

P:\DATA2\ (5.504+)  
01/28/10

BALANCE SHEET - WESTON LANE CONDOMINIUM ASSN  
DECEMBER 31, 2009 FINANCIAL REPT

PREPARED FOR :

PREPARED BY :  
PROPERTY FIRST, INC.  
P.O. BOX 4656  
WINTER PARK, FL 32793

ASSETS	
CHECKING OPERATION	8,797.93
NEW CHECKING ACCOUNT	0.00
	-----
TOTAL ASSETS	8,797.93
ACCOUNTS RECEIVABLE	5,493.15
PREPAID INSURANCE	3,067.96
	-----
TOTAL OTHER ASSETS	8,561.11
DEPOSIT ELECTRIC	400.00
	-----
TOTAL FIXED ASSETS	400.00
	-----
TOTAL ASSETS	17,759.04
RESERVE FOR REPLACEMENT	
INTEREST	10.92
	-----
NET RESERVES	10.92
EQUITY	
PRIOR YEARS	11,893.47
CURRENT YEAR	5,854.65
	-----
TOTAL LIAB & EQUITY	17,759.04

INCOME STATEMENT - WESTON LANE CONDOMINIUM ASSN  
DECEMBER 31, 2009 FINANCIAL REPT

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WINTER PARK, FL 32793

	Month to Date	%	Year to Date	%
<b>INCOME</b>				
MAINTENANCE FEE	1,831.37	100.00	25,436.65	99.94
INTEREST	0.00	0.00	16.10	.06
INTEREST-RESERVES	3.21-	.18-	5.66	.02
INTEREST ALLOC TO RESERV	3.21	.18	5.66-	.02-
	-----			
TOTAL INCOME	1,831.37	100.00	25,452.75	100.00
<b>EXPENSES</b>				
BUILDING MAINTENANCE				
PLUMBING REPAIRS	0.00	0.00	315.68	1.24
ROOF REPAIRS	0.00	0.00	191.00	.75
TERMITE BOND	0.00	0.00	500.00	1.96
WATER AND SEWER	0.00	0.00	7,343.95	28.85
TRASH REMOVAL	301.20	16.45	3,174.01	12.47
	-----			
TOTAL BUILDING MAINTENAN	301.20	16.45	11,524.64	45.28
<b>GROUND MAINTENANCE</b>				
LAWN SERVICE	225.00	12.29	2,700.00	10.61
ELECTRIC POWER GROUNDS	50.26	2.74	476.56	1.87
TREES TRIMMING	0.00	0.00	380.00	1.49
TREE REMOVAL	0.00	0.00	1,200.00	4.71
	-----			
TOTAL GROUNDS MAINT.	275.26	15.03	4,756.56	18.69
<b>MANAGEMENT &amp; ADMINISTRAT</b>				
MANAGEMENT FEE	350.00	19.11	4,225.00	16.60
POSTAGE & SUPPLIES	34.32	1.87	68.24	.27
PRINTING & COPYING	32.92	1.80	68.52	.27
ACCOUNTING EXPENSE	0.00	0.00	550.00	2.16
INSURANCE	390.80	21.34	3,611.59	14.19
LICENSE	0.00	0.00	133.25	.52
MISCELLANEOUS	0.00	0.00	4.95	.02
BANK CHARGES	0.00	0.00	98.50	.39
MEETING HALL RENTAL	25.00	1.37	50.00	.20
	-----			
TOTAL MGMT. & ADMIN.	833.04	45.49	8,810.05	34.61
	-----			
TOTAL RECREATION	0.00	0.00	0.00	0.00
	-----			
PROFIT/LOSS	421.87	23.04	361.50	1.42

	Month to Date	%	Year to Date	%
PROFIT/LOSS	----- 421.87	23.04	----- 361.50	1.42
BEGINNING BALANCE	0.00			
ENDING BALANCE	8,797.93			

P:\DATA2\ (5.504+)  
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BUDGET COMPARISON - WESTON LANE CONDOMINIUM ASSN  
DECEMBER 31, 2009 FINANCIAL REPT

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PROPERTY FIRST, INC.  
P.O. BOX 4656  
WINTER PARK, FL 32793

