	103,495.35	CK#35011
	SB	12/30/10 12/10 LABELLE, JESSICA	CR-59906	DS-3847R		190.00	103,685.35	ck#10626475
	SB	12/31/10 12/10 CHANG LIU	CR-59907	DS-3848R		570.00	104,255.35	ck#69250004
							104,255.35	---ENDING BALANCE---
4060		LATE CHARGES CREDIT					1.58	---BALANCE FORWARD---
							1.58	---ENDING BALANCE---

ACCT	PPTY #	DESCRIPTION	TRAN #	REFERENC	DEBIT	CREDIT	BALANCE	REMARKS
4100		INTEREST-OPERATING CREDIT					28.32	---BALANCE FORWARD---
	SB	12/31/10 12/10	GJ-60022	INT		.62	28.94	INTEREST 12/10
							28.94	---ENDING BALANCE---
4140		MISC INCOME CREDIT					675.00	---BALANCE FORWARD---
							675.00	---ENDING BALANCE---
4340		INTEREST-RESERVE REPLACE CREDIT					255.03	---BALANCE FORWARD---
	SB	12/31/10 12/10	GJ-60023	INT		31.98	287.01	INTEREST 12/10
							287.01	---ENDING BALANCE---
4350		INT-ALLOC TO REPLACEMENT CREDIT					-255.03	---BALANCE FORWARD---
	SB	12/31/10 12/10	GJ-60023	INT	31.98		-287.01	INTEREST 12/10
							-287.01	---ENDING BALANCE---
5040		EXTERIOR REPAIRS DEBIT					3,495.12	---BALANCE FORWARD---
							3,495.12	---ENDING BALANCE---
5060		PLUMBING REPAIRS DEBIT					198.82	---BALANCE FORWARD---
							198.82	---ENDING BALANCE---
5070		ROOF REPAIRS DEBIT					2,214.00	---BALANCE FORWARD---
							2,214.00	---ENDING BALANCE---
5080		ELECTRIC REPAIR DEBIT					151.21	---BALANCE FORWARD---
							151.21	---ENDING BALANCE---
5100		BUILDING MINOR DEBIT					396.66	---BALANCE FORWARD---
							396.66	---ENDING BALANCE---
5180		TERMITE BOND DEBIT					2,080.00	---BALANCE FORWARD---
							2,080.00	---ENDING BALANCE---
5260		WATER AND SEWER DEBIT					2,362.08	---BALANCE FORWARD---
	SB	12/16/10 12/10 ORLANDO UTILITIE	CD-59791	19R	379.79		2,741.87	0752600001
							2,741.87	---ENDING BALANCE---
5280		TRASH REMOVAL DEBIT					6,420.22	---BALANCE FORWARD---
	SB	12/08/10 12/10 ORLANDO UTILITIE	CD-59743	17R	638.92		7,059.14	7877120001
							7,059.14	---ENDING BALANCE---
5300		ELECTRIC POWER DEBIT					3,074.75	---BALANCE FORWARD---
	SB	12/16/10 12/10 ORLANDO UTILITIE	CD-59788	19R	63.82		3,138.57	8864510001
	SB	12/16/10 12/10 ORLANDO UTILITIE	CD-59790	19R	119.53		3,258.10	1353000001
	SB	12/16/10 12/10 ORLANDO UTILITIE	CD-59791	19R	185.70		3,443.80	0752600001
							3,443.80	---ENDING BALANCE---
6040		LAWN SERVICE DEBIT					9,600.00	---BALANCE FORWARD---
	SB	12/08/10 12/10 LANDSCAPE DESIGN	CD-59741	15R	850.00		10,450.00	2624 12/10 SERVICE

