

West Bay at Jonathan's Landing

Balance Sheet as of 10/31/2025

Assets	Operating	Reserve	Total
Asset			
10-1000-00 - VB-Oper-2705	\$27,752.59		\$27,752.59
10-1002-00 - VB-Oper-ICS-705/2705	\$50,365.26		\$50,365.26
10-1020-00 - VC-Oper-MM-2713	(\$110,285.41)		(\$110,285.41)
10-1022-00 - VB-Oper-ICS-713/2713	\$795,415.53		\$795,415.53
11-1025-00 - VB-Res-4547		\$274,371.15	\$274,371.15
11-1027-00 - VB-ICS-547		\$604,648.24	\$604,648.24
12-1200-00 - Accounts Receivable - Homeowner	\$60,307.55		\$60,307.55
15-1500-00 - Prepaid Insurance	\$286,986.25		\$286,986.25
Total Asset	\$1,110,541.77	\$879,019.39	\$1,989,561.16
Total Assets	\$1,110,541.77	\$879,019.39	\$1,989,561.16
Liabilities / Equity			
Liability			
20-2005-00 - Prepaid Assessments	\$27,045.66		\$27,045.66
20-2007-00 - Deferred Assessment Income	\$287,495.00		\$287,495.00
20-2020-00 - Insurance Payable	\$171,622.06		\$171,622.06
21-2090-00 - Loan Payment-VB-Roof Loan		\$93,483.28	\$93,483.28
21-2100-00 - Deferred Replacement Reserves	\$29,030.00		\$29,030.00
Total Liability	\$515,192.72	\$93,483.28	\$608,676.00
Equity			
30-3000-00 - Reserve - General		\$712,300.16	\$712,300.16
30-3015-00 - Reserve - Electrical Project		\$67,092.54	\$67,092.54
30-3035-00 - Reserves - Interest		\$10,627.49	\$10,627.49
30-3036-00 - Roof Loan Interest		(\$4,484.08)	(\$4,484.08)
35-3510-00 - Retained Earnings	\$410,461.51		\$410,461.51
35-3525-00 - Net Income	\$184,887.54		\$184,887.54
Total Equity	\$595,349.05	\$785,536.11	\$1,380,885.16
Total Liabilities / Equity	\$1,110,541.77	\$879,019.39	\$1,989,561.16

West Bay at Jonathan's Landing

Statement of Revenues and Expenses 10/1/2025 - 10/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
40-4000-00 - Homeowner Assessments	114,544.00	114,544.17	(.17)	1,145,440.34	1,145,441.70	(1.36)	1,374,530.04
40-4005-00 - Special Assessment	17,708.00	17,708.33	(.33)	177,082.31	177,083.30	(.99)	212,499.96
40-4015-00 - Deferred Assessment Surplus- Prior Year	11,495.00	11,495.00	-	114,950.00	114,950.00	-	137,940.00
40-4020-00 - Late Fees Interest	-	-	-	310.32	-	310.32	-
40-4040-00 - NSF Bank Fees	-	25.00	(25.00)	-	250.00	(250.00)	300.00
40-4085-00 - Application Fee	100.00	-	100.00	900.00	-	900.00	-
45-4500-00 - Interest Income - Operating	1,059.72	375.00	684.72	2,453.05	3,750.00	(1,296.95)	4,500.00
Total Income	144,906.72	144,147.50	759.22	1,441,136.02	1,441,475.00	(338.98)	1,729,770.00
Total Income	144,906.72	144,147.50	759.22	1,441,136.02	1,441,475.00	(338.98)	1,729,770.00