	MTD Actual	MTD Budget	MTD \$Var.	%	YTD Actual	YTD Budget	YTD \$Var.	%	Annual
<b>INCOME</b>									
MAINTENANCE FEE	1,831	2,742	911-	33.21-	25,437	32,903	7,467-	22.69-	32,903
INTEREST	0	0	0		16	0	16		0
INTEREST-RESERVES	3-	0	3-		6	0	6		0
INTEREST ALLOC TO RESERV	3	0	3		6-	0	6-		0
<b>TOTAL INCOME</b>	<b>1,831</b>	<b>2,742</b>	<b>911-</b>	<b>33.21-</b>	<b>25,453</b>	<b>32,903</b>	<b>7,451-</b>	<b>22.64-</b>	<b>32,903</b>
<b>EXPENSES</b>									
<b>BUILDING MAINTENANCE</b>									
PLUMBING REPAIRS	0	25	25	100.00	316	303	12-	4.09-	303
ROOF REPAIRS	0	0	0		191	0	191-		0
TERMITE BOND	0	33	33	100.00	500	400	100-	25.00-	400
WATER AND SEWER	0	1,000	1,000	100.00	7,344	12,000	4,656	38.80	12,000
TRASH REMOVAL	301	333	32	9.64	3,174	4,000	826	20.65	4,000
ELECTRIC POWER	0	67	67	100.00	0	800	800	100.00	800
ROOFING REPAIRS	0	58	58	100.00	0	700	700	100.00	700
<b>TOTAL BUILDING MAINTENANCE</b>	<b>301</b>	<b>1,517</b>	<b>1,216</b>	<b>80.14</b>	<b>11,525</b>	<b>18,203</b>	<b>6,679</b>	<b>36.69</b>	<b>18,203</b>
<b>GROUND MAINTENANCE</b>									
LAWN SERVICE	225	417	192	46.00	2,700	5,000	2,300	46.00	5,000
ELECTRIC POWER GROUND	50	0	50-		477	0	477-		0
TREES TRIMMING	0	0	0		380	0	380-		0
TREE REMOVAL	0	0	0		1,200	0	1,200-		0
<b>TOTAL GROUND MAINT.</b>	<b>275</b>	<b>417</b>	<b>141</b>	<b>33.94</b>	<b>4,757</b>	<b>5,000</b>	<b>243</b>	<b>4.87</b>	<b>5,000</b>
<b>MANAGEMENT &amp; ADMINISTRATIVE</b>									
MANAGEMENT FEE	350	350	0	0.00	4,225	4,200	25-	.60-	4,200
POSTAGE & SUPPLIES	34	8	26-	311.84-	68	100	32	31.76	100
PRINTING & COPYING	33	8	25-	295.04-	69	100	31	31.48	100
ACCOUNTING EXPENSE	0	17	17	100.00	550	200	350-	175.00-	200
INSURANCE	391	417	26	6.21	3,612	5,000	1,388	27.77	5,000
LICENSE	0	0	0		133	0	133-		0
MISCELLANEOUS	0	0	0		5	0	5-		0
BANK CHARGES	0	8	8	100.00	99	100	1	1.50	100
MEETING HALL RENTAL	25	0	25-		50	0	50-		0
<b>TOTAL MGMT. &amp; ADMIN.</b>	<b>833</b>	<b>808</b>	<b>25-</b>	<b>3.06-</b>	<b>8,810</b>	<b>9,700</b>	<b>890</b>	<b>9.17</b>	<b>9,700</b>
<b>TOTAL RECREATION</b>	<b>0</b>	<b>0</b>	<b>0</b>		<b>0</b>	<b>0</b>	<b>0</b>		<b>0</b>