ACCT	PPTY #	DESCRIPTION	TRAN #	REFERENC	DEBIT	CREDIT	BALANCE	REMARKS
							10,450.00	---ENDING BALANCE---
6120		SPRINKLER REPAIR DEBIT					672.00	---BALANCE FORWARD---
							672.00	---ENDING BALANCE---
6130		GROUNDS MAINT GENERAL DEBIT					161.50	---BALANCE FORWARD---
							161.50	---ENDING BALANCE---
6140		WATER IRRIGATION DEBIT					1,474.68	---BALANCE FORWARD---
	SB	12/16/10 12/10 ORLANDO UTILITIE	CD-59789	19R	23.93		1,498.61	3784120001
							1,498.61	---ENDING BALANCE---
6150		ELECTRIC POWER GROUNDS DEBIT					2,330.90	---BALANCE FORWARD---
							2,330.90	---ENDING BALANCE---
6180		RETENTION POND MAINT DEBIT					892.00	---BALANCE FORWARD---
	SB	12/02/10 12/10 THE LAKE DOCTORS	CD-59677	13R	75.00		967.00	710450 12/10
							967.00	---ENDING BALANCE---
6290		PAVING REPAIR/RESEALING DEBIT					640.00	---BALANCE FORWARD---
							640.00	---ENDING BALANCE---
7040		POOL MAINTENANCE DEBIT					3,850.00	---BALANCE FORWARD---
	SB	12/08/10 12/10 ADVANCE POOL INC	CD-59742	16R	350.00		4,200.00	9892 11/10 SERVICE
							4,200.00	---ENDING BALANCE---
7200		REPAIRS CLUB BUILDING DEBIT					68.00	---BALANCE FORWARD---
							68.00	---ENDING BALANCE---
8020		MANAGEMENT FEE DEBIT					3,800.00	---BALANCE FORWARD---
	SB	12/01/10 12/10 PROPERTY FIRST,	CD-59662	12R	350.00		4,150.00	MGMT FEE 12/10
							4,150.00	---ENDING BALANCE---
8030		FEEES TO DIVISION DEBIT					253.25	---BALANCE FORWARD---
							253.25	---ENDING BALANCE---
8040		POSTAGE & SUPPLIES DEBIT					96.58	---BALANCE FORWARD---
	SB	12/01/10 12/10 PROPERTY FIRST,	CD-59657	12R	7.68		104.26	POSTAGE/ENVELOP/CKS/11/10
	SB	12/16/10 12/10 PROPERTY FIRST,	CD-59768	18R	7.74		112.00	LATELTRS-SENT 12/14/10/#9
	SB	12/16/10 12/10 PROPERTY FIRST,	CD-59777	18R	54.00		166.00	FIRST NOTICE OF ELEC
							166.00	---ENDING BALANCE---
8045		OFFICE EXPENSE DEBIT					321.91	---BALANCE FORWARD---
							321.91	---ENDING BALANCE---
8060		PRINTING & COPYING DEBIT					214.00	---BALANCE FORWARD---
	SB	12/01/10 12/10 PROPERTY FIRST,	CD-59656	12R	.90		214.90	LEDGER -5808W
	SB	12/16/10 12/10 PROPERTY FIRST,	CD-59777	18R	54.00		268.90	FIRST NOTICE OF ELEC

ACCT	PPTY #	DESCRIPTION	TRAN #	REFERENC	DEBIT	CREDIT	BALANCE	REMARKS
							268.90	---ENDING BALANCE---
8077		LOAN DEBIT					7,282.49	---BALANCE FORWARD---
	SB	12/21/10 12/10 US SMALL BUSINES	CD-59816	21R	717.59		8,000.08	8821344007
							8,000.08	---ENDING BALANCE---
8080		ACCOUNTING EXPENSE DEBIT					775.00	---BALANCE FORWARD---
							775.00	---ENDING BALANCE---
8120		INSURANCE DEBIT					21,229.54	---BALANCE FORWARD---
	SB	12/21/10 12/10 PRIME RATE	CD-59817	22R	2,339.36		23,568.90	0057418212
							23,568.90	---ENDING BALANCE---
8140		LICENSE DEBIT					309.00	---BALANCE FORWARD---
							309.00	---ENDING BALANCE---
8190		MISCELLANEOUS DEBIT					40.00	---BALANCE FORWARD---
	SB	12/17/10 12/10 ROBERT DANLEY, R	CD-59801	20	50.00		90.00	XMAS
							90.00	---ENDING BALANCE---
8230		BANK CHARGES DEBIT					229.50	---BALANCE FORWARD---
	SB	12/29/10 12/10 BB&T ASSOCIATION	CD-59878	23R	132.00		361.50	#17446/A#00040/COUPONS2010
							361.50	---ENDING BALANCE---
9110		ROOF RESERVE DEBIT					9,713.00	---BALANCE FORWARD---
	SB	12/01/10 12/10	GJ-59647	AJE-RES	883.00		10,596.00	
							10,596.00	---ENDING BALANCE---
9130		PAINT RESERVE DEBIT					3,894.00	---BALANCE FORWARD---
	SB	12/01/10 12/10	GJ-59647	AJE-RES	354.00		4,248.00	
							4,248.00	---ENDING BALANCE---
9150		ROADS RESERVE DEBIT					363.00	---BALANCE FORWARD---
	SB	12/01/10 12/10	GJ-59648	AJE-RES	33.00		396.00	
							396.00	---ENDING BALANCE---
9190		POOL/FACILITIES RESERVE DEBIT					363.00	---BALANCE FORWARD---
	SB	12/01/10 12/10	GJ-59648	AJE-RES	33.00		396.00	
							396.00	---ENDING BALANCE---
		TOTAL DEBITS=			20,386.71			
		TOTAL CREDITS=				20,386.71		

INCOME REGISTER

01/12/11

TRAN	REFERENCE	DATED	POSTED	CODE	NAME	AMOUNT	ACCOUNT NAME	REMARKS
					SB SunBrook Condo Assoc. Inc			