Operating Expense

Expense							
50-5000-00 - Management Contract	1,804.17	1,804.17	-	18,041.70	18,041.70	-	21,650.04
50-5010-00 - Accounting Services	393.75	393.75	-	3,937.50	3,937.50	-	4,725.00
50-5015-00 - Legal & Professional Services	1,260.00	-	(1,260.00)	5,660.10	5,250.00	(410.10)	6,500.00
50-5017-00 - Audit & Tax Services	-	-	-	4,500.00	5,000.00	500.00	5,000.00
50-5025-00 - Bank Charges	-	-	-	371.72	-	(371.72)	-
50-5035-00 - Postage & Mailing	90.62	208.33	117.71	875.03	2,083.30	1,208.27	2,499.96
50-5040-00 - Copies & Printing	97.74	166.67	68.93	1,657.58	1,666.70	9.12	2,000.04
50-5045-00 - Insurance Expense	47,735.06	60,761.12	13,026.06	441,862.67	520,521.88	78,659.21	642,044.12
50-5065-00 - Office Supplies	35.90	583.33	547.43	529.83	5,833.30	5,303.47	6,999.96
50-5070-00 - Licenses, Fees & Permits	-	-	-	520.00	-	(520.00)	350.00
50-5075-00 - Filing Fees	-	50.00	50.00	73.50	500.00	426.50	600.00
50-5080-00 - Storage Fees	64.40	16.67	(47.73)	510.60	166.70	(343.90)	200.04
50-5090-00 - Reserve Study Analysis	-	-	-	1,260.00	-	(1,260.00)	-
50-5105-00 - Meeting Expense	58.09	41.67	(16.42)	747.92	416.70	(331.22)	501.04
50-5110-00 - Miscellaneous Administrative Expense	-	-	-	127.59	-	(127.59)	-
60-6000-00 - Landscape Contract	9,070.00	9,312.50	242.50	89,977.60	93,125.00	3,147.40	111,750.00
60-6005-00 - Landscape - Other	790.00	-	(790.00)	16,491.00	35,000.00	18,509.00	45,000.00
60-6010-00 - Shrub & Tree Maintenance	-	-	-	-	-	-	20,000.00
60-6020-00 - Mulch	-	-	-	-	15,000.00	15,000.00	20,000.00
60-6025-00 - Irrigation Repairs	4,186.22	2,500.00	(1,686.22)	14,355.61	25,000.00	10,644.39	30,000.00
60-6030-00 - Tree	-	375.00	375.00	6,645.00	3,750.00	(2,895.00)	4,500.00
62-6200-00 - Electricity	941.59	1,250.00	308.41	12,425.50	12,500.00	74.50	15,000.00
62-6205-00 - Gas	-	-	-	-	750.00	750.00	1,000.00
62-6215-00 - Water & Sewer	268.45	400.00	131.55	2,723.99	4,000.00	1,276.01	4,800.00
62-6230-00 - Drainage	-	-	-	-	32,250.00	32,250.00	32,250.00
62-6235-00 - Drainage Maintenance	-	-	-	11,915.00	-	(11,915.00)	-
65-6500-00 - Pool Service	647.00	700.00	53.00	5,823.00	7,000.00	1,177.00	8,400.00

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Statement of Revenues and Expenses 10/1/2025 - 10/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
65-6505-00 - Pool Supplies	-	83.33	83.33	898.39	833.34	(65.05)	1,000.00
65-6507-00 - Pool Maintenance Contract	170.13	-	(170.13)	170.13	-	(170.13)	-
65-6510-00 - Pool Maintenance & Repairs	3,140.02	250.00	(2,890.02)	4,872.89	2,500.00	(2,372.89)	3,000.00
65-6515-00 - Pool Janitorial	-	375.00	375.00	3,375.00	3,750.00	375.00	4,500.00
65-6520-00 - Pool Permit	-	-	-	475.35	-	(475.35)	500.00
65-6575-00 - Light Fixtures	-	-	-	1,585.85	-	(1,585.85)	-
67-6725-00 - General Repairs & Maintenance	5,649.76	1,666.67	(3,983.09)	9,206.43	16,666.70	7,460.27	20,000.04
67-6735-00 - Building Repairs & Maintenance	266.12	4,166.66	3,900.54	53,157.88	41,666.68	(11,491.20)	50,000.00
67-6740-00 - Wood Repairs & Replacement	-	166.67	166.67	-	1,666.70	1,666.70	2,000.04
67-6750-00 - Roof Repairs & Maintenance	-	1,250.00	1,250.00	9,889.15	12,500.00	2,610.85	15,000.00
67-6775-00 - Backflow Testing	-	-	-	90.00	-	(90.00)	-
67-6805-00 - Holiday Lighting	-	-	-	2,409.11	-	(2,409.11)	-
67-6810-00 - Lighting Repairs & Maintenance	-	208.33	208.33	941.15	2,083.30	1,142.15	2,499.96
67-6830-00 - Powerwashing	5,180.00	-	(5,180.00)	5,180.00	-	(5,180.00)	4,500.00
67-6835-00 - Pest Control	-	1,791.67	1,791.67	14,309.25	17,916.70	3,607.45	21,500.04
67-6845-00 - Janitorial Supplies	-	-	-	444.19	-	(444.19)	-
67-6850-00 - Common Area Repairs & Maintenance	(5,649.76)	-	5,649.76	-	-	-	-
67-6865-00 - Sewer Repairs & Maintenance	-	-	-	295.00	-	(295.00)	-
75-7500-00 - Loan	8,683.33	8,683.33	-	86,833.30	86,833.30	-	104,199.96
75-7585-00 - Contingency	-	-	-	-	7,500.00	7,500.00	10,000.00
Total Expense	84,882.59	97,204.87	12,322.28	835,165.51	985,709.50	150,543.99	1,224,470.24
Reserve Expense							
80-8000-00 - Reserve - General	24,400.00	24,400.00	-	244,000.00	244,000.00	-	292,800.00
80-8025-00 - Reserve - Electrical Project	17,708.33	17,708.33	-	177,082.97	177,083.30	.33	212,499.96
Total Reserve Expense	42,108.33	42,108.33	-	421,082.97	421,083.30	.33	505,299.96
Total Expense	126,990.92	139,313.20	12,322.28	1,256,248.48	1,406,792.80	150,544.32	1,729,770.20
Operating Net Total	17,915.80	4,834.30	13,081.50	184,887.54	34,682.20	150,205.34	(.20)
Net Total	17,915.80	4,834.30	13,081.50	184,887.54	34,682.20	150,205.34	(.20)