P:\DATA2\ (5.504+)  
01/28/10

General Ledger -- WESTON LANE CONDOMINIUM ASSN  
DECEMBER 31, 2009 FINANCIAL REPT

ACCT	PPTY #	DESCRIPTION	TRAN #	REFERENC	DEBIT	CREDIT	BALANCE	REMARKS
1050		CHECKING OPERATION DEBIT					0.00	---BALANCE FORWARD---
	WL	12/01/09 12/09 PROPERTY FIRST,	CD-30260	72R		31.68	31.68-	Annual meeting budget
	WL	12/01/09 12/09 PROPERTY FIRST,	CD-30260	72R		20.00	51.68-	Annual meeting budget
	WL	12/01/09 12/09 PROPERTY FIRST,	CD-30260	72R		25.00	76.68-	Annual meeting budget
	WL	12/01/09 12/09 PROPERTY FIRST,	CD-30260	72R		11.92	88.60-	Annual meeting budget
	WL	12/01/09 12/09 PROPERTY FIRST,	CD-30262	72R		350.00	438.60-	MGMT FEE 12/09
	WL	12/01/09 12/09 PROPERTY FIRST,	CD-30265	72R		2.64	441.24-	POSTAGE & ENVELOPES 11/09
	WL	12/01/09 12/09 PROPERTY FIRST,	CD-30268	72R		1.00	442.24-	PRINTING FINANCIALS 10/09
	WL	12/03/09 12/09 ALBA ROSA	CR-30274	DS-1762R	152.50		289.74-	CK#1
	WL	12/04/09 12/09 JOHNSON FANNIE B	CR-30275	DS-1763R	154.00		135.74-	CK#1009
	WL	12/04/09 12/09 AMERICAN FINANCE	CR-30276	DS-1763R	152.50		16.76	CK#3454
	WL	12/04/09 12/09 AMERICAN FINANCE	CR-30277	DS-1763R	152.50		169.26	CK#3454
	WL	12/03/09 12/09 DOXILLY MATHIAS	CR-30278	DS-1764R	152.50		321.76	CK#8423
	WL	12/04/09 12/09 PROGRESS ENERGY	CD-30279	73R		50.26	271.50	37326-62264
	WL	12/04/09 12/09 WASTE MANAGEMENT	CD-30280	74R		301.20	29.70-	4652810-0180-5/#181-005707
	WL	12/04/09 12/09 RAFAEL MEDINA	CD-30281	75R		225.00	254.70-	1103 11/09
	WL	12/04/09 12/09 THE MAIN STREET	CD-30282	76R		390.80	645.50-	CACG91350
	WL	12/07/09 12/09 JOHNSON DAVID	CR-30287	DS-1767R	152.37		493.13-	CK#471661
	WL	12/29/09 12/09 AMERICAN FINANCE	CR-30307	DS-1772R	151.98		341.15-	CK 3496
	WL	12/29/09 12/09 AMERICAN FINANCE	CR-30308	DS-1772R	153.02		188.13-	CK 3496
	WL	12/29/09 12/09 TORVELA ARTHUR E	CR-30309	DS-1772R	152.50		35.63-	CK 2432
	WL	12/21/09 12/09 SMITH GILBERT	CR 30310	DS-1773R	152.50		116.07	ck 58550529
	WL	12/11/09 12/09 JOEL AND PHALIAF	CR-30311	DS-1774R	152.50		269.37	ck 94
	WL	12/11/09 12/09 WHITE JOEL	CR-30312	DS-1774R	152.50		421.87	ck 94
	WL	12/31/09 12/09	GJ-30360	aje-ck	8,372.85		8,794.72	moving checking
	WL	12/31/09 12/09	GJ-30372		3.21		8,797.93	DEC INT
							8,797.93	---ENDING BALANCE---
1056		NEW CHECKING ACCOUNT DEBIT					8,372.85	---BALANCE FORWARD---
	WL	12/31/09 12/09	GJ-30360	aje-ck		8,372.85	0.00	moving checking
							0.00	---ENDING BALANCE---
1080		CASH RESERVES DEBIT					0.00	---BALANCE FORWARD---
							0.00	---ENDING BALANCE---
1250		ACCOUNTS RECEIVABLE DEBIT					0.00	---BALANCE FORWARD---
	WL	12/31/09 12/09	GJ-30394		5,493.15		5,493.15	RECD A/R AS ACTUAL
							5,493.15	---ENDING BALANCE---
1310		PRRPAID INSURANCE DEBIT					3,067.96	---BALANCE FORWARD---
							3,067.96	---ENDING BALANCE---
1710		DEPOSIT ELECTRIC DEBIT					400.00	---BALANCE FORWARD---
							400.00	---ENDING BALANCE---
2371		INTEREST CREDIT					7.71	---BALANCE FORWARD---
	WL	12/31/09 12/09	GJ-30372			3.21	10.92	DEC INT