59679	DS-3788R	12/01/10	12/10	5806W	JAIN, MANOHAR & USHA	190.00	MAINTENANCE FEES	ck#3406
59681	DS-3790R	12/02/10	12/10	5846W	JONES, CHARLOTTE (MF)	190.00	MAINTENANCE FEES	CK#143
59687	DS-3793R	12/03/10	12/10	5824W	CIANCIOLO, LAURA	190.00	MAINTENANCE FEES	CK#1
59688	DS-3793R	12/03/10	12/10	5828W	BURKETT, DELORES	190.00	MAINTENANCE FEES	CK#1
59689	DS-3793R	12/03/10	12/10	5830W	GADHOK JAG LSSIP, LLC	190.00	MAINTENANCE FEES	CK#1
59690	DS-3793R	12/03/10	12/10	5836W	MEHTA, SHARAD	190.00	MAINTENANCE FEES	CK#1
59691	DS-3793R	12/03/10	12/10	5842W	PIOVERA YVES & PANISSET V	190.00	MAINTENANCE FEES	CK#1
59692	DS-3793R	12/03/10	12/10	5844W	FERREIRA, ILME MASSAFERRE	190.00	MAINTENANCE FEES	CK#1
59693	DS-3793R	12/03/10	12/10	5846W	ARNOLD, PAUL & BETTY	190.00	MAINTENANCE FEES	CK#1
59694	DS-3793R	12/03/10	12/10	5868W	WINDSOR, SHARON	190.00	MAINTENANCE FEES	CK#1
59695	DS-3793R	12/03/10	12/10	5874W	HENDERSON, LILLIAN	190.00	MAINTENANCE FEES	CK#1
59696	DS-3793R	12/03/10	12/10	5878W	DEMERY, JONATHON	190.00	MAINTENANCE FEES	CK#1
59697	DS-3793R	12/03/10	12/10	5886W	CANGELOSI, RIE	190.00	MAINTENANCE FEES	CK#1
59698	DS-3793R	12/03/10	12/10	5890W	KESTEN, MARSHALL	190.00	MAINTENANCE FEES	CK#1
59711	DS-3798R	12/06/10	12/10	5856W	DUNKLEY, GERTRUDE	190.00	MAINTENANCE FEES	ck#4927
59712	DS-3798R	12/06/10	12/10	5870W	WINDSOR, PADDY & RAMON	190.00	MAINTENANCE FEES	CK#235
59716	DS-3801R	12/07/10	12/10	5816W	MCNEALY TONIE AND BRIAN (	190.00	MAINTENANCE FEES	CK#5270
59726	DS-3803R	12/06/10	12/10	5804W	LAM, SAMANTHA	190.00	MAINTENANCE FEES	CK#1534
59727	DS-3803R	12/06/10	12/10	5818W	BENZ MARINHO, ALEX	190.00	MAINTENANCE FEES	CK#1316
59728	DS-3803R	12/06/10	12/10	5832W	MALONEY, KATHERINE	190.00	MAINTENANCE FEES	CK#5505
59729	DS-3803R	12/06/10	12/10	5850W	JONES, CHARLOTTE (MF)	190.00	MAINTENANCE FEES	CK#142
59744	DS-3805R	12/07/10	12/10	5812W	SPITALIERI, JOANNA	190.00	MAINTENANCE FEES	ck#2168
59745	DS-3805R	12/07/10	12/10	5826W	SCHULTE, LINDA	190.00	MAINTENANCE FEES	CK#11184923
59749	DS-3808R	12/10/10	12/10	5816W	MCNEALY TONIE AND BRIAN (	190.00	MAINTENANCE FEES	CK#5273
59750	DS-3809R	12/09/10	12/10	5814W	VALDERRAMA, FELICITA	190.00	MAINTENANCE FEES	CK#2852
59751	DS-3809R	12/09/10	12/10	5888W	LABELLE, JESSICA	190.00	MAINTENANCE FEES	CK#2022850
59752	DS-3809R	12/09/10	12/10	5894W	KOTSIANDIS, KYRIAKOS & AG	190.00	MAINTENANCE FEES	CK#507
59759	DS-3812R	12/10/10	12/10	5862W	REJAB NELSON	190.00	MAINTENANCE FEES	CK#0
59771	DS-3816R	12/13/10	12/10	5866W	KONADU, BIRAGO	190.00	MAINTENANCE FEES	CK#1512
59772	DS-3816R	12/13/10	12/10	5872W	ZHENG, DANHUA & SHI, FEN	2,280.00	MAINTENANCE FEES	CK#1358
59773	DS-3816R	12/13/10	12/10	5882W	VALDERRAMA FELICITA	190.00	MAINTENANCE FEES	CK#2853
59793	DS-3820R	12/16/10	12/10	5854W	SCURLOCK, DON & CAROL ANN	190.00	MAINTENANCE FEES	CK#1246
59829	DS-3826R	12/20/10	12/10	5838W	STEVENSON, JOSEPH (Brent)	190.00	MAINTENANCE FEES	ck#697
59830	DS-3826R	12/20/10	12/10	5838W	STEVENSON, JOSEPH (Brent)	190.00	MAINTENANCE FEES	ck#697
59833	DS-3828R	12/21/10	12/10	5810W	MAHAL, NAVNEET (A)	190.00	MAINTENANCE FEES	CK#1112
59835	DS-3830R	12/23/10	12/10	5802W	SELLMAN, DEMETRISS	6.76	MAINTENANCE FEES	CK#1177
59841	DS-3832R	12/22/10	12/10	5802W	SELLMAN, DEMETRISS	190.00	MAINTENANCE FEES	CK#1178
59842	DS-3832R	12/22/10	12/10	5852W	FLORIDA GRISWOLDS LLC	190.00	MAINTENANCE FEES	CK#1150
59847	DS-3835R	12/23/10	12/10	5860W	FABRIS, JERRY	190.00	MAINTENANCE FEES	CK#768
59848	DS-3835R	12/23/10	12/10	5876W	HERRERA, DIANA	190.00	MAINTENANCE FEES	CK#1984
59856	DS-3838R	12/28/10	12/10	5816W	MCNEALY TONIE AND BRIAN (	192.00	MAINTENANCE FEES	CK#5274
59865	DS-3840R	12/27/10	12/10	5800W	WINTERS, DAVID & LADBA, I	190.00	MAINTENANCE FEES	CK#35011