ACCT	PPTY #	DESCRIPTION	TRAN #	REFERENC	DEBIT	CREDIT	BALANCE	REMARKS
							10.92	---ENDING BALANCE---
2610		SUSPENSE/BEG BALANCE CREDIT					0.00	---BALANCE FORWARD---
							0.00	---ENDING BALANCE---
2650		PRIOR YEARS CREDIT					11,893.47	---BALANCE FORWARD---
							11,893.47	---ENDING BALANCE---
2660		CURRENT YEAR CREDIT					60.37	---BALANCE FORWARD---
	WL	12/31/09 12/09	GJ-30394			5,493.15	5,432.78	RECD A/R AS ACTUAL
							5,854.65	---ENDING BALANCE---
4020		MAINTENANCE FEE CREDIT					23,605.28	---BALANCE FORWARD---
	WL	12/03/09 12/09 ALBA ROSA	CR-30274	DS-1762R		152.50	23,757.78	CK#1
	WL	12/04/09 12/09 JOHNSON FANNIE B	CR-30275	DS-1763R		154.00	23,911.78	CK#1009
	WL	12/04/09 12/09 AMERICAN FINANCE	CR-30276	DS-1763R		152.50	24,064.28	CK#3454
	WL	12/04/09 12/09 AMERICAN FINANCE	CR-30277	DS-1763R		152.50	24,216.78	CK#3454
	WL	12/03/09 12/09 DOXILLY MATHIAS	CR-30278	DS-1764R		152.50	24,369.28	CK#8423
	WL	12/07/09 12/09 JOHNSON DAVID	CR-30287	DS-1767R		152.37	24,521.65	CK#471661
	WL	12/29/09 12/09 AMERICAN FINANCE	CR-30307	DS-1772R		151.98	24,673.63	CK 3496
	WL	12/29/09 12/09 AMERICAN FINANCE	CR-30308	DS-1772R		153.02	24,826.65	CK 3496
	WL	12/29/09 12/09 TORVELA ARTHUR E	CR-30309	DS-1772R		152.50	24,979.15	CK 2432
	WL	12/21/09 12/09 SMITH GILBERT	CR-30310	DS-1773R		152.50	25,131.65	ck 58550529
	WL	12/11/09 12/09 JOEL AND PHALIAR	CR-30311	DS-1774R		152.50	25,284.15	ck 94
	WL	12/11/09 12/09 WHITE JOEL	CR-30312	DS-1774R		152.50	25,436.65	ck 94
							25,436.65	---ENDING BALANCE---
4100		INTEREST CREDIT					16.10	---BALANCE FORWARD---
							16.10	---ENDING BALANCE---
4340		INTEREST-RESERVES CREDIT					8.87	---BALANCE FORWARD---
	WL	12/31/09 12/09	GJ-30372		3.21		5.66	DEC INT
							5.66	---ENDING BALANCE---
4350		INTEREST ALLOC TO RESERV CREDIT					8.87	---BALANCE FORWARD---
	WL	12/31/09 12/09	GJ-30372			3.21	5.66	DEC INT
							5.66	---ENDING BALANCE---
5060		PLUMBING REPAIRS DEBIT					315.68	---BALANCE FORWARD---
							315.68	---ENDING BALANCE---
5070		ROOF REPAIRS DEBIT					191.00	---BALANCE FORWARD---
							191.00	---ENDING BALANCE---
5180		TERMITE BOND DEBIT					500.00	---BALANCE FORWARD---
							500.00	---ENDING BALANCE---
5260		WATER AND SEWER DEBIT					7,343.95	---BALANCE FORWARD---
							7,343.95	---ENDING BALANCE---