TRAN	REFERENCE	DATED	POSTED	CODE	NAME	AMOUNT	ACCOUNT NAME	REMARKS
59906	DS-3847R	12/30/10	12/10	5888W	LABELLE, JESSICA	190.00	MAINTENANCE FEES	ck#10626475
59907	DS-3848R	12/31/10	12/10	5822W	CHANG LIU	570.00	MAINTENANCE FEES	ck#69250004
					TOTAL RECEIPTS	10,648.76		

EXPENSE REGISTER

01/12/11

TRAN	REFERENCE	DATED	POSTED	CODE	NAME	AMOUNT	ACCOUNT NAME	REMARKS
				SB	SunBrook Condo Assoc. Inc			
59656	12R	12/01/10	12/10	PF	PROPERTY FIRST, INC.	.90	PRINTING & COPYING	LEDGER -5808W
59657	12R	12/01/10	12/10	PF	PROPERTY FIRST, INC.	7.68	POSTAGE & SUPPLIES	POSTAGE/ENVELOP/CKS/11/10
59662	12R	12/01/10	12/10	PF	PROPERTY FIRST, INC.	350.00	MANAGEMENT FEE	MGMT FEE 12/10
59677	13R	12/02/10	12/10	0023	THE LAKE DOCTORS, INC	75.00	RETENTION POND MAI	710450 12/10
59719	14R	12/07/10	12/10	sb	SUN BROOK CONDOMINIUMS	1,303.00	RESERVE-REPLACEMEN	RESERVE TSF
59741	15R	12/08/10	12/10	0105	LANDSCAPE DESIGN	850.00	LAWN SERVICE	2624 12/10 SERVICE
59742	16R	12/08/10	12/10	0097	ADVANCE POOL INC	350.00	POOL MAINTENANCE	9892 11/10 SERVICE
59743	17R	12/08/10	12/10	0051	ORLANDO UTILITIES COMM	638.92	TRASH REMOVAL	7877120001
59768	18R	12/16/10	12/10	PF	PROPERTY FIRST, INC.	7.74	POSTAGE & SUPPLIES	LATELTRS-SENT 12/14/10/#9
59777	18R	12/16/10	12/10	PF	PROPERTY FIRST, INC.	54.00	PRINTING & COPYING	FIRST NOTICE OF ELEC
						54.00	POSTAGE & SUPPLIES	SECOND NOTICE OF ELEC
								STAMPS/MAILING
59788	19R	12/16/10	12/10	0051	ORLANDO UTILITIES COMM	63.82	ELECTRIC POWER	8864510001
59789	19R	12/16/10	12/10	0051	ORLANDO UTILITIES COMM	23.93	WATER IRRIGATION	3784120001
59790	19R	12/16/10	12/10	0051	ORLANDO UTILITIES COMM	119.53	ELECTRIC POWER	1353000001
59791	19R	12/16/10	12/10	0051	ORLANDO UTILITIES COMM	185.70	ELECTRIC POWER	0752600001
						379.79	WATER AND SEWER	
59801	20	12/17/10	12/10	103	ROBERT DANLEY, REMODELING	50.00	MISCELLANEOUS	XMAS
59816	21R	12/21/10	12/10	0067	US SMALL BUSINESS ADMIN	717.59	LOAN	8821344007
						667.41	LOAN FROM SBA	
59817	22R	12/21/10	12/10	096	PRIME RATE	2,339.36	INSURANCE	0057418212
59878	23R	12/29/10	12/10	BB&T	BB&T ASSOCIATION SERVICES	132.00	BANK CHARGES	#17446/A#00040/COUPONS2010
					TOTAL PAYABLES	8,370.37		
					TOTAL UNPAID BILLS	0.00		

DIRECTORY (Owner status: Current)

01/12/11

PPTY #	UNIT #	OWNER	OWNER NAME	PAST DUE	FEE	AMT PAID	STATUS	TELE# (H)	TELE# (O)	DATE
SB	800	5800W	WINTERS, DAVID & LADHA, ISS	0.00	190.00	190.00	Occupant			
SB	802	5802W	SELLMAN, DEMETRIS	-190.00	190.00	386.76	Occupant			
SB	804	5804W	LAM, SAMANTHA	-90.00	190.00	380.00	Occupant			
SB	806	5806W	JAIN, MANOHAR & USHA	-26.29	190.00	380.00	Occupant			
SB	808	5808W	ELMBABTI, ADAM & OUADDAHOU, T	2984.22	190.00	0.00	Occupant	954-512-8485		
SB	810	5810W	MAHAL, NAVNEET (A)	385.28	190.00	190.00	Occupant			
SB	812	5812W	SPITALIERI, JOANNA	-208.06	190.00	380.00	Occupant	407-352-0594		
SB	814	5814W	VALDERRAMA, FELICITA	0.00	190.00	190.00	Occupant			
SB	816	5816W	MCNEALY TONIE AND BRIAN (MF)	-228.78	190.00	762.00	Occupant			
SB	818	5818W	BENZ MARINHO, ALEX	0.00	190.00	380.00	Occupant	407-352-2247		
SB	820	5820W	JEFFERIES STACEY	745.72	190.00	0.00	Occupant			
SB	822	5822W	CHANG LIU	-380.00	190.00	570.00	Occupant	407-968-8818		
SB	824	5824W	CIANCIOLO, LAURA	0.00	190.00	380.00	Occupant			
SB	826	5826W	SCHULTE, LINDA	-504.45	190.00	380.00	Occupant			
SB	828	5828W	BURKETT, DELORES	0.00	190.00	380.00	Occupant	407-354-0468		
SB	830	5830W	GADHOK JAG LSSIF, LLC (A)	-180.00	190.00	380.00	Occupant	707-575-4100		
SB	832	5832W	MALONEY, KATHERINE	0.00	190.00	380.00	Occupant			
SB	834	5834W	BATRA, RAKESH (MF) (A)	3147.72	190.00	0.00	Occupant	407-256-4566		
SB	836	5836W	MENTA, SHARAD	-190.00	190.00	380.00	Occupant			
SB	838	5838W	STEVENSON, JOSEPH (Brent)	213.39	190.00	380.00	Occupant	407-375-3459		
SB	840	5840W	BRODSKY, LARRY (A)(MF)	1706.80	190.00	0.00	Occupant			
SB	842	5842W	PIOVERA YVES & PANISSET VIN	0.00	190.00	380.00	Occupant	407-341-6926		
SB	844	5844W	FERREIRA, ILME MASSAFERRE (	629.71	190.00	380.00	Occupant			
SB	846	5846W	JONES, CHARLOTTE (MF)	7.90	190.00	380.00	Occupant	407-370-3335		
SB	848	5848W	ARNOLD, PAUL & BETTY	0.00	190.00	380.00	Occupant	407-694-9361	407-354-1075	
SB	850	5850W	JONES, CHARLOTTE (MF)	387.90	190.00	380.00	Occupant			
SB	852	5852W	FLORIDA GRISWOLDS LLC	0.00	190.00	190.00	Occupant			
SB	854	5854W	SCURLOCK, DON & CAROL ANN	0.00	190.00	190.00	Occupant	562-7429		
SB	856	5856W	DUNKLEY, GERTRUDE	0.00	190.00	380.00	Occupant			
SB	858	5858W	AUGUSTO, IVETE (A)	4773.70	190.00	0.00	Occupant	407-427-5880		
SB	860	5860W	FABRIS, JERRY	.04	190.00	190.00	Occupant			
SB	862	5862W	REJAB NELSON	-51.31	190.00	190.00	Occupant		407-422-3005	
SB	866	5866W	KONADU, BIRAGO	196.32	190.00	190.00	Occupant			
SB	868	5868W	WINDSOR, SHARON	-196.33	190.00	380.00	Occupant	407-351-5487	407-351-6433	
SB	870	5870W	WINDSOR, PADDY & RAMON	132.56	190.00	380.00	Occupant			
SB	872	5872W	ZHENG, DANHUA & SHI, PEN	-2089.96	190.00	2280.00	Occupant			
SB	874	5874W	HENDERSON, LILLIAN	0.00	190.00	380.00	Occupant			
SB	876	5876W	HERRERA, DIANA	-200.96	190.00	190.00	Occupant			
SB	878	5878W	DEMERY, JONATHON	-.08	190.00	380.00	Occupant			
SB	880	5880W	TURLEY, JOHN	-972.90	190.00	0.00	Occupant			
SB	882	5882W	VALDERRAMA FELICITA	0.00	190.00	190.00	Occupant			
SB	884	5884W	SEBAALI, NAZIH (A)	3817.38	190.00	0.00	Occupant			
SB	886	5886W	CANGELOSI, RIE	0.00	190.00	380.00	Occupant			
SB	888	5888W	LADELLE, JESSICA	0.00	190.00	380.00	Occupant			
SB	890	5890W	KESTEN, MARSHALL	0.00	190.00	380.00	Occupant	718-383-2409	718-329-2324	
SB	892	5892W	CLAYMAN, RANDALL	-190.00	190.00	190.00	Occupant			