ACCT	PPTY #	DESCRIPTION	TRAN #	REFERENC	DEBIT	CREDIT	BALANCE	REMARKS
5280		TRASH REMOVAL DEBIT					2,872.81	---BALANCE FORWARD---
	WL	12/04/09 12/09 WASTE MANAGEMENT	CD-30280	74R	301.20		3,174.01	4652810-0180-5/#181-005707
							3,174.01	---ENDING BALANCE---
6040		LAWN SERVICE DEBIT					2,475.00	---BALANCE FORWARD---
	WL	12/04/09 12/09 RAFAEL MEDINA	CD-30281	75R	225.00		2,700.00	1103 11/09
							2,700.00	---ENDING BALANCE---
6150		ELECTRIC POWER GROUNDS DEBIT					426.30	---BALANCE FORWARD---
	WL	12/04/09 12/09 PROGRESS ENERGY	CD-30279	73R	50.26		476.56	37326-62264
							476.56	---ENDING BALANCE---
6210		TREES TRIMMING DEBIT					380.00	---BALANCE FORWARD---
							380.00	---ENDING BALANCE---
6240		TREE REMOVAL DEBIT					1,200.00	---BALANCE FORWARD---
							1,200.00	---ENDING BALANCE---
8020		MANAGEMENT FEE DEBIT					3,875.00	---BALANCE FORWARD---
	WL	12/01/09 12/09 PROPERTY FIRST,	CD-30262	72R	350.00		4,225.00	MGMT FEE 12/09!
							4,225.00	---ENDING BALANCE---
8040		POSTAGE & SUPPLIES DEBIT					33.92	---BALANCE FORWARD---
	WL	12/01/09 12/09 PROPERTY FIRST,	CD-30260	72R	31.68		65.60	Annual meeting budget
	WL	12/01/09 12/09 PROPERTY FIPST,	CD-30265	72R	2.64		68.24	POSTAGE & ENVELOPES 11/09
							68.24	---ENDING BALANCE---
8060		PRINTING & COPYING DEBIT					35.60	---BALANCE FORWARD---
	WL	12/01/09 12/09 PROPERTY FIRST,	CD-30260	72R	20.00		55.60	Annual meeting budget
	WL	12/01/09 12/09 PROPERTY FIRST,	CD-30260	72R	11.92		67.52	Annual meeting budget
	WL	12/01/09 12/09 PROPERTY FIRST,	CD-30268	72R	1.00		68.52	PRINTING FINANCIALS 10/09
							68.52	---ENDING BALANCE---
8080		ACCOUNTING EXPENSE DEBIT					550.00	---BALANCE FORWARD---
							550.00	---ENDING BALANCE---
8120		INSURANCE DEBIT					3,220.79	---BALANCE FORWARD---
	WL	12/04/09 12/09 THE MAIN STREET	CD-30282	76R	390.80		3,611.59	CACG91350
							3,611.59	---ENDING BALANCE---
8140		LICENSE DEBIT					133.25	---BALANCE FORWARD---
							133.25	---ENDING BALANCE---
8190		MISCELLANEOUS DEBIT					4.95	---BALANCE FORWARD---
							4.95	---ENDING BALANCE---
8230		BANK CHARGES DEBIT					98.50	---BALANCE FORWARD---
							98.50	---ENDING BALANCE---

ACCT	PPTY #	DESCRIPTION	TRAN #	REFERENC	DEBIT	CREDIT	BALANCE	REMARKS
8380		MEETING HALL RENTAL DEBIT					25.00	---BALANCE FORWARD---
	WL	12/01/09 12/09 PROPERTY FIRST,	CD-30260	VZR	25.00		50.00	Annual meeting budget
							50.00	---ENDING BALANCE---
		TOTAL DEBITS=			17,113.29			
		TOTAL CREDITS=				17,113.29		