PPTY #	UNIT #	OWNER	OWNER NAME	PAST DUE	FEE	AMT PAID	STATUS	TELE# (H)	TELE# (O)	DATE
SB	894	5894W	KOTSTANDIS, KYRIAKOS & AGLA	190.00	190.00	190.00	Occupant	407-370-4776		
SB	896	5896W	SOSA, ABATO	.90	190.00	1387.00	Occupant	407-370-6815		
				-----	-----	-----				
				13620.42	9120.00	16785.76				



886-32-01-00 30132 11 C 001 29 55 004
 SUNBROOK CONDOMINIUM ASSN INC
 OPERATING ACCT
 C/O PROPERTY FIRST INC
 PO BOX 4656
 WINTER PARK FL 32793-4656

Your account statement

For 12/31/2010

Contact us



BBT.com



(800) BANK-BBT or
 (800) 226-5228

BB&T Association Services Loans

We are still in the association loan business and have money to lend. Whether your condominium or homeowners association needs common repairs or insurance financing, BB&T Association Services has the most reliable resources and expertise to help you reach your goals.

Major Repairs and Improvements

- Concrete restoration
- Roofing or Painting
- Other major projects

Certificate of Deposit Loans

- Use your funds to secure a low rate loan without depleting your reserve funds.

Insurance Premium Financing

- 100 percent of annual premium to be repaid in 10 months
- 80 percent of annual premium to be repaid in 12 months

For more information call BB&T Association Services at 727-549-1202 or toll free (888) 722-6669.

All loans subject to credit approval

■ ASSOC SVCS INTEREST CHECKING 1100001291708 Former Account Number 0008042029424

Account summary

Your previous balance as of 11/30/2010	\$2,384.42
Checks	- 8,320.37
Other withdrawals, debits and service charges	- 0.00
Deposits, credits and interest	+ 10,649.38
Your new balance as of 12/31/2010	= \$4,713.43

Interest summary

Interest paid this statement period	\$0.62
2010 interest paid year-to-date	\$18.96
Interest rate	0.15%

Checks

DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)
12/01	12	358.58	12/13	16	350.00	12/27	*21	1,385.00
12/03	13	75.00	12/13	17	638.92	12/24	22	2,339.36
12/13	14	1,303.00	12/16	18	115.74	12/31	23	132.00
12/10	15	850.00	12/23	19	772.77			

* Indicates a skip in sequential check numbers above this item

Total checks = \$8,320.37

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
12/01	COUPON PAYMENT 806	190.00
12/02	COUPON PAYMENT 846	190.00
12/03	COUPON PAYMENT 856	190.00
12/03	COUPON PAYMENT 870	190.00
12/03	ELEC DEPOSIT 824	190.00
12/03	ELEC DEPOSIT 828	190.00
12/03	ELEC DEPOSIT 830	190.00
12/03	ELEC DEPOSIT 836	190.00
12/03	ELEC DEPOSIT 842	190.00
12/03	ELEC DEPOSIT 844	190.00
12/03	ELEC DEPOSIT 848	190.00
12/03	ELEC DEPOSIT 868	190.00
12/03	ELEC DEPOSIT 874	190.00
12/03	ELEC DEPOSIT 878	190.00
12/03	ELEC DEPOSIT 886	190.00
12/03	ELEC DEPOSIT 890	190.00
12/06	COUPON PAYMENT 850	190.00
12/06	COUPON PAYMENT 818	190.00
12/06	COUPON PAYMENT 832	190.00
12/06	COUPON PAYMENT 804	190.00
12/07	DEPOSIT	190.00
12/07	COUPON PAYMENT 826	190.00
12/07	COUPON PAYMENT 812	190.00
12/09	COUPON PAYMENT 888	190.00
12/09	COUPON PAYMENT 814	190.00
12/09	COUPON PAYMENT 894	190.00
12/10	COUPON PAYMENT 862	190.00
12/10	DEPOSIT	190.00
12/13	COUPON PAYMENT 882	190.00
12/13	COUPON PAYMENT 872	190.00
12/13	COUPON PAYMENT 872	190.00
12/13	COUPON PAYMENT 872	190.00
12/13	COUPON PAYMENT 872	190.00
12/13	COUPON PAYMENT 872	190.00
12/13	COUPON PAYMENT 872	190.00
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12/13	COUPON PAYMENT 872	190.00
12/13	COUPON PAYMENT 872	190.00
12/13	COUPON PAYMENT 872	190.00
12/13	COUPON PAYMENT 872	190.00
12/13	COUPON PAYMENT 866	190.00
12/16	COUPON PAYMENT 854	190.00
12/20	COUPON PAYMENT 838	190.00
12/20	COUPON PAYMENT 838	190.00
12/21	COUPON PAYMENT 810	190.00
12/22	COUPON PAYMENT 852	190.00
12/22	COUPON PAYMENT 802	190.00
12/23	COUPON PAYMENT 876	190.00
12/23	COUPON PAYMENT 860	190.00
12/23	DEPOSIT	6.76
12/27	COUPON PAYMENT 800	190.00
12/28	DEPOSIT	192.00
12/30	COUPON PAYMENT 888	190.00
12/31	COUPON PAYMENT 822	190.00
12/31	COUPON PAYMENT 822	190.00
12/31	COUPON PAYMENT 822	190.00
12/31	INTEREST PAYMENT	0.62

Total deposits, credits and interest

= \$10,649.38

012

SUNBROOK CONDOMINIUM ASSN. INC.
OPERATING ACCOUNT
C/O PROPERTY FIRST INC.
P.O. BOX 4656
WINTER PARK, FL 32789

BRIT
BRANCH BANKING AND TRUST COMPANY
FLORIDA
81776 2811

PAY TO THE ORDER OF ***** THREE HUNDRED FIFTY EIGHT AND 58/100 DOLLARS *****
DATE 12/01/10 AMOUNT \$358.58*****

PROPERTY FIRST, INC.
P.O. BOX 4656
WINTER PARK, FL

B.P.L.

⑆000012⑆ ⑆263191387⑆⑆100001291708⑆ ⑆0000015858⑆

CHECK# : 12 \$358.58

013

SUNBROOK CONDOMINIUM ASSN. INC.
OPERATING ACCOUNT
C/O PROPERTY FIRST INC.
P.O. BOX 4656
WINTER PARK, FL 32789

BRIT
BRANCH BANKING AND TRUST COMPANY
FLORIDA
81776 2811

PAY TO THE ORDER OF ***** SEVENTY FIVE AND 00/100 DOLLARS *****
DATE 12/02/10 AMOUNT \$75.00*****

THE LAKE SOCIETY, INC
3521 ER 439
WINTER SPRINGS, FL 32708

B.P.L.

⑆000013⑆ ⑆263191387⑆⑆100001291708⑆ ⑆0000017500⑆

CHECK# : 13 \$75.00

014

SUNBROOK CONDOMINIUM ASSN. INC.
OPERATING ACCOUNT
C/O PROPERTY FIRST INC.
P.O. BOX 4656
WINTER PARK, FL 32789

BRIT
BRANCH BANKING AND TRUST COMPANY
FLORIDA
81776 2811

PAY TO THE ORDER OF ***** ONE THOUSAND THREE HUNDRED THREE AND 00/100 DOLLARS *****
DATE 12/07/10 AMOUNT \$1,303.00*****

SUN BROOK CONDOMINIUMS

B.P.L.

⑆000014⑆ ⑆263191387⑆⑆100001291708⑆ ⑆000001303000⑆

CHECK# : 14 \$1,303.00

015

SUNBROOK CONDOMINIUM ASSN. INC.
OPERATING ACCOUNT
C/O PROPERTY FIRST INC.
P.O. BOX 4656
WINTER PARK, FL 32789

BRIT
BRANCH BANKING AND TRUST COMPANY
FLORIDA
81776 2811

PAY TO THE ORDER OF ***** EIGHT HUNDRED FIFTY AND 00/100 DOLLARS *****
DATE 12/08/10 AMOUNT \$850.00*****

LANDSCAPE DESIGN SOLUTIONS INC
916 WESSON DRIVE
CASSELBERG, FL 32107

B.P.L.

⑆000015⑆ ⑆263191387⑆⑆100001291708⑆ ⑆000001850000⑆

CHECK# : 15 \$850.00

016

SUNBROOK CONDOMINIUM ASSN. INC.
OPERATING ACCOUNT
C/O PROPERTY FIRST INC.
P.O. BOX 4656
WINTER PARK, FL 32789

BRIT
BRANCH BANKING AND TRUST COMPANY
FLORIDA
81776 2811

PAY TO THE ORDER OF ***** THREE HUNDRED FIFTY AND 00/100 DOLLARS *****
DATE 12/08/10 AMOUNT \$350.00*****

ADVANCE POOL INC
PO BOX 548505
ORLANDO, FL 32856-8505

B.P.L.

⑆000016⑆ ⑆263191387⑆⑆100001291708⑆ ⑆000001350000⑆

CHECK# : 16 \$350.00

017

SUNBROOK CONDOMINIUM ASSN. INC.
OPERATING ACCOUNT
C/O PROPERTY FIRST INC.
P.O. BOX 4656
WINTER PARK, FL 32789

BRIT
BRANCH BANKING AND TRUST COMPANY
FLORIDA
81776 2811

PAY TO THE ORDER OF ***** SIX HUNDRED THIRTY EIGHT AND 92/100 DOLLARS *****
DATE 12/09/10 AMOUNT \$638.92*****

ORLANDO UTILITIES CO/EN
PO BOX 4901
ORLANDO, FL 32802-4901

B.P.L.