INCOME REGISTER

P:\DATA2\ (5.504+)  
01/28/10

TRAN	REFERENCE	DATED	POSTED	CODE	NAME	AMOUNT	ACCOUNT NAME	REMARKS
					WL WESTON LANE CONDOMINIUM A			
30274	DS-1762R	12/03/09	12/09	WL050	ALBA ROSA	152.50	MAINTENANCE FEE	CK#1
30275	DS-1763R	12/04/09	12/09	WL120	JOHNSON FANNIE B	154.00	MAINTENANCE FEE	CK#1009
30276	DS-1763R	12/04/09	12/09	WL060	AMERICAN FINANCE, LLC	152.50	MAINTENANCE FEE	CK#3454
30277	DS-1763R	12/04/09	12/09	WL100	AMERICAN FINANCE LLC	152.50	MAINTENANCE FEE	CK#3454
30278	DS-1764R	12/03/09	12/09	WL160	DOXILLY MATHIAS	152.50	MAINTENANCE FEE	CK#8423
30287	DS-1767R	12/07/09	12/09	WL030	JOHNSON DAVID	152.37	MAINTENANCE FEE	CK#471661
30307	DS-1772R	12/29/09	12/09	WL100	AMERICAN FINANCE LLC	151.98	MAINTENANCE FEE	CK 3496
30308	DS-1772R	12/29/09	12/09	WL060	AMERICAN FINANCE, LLC	153.02	MAINTENANCE FEE	CK 3496
30309	DS-1772R	12/29/09	12/09	WL010	TORVELA ARTHUR E.	152.50	MAINTENANCE FEE	CK 2432
30310	DS-1773R	12/21/09	12/09	WL020	SMITH GILBERT	152.50	MAINTENANCE FEE	ck 58550529
30311	DS-1774R	12/11/09	12/09	WL070	JOEL AND PHALIAR WHITE	152.50	MAINTENANCE FEE	ck 94
30312	DS-1774R	12/11/09	12/09	WL080	WHITE JOEL	152.50	MAINTENANCE FEE	ck 94
					TOTAL RECEIPTS	1,831.37		

EXPENSE REGISTER

P:\DATA2\ (5.504+)  
01/28/10

TRAN	REFERENCE	DATED	POSTED	CODE	NAME	AMOUNT	ACCOUNT NAME	REMARKS
					WL WESTON LANE CONDOMINIUM A			
30260	72R	12/01/09	12/09	0001	PROPERTY FIRST, INC.	31.68	POSTAGE & SUPPLIES	Annual meeting budget
						20.00	PRINTING & COPYING	1st notice 2nd notice
						25.00	MEETING HALL RENTA	
						11.92	PRINTING & COPYING	
30262	72R	12/01/09	12/09	0001	PROPERTY FIRST, INC.	350.00	MANAGEMENT FEE	MGMT FEE 12/09}
30265	72R	12/01/09	12/09	0001	PROPERTY FIRST, INC.	2.64	POSTAGE & SUPPLIES	POSTAGE & ENVELOPES 11/09
30268	72R	12/01/09	12/09	0001	PROPERTY FIRST, INC.	1.00	PRINTING & COPYING	PRINTING FINANCIALS 10/09
30279	73R	12/04/09	12/09	0002	PROGRESS ENERGY FLORIDA,	50.26	ELECTRIC POWER GRO	37326-62264
30280	74R	12/04/09	12/09	WASTE	WASTE MANAGEMENT OF ORLAN	301.20	TRASH REMOVAL	4652810-0180-5/#181-005707 4-0180-7
30281	75R	12/04/09	12/09	RAF	RAFAEL MEDINA	225.00	LAWN SERVICE	1103 11/09
30282	76R	12/04/09	12/09	MSA	THE MAIN STREET AMERICA G	390.80	INSURANCE	CACG91350
					TOTAL PAYABLES	1,409.50		
					TOTAL UNPAID BILLS	0.00		

OWNER DIRECTORY (Owed > 1.00 )

P:\DATA2\ (5.504+)  
01/28/10

PPTY #	UNIT #	OWNER	OWNER NAME	PAST DUE	FEE	AMT PAID	STATUS	TELE# (H)	TELE# (O)	DATE
WL	6220	WL010	TORVELA ARTHUR E.	14.64	160.00	402.50	Occupant	407-492-5850		
WL	6225	WL110	SMITH DAVID	761.85	160.00	0.00	Occupant	407-677-8206	407-701-6790	
WL	6232	WL040	RALSTON MELISSA	1731.04	160.00	0.00	Occupant	407-295-3322		
WL	6233	WL013	HERNANDEZ, JOSE	460.94	160.00	305.00	Occupant	407-668-1758		
WL	6249	WL170	HERNANDEZ, JOSE	298.44	160.00	305.00	occupant			
WL	6252	WL090	RALSTON MELISSA	2226.24	160.00	0.00	Occupant	407-295-3322		
				-----	-----	-----				
				5493.15	960.00	1012.50				