⑆000017⑆ ⑆263191387⑆⑆100001291708⑆ ⑆0000016389200⑆

CHECK# : 17 \$638.92

018

SUNBROOK CONDOMINIUM ASSN. INC.
OPERATING ACCOUNT
C/O PROPERTY FIRST INC.
P.O. BOX 4656
WINTER PARK, FL 32789

BRIT
BRANCH BANKING AND TRUST COMPANY
FLORIDA
81776 2811

PAY TO THE ORDER OF ***** ONE HUNDRED FIFTEEN AND 74/100 DOLLARS *****
DATE 12/16/10 AMOUNT \$115.74*****

PROPERTY FIRST, INC.
P.O. BOX 4656
WINTER PARK, FL

B.P.L.

⑆000018⑆ ⑆263191387⑆⑆100001291708⑆ ⑆000001157400⑆

CHECK# : 18 \$115.74

019

SUNBROOK CONDOMINIUM ASSN. INC.
OPERATING ACCOUNT
C/O PROPERTY FIRST INC.
P.O. BOX 4656
WINTER PARK, FL 32789

BRIT
BRANCH BANKING AND TRUST COMPANY
FLORIDA
81776 2811

PAY TO THE ORDER OF ***** SEVEN HUNDRED SEVENTY TWO AND 77/100 DOLLARS *****
DATE 12/16/10 AMOUNT \$772.77*****

ORLANDO UTILITIES CO/EN
PO BOX 4901
ORLANDO, FL 32802-4901

B.P.L.

⑆000019⑆ ⑆263191387⑆⑆100001291708⑆ ⑆0000017727700⑆

CHECK# : 19 \$772.77

021

SUNBROOK CONDOMINIUM ASSN. INC.
OPERATING ACCOUNT
C/O PROPERTY FIRST INC.
P.O. BOX 4656
WINTER PARK, FL 32789

BRIT
BRANCH BANKING AND TRUST COMPANY
FLORIDA
81776 2811

PAY TO THE ORDER OF ***** ONE THOUSAND THREE HUNDRED EIGHTY FIVE AND 00/100 DOLLARS *****
DATE 12/21/10 AMOUNT \$1,385.00*****

US SMALL BUSINESS ADMIN
PO BOX 342182
ATLANTA, GA 30374-0182

B.P.L.

⑆000021⑆ ⑆263191387⑆⑆100001291708⑆ ⑆000001385000⑆

CHECK# : 21 \$1,385.00

022

SUNBROOK CONDOMINIUM ASSN. INC.
OPERATING ACCOUNT
C/O PROPERTY FIRST INC.
P.O. BOX 4656
WINTER PARK, FL 32789

BRIT
BRANCH BANKING AND TRUST COMPANY
FLORIDA
81776 2811

PAY TO THE ORDER OF ***** TWO THOUSAND THREE HUNDRED THIRTY NINE AND 36/100 DOLLARS *****
DATE 12/21/10 AMOUNT \$2,339.36*****

PRIME RATE
P.O. BOX 582018
CHARLOTTE, NC 28258-0018

B.P.L.

⑆000022⑆ ⑆263191387⑆⑆100001291708⑆ ⑆0000023393600⑆

CHECK# : 22 \$2,339.36



886-20-01-00 30120 0 C 001 29 50 004
 SUNBROOK CONDOMINIUM ASSOCIATION INC
 RESERVE ACCT
 C/O PROPERTY FIRST INC
 PO BOX 4656
 WINTER PARK FL 32793-4656

Your account statement

For 12/31/2010

Contact us



BBT.com



(800) BANK-BBT or
 (800) 226-5228

BB&T Association Services Loans

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- Use your funds to secure a low rate loan without depleting your reserve funds.

Insurance Premium Financing

- 100 percent of annual premium to be repaid in 10 months
- 80 percent of annual premium to be repaid in 12 months

For more information call BB&T Association Services at 727-549-1202 or toll free (888) 722-6669.

All loans subject to credit approval

■ ASSOC SVCS MONEY MKT SAVINGS 1100001981887 Former Account Number 0008052764035

Account summary

Your previous balance as of 11/30/2010	\$49,393.78
Checks	- 0.00
Other withdrawals, debits and service charges	- 0.00
Deposits, credits and interest	+ 1,334.98
Your new balance as of 12/31/2010	= \$50,728.76

Interest summary

Interest paid this statement period	\$31.98
2010 interest paid year-to-date	\$301.68
Interest rate	0.75%
Annual percentage yield (APY) earned	0.75%

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
12/13	COUNTER DEPOSIT	1,303.00
12/31	INTEREST PAYMENT	31.98
Total deposits, credits and interest		= \$1,334.98