

# **Financial Report Package**

## November 2024

# **Prepared for**

### West Bay at Jonathans Landing Condo Assoc

By

## **Jupiter Management LLC**

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**Balance Sheet** 



West Bay at Jonathans Landing Condo Assoc End Date: 11/30/2024

Assets Subsets   Cash - Operating V8-Oper-10S-7052705 323,079.39 50.00 523,079.39   V8-Oper-10S-7052705 355,168.60 30.00 523,079.39   V8-Oper-10S-7052705 355,168.60 30.00 523,079.38   V8-Oper-10S-7052705 357,546.80 30.00 523,74.00   V9-Oper-10S-7132713 3375,466.80 30.00 327,540.00   Cash A Assets - Reserves 329,74.00 30.00 527,279.00   Cash A Assets - Reserves 30.00 314,64.00.05 546,400.05   V8-Res-4547 30.00 548,52.89 5889,629.89   V8-Res-4547 30.00 548,52.89 5889,629.89   V8-Res-4547 30.00 548,040.05 544,040.05   Due from to Reserves 30.00 544,040.05 5689,629.89   Counter Reservable 54,025.38 50.00 544,053.38   Counter Reservable 516,014.02 50.00 544,053.8   Counter Reservable 516,014.02 516,314.00.00 5176,314.02   Conthor Current Assets 5165,014.02 <th></th> <th>Operating</th> <th>Reserve</th> <th>Total</th>		Operating	Reserve	Total
VI-Co-2705 333,078.39 30,00 323,078.39   VB-Co-2705 333,158.60 30,00 323,178.30   VB-Co-Der-MA2713 312,241.20 30.00 323,74.48.88   Operating Due to Reserves 329,74.40.00 30.00 323,74.48.88   Operating Due to Reserves 329,74.40.00 314,64.89.85 323,74.48.88   Operating Due to Reserves 30.00 314,64.89.85 314,64.99.85   VB-ReserveS 30.00 314,64.89.85 314,64.99.85   VB-ReserveS 30.00 314,64.99.85 314,64.99.85   VB-ReserveS 30.00 314,64.99.85 3146,498.85   VB-ReserveS 30.00 5828,62.9.89 S828,62.9.89   Accounts Receivable 50.00 \$868,62.9.89 S828,62.9.89   Accounts Receivable 514,02.03.83 \$0.00 \$141,035.38   Total: Accounts Receivable 514,02.03.8 \$0.00 \$141,035.38   Total: Accounts Receivable 5156,014.02 \$100.1 \$1515,014.02 \$100.1   Contract Controt Receivable \$100.00 \$1613,040.0	Assets			
VB-Open-(OS-7052705) 335,158.60 50.00 S15,2341.20   VG-Open-(MS-27132713) 3375,7489.88 50.00 S12,241.20   VB-Opent(GS-7132713) 3375,7489.88 50.00 S27,740.89   Openting: Due Rearves. S22,740.00 50.00 S247,800.77   VB-Res-F47 50.00 S475,827.17 50.00 S475,827.17   Cash A Assets - Reserves VB-Res-F47 50.00 S146,490.65 S140,490.65   VB-Res-F47 50.00 S197,277.24 S572,870.24 S572,870.24   Due from Reserves 50.00 S689,629.89 S688,629.89 S688,629.89   Accounts Receivable S14,035.38 50.00 S144,035.38 S0.00 S144,035.38   Ordia: Cash & Assets - Reserves S19,014.02 S181,350.00 S146,353.8 S0.00 S144,035.38 S0.00 S146,353.8				
VC-Oper-MM-2713 \$12,241.20 \$0.00 \$12,241.20   VB-Oper-RG-7132713 \$375,468.86 \$0.00 \$375,468.86   Operating: Due to Reserves \$29,749.00 \$0.00 \$29,749.00   Total: Cash - Operating \$475,827.17 \$0.00 \$476,827.17   Cash & Acsets - Reserves \$144,409.05 \$144,409.05 \$144,409.05   VB-RG-8-47 \$0.00 \$527,979.24 \$527,279.24   Due from to Reserves \$0.00 \$528,929.99 \$688,629.89   Accounts Receivable \$14,035.38 \$0.00 \$141,035.38   Costins Receivable \$14,035.38 \$0.00 \$181,350.00   Prepaid Insurance \$195,014.02 \$190.014.02 \$190.014.02				
VB-Open-ICS-71322713 S375,448.88 S0.00 S375,448.88   Operating: Due to Reserves S20,740.00 S0.00 S20,740.00   Total: Cash - Operating S20,740.00 S0.00 S475,827.17   Cash A Assets - Reserves S0.00 S146,449.65 S146,459.65 S146,459.65 S146,459.65 S146,459.65 S146,459.65 S146,459.65 S146,459.65 S146,459.65 S146,459.65 S165,456.46 S				
Operating: Due to Reserves \$23,749.00 \$0.00 \$237,49.00   VB-Res-IGV \$475,827.17 \$0.00 \$475,827.17   Cash A Assets - Reserves \$146,499.65 \$146,499.65 \$146,499.65   VB-Res-IGV \$0.00 \$572,579.24 \$572,879.24   Due from Deserves \$0.00 \$689,529.89 \$689,529.89   Accounts Receivable \$0.00 \$689,529.89 \$689,529.89   Accounts Receivable \$14,035.38 \$0.00 \$14,035.38   Other Current Assets \$100.00 \$14,035.38 \$100.00 \$14,035.38   Other Current Assets \$100.00 \$14,035.38 \$100.00 \$140,035.38   Other Current Assets \$195,014.02 \$100.00 \$181,350.00 \$181,350.00 \$151,350.00 </td <td></td> <td>\$12,341.20</td> <td>\$0.00</td> <td>\$12,341.20</td>		\$12,341.20	\$0.00	\$12,341.20
Total: Cash - Operating \$475,827.17 \$0.00 \$475,827.17   Cash & Assets - Reserves \$0.00 \$148,499.65 \$146,499.65   VB-Res-457 \$0.00 \$572,879.24 \$5272,879.24   Due from to Reserves \$0.00 \$589,629.89 \$5689,629.89   Accounts Receivable \$0.00 \$181,350.00 \$140,353.81   Total: Accounts Receivable \$140,353.81 \$0.00 \$140,353.81   Total: Accounts Receivable \$140,353.81 \$0.00 \$141,350.00 \$140,353.81   Total: Accounts Receivable \$140,353.81 \$0.00 \$141,050.30 \$140,353.81   Total: Accounts Receivable \$140,353.81 \$0.00 \$141,050.00 \$140,353.81   Contrast Casevable \$100,00 \$181,350.00 \$161,350.00 \$161,350.00   Total: Accounts Receivable \$100,01 \$161,350.00 \$161,350.00 \$161,350.00   Total: Accounts Receivable \$100,01 \$161,350.00 \$161,350.00 \$161,350.00   Total: Accounts Receivable \$0.00 \$181,350.00 \$155,046.40 \$100,460.10		\$375,498.98	\$0.00	\$375,498.98
Cash & Assets - Reserves Company <thcompany< th=""> Company <thcompany<< td=""><td>Operating: Due to Reserves</td><td>\$29,749.00</td><td>\$0.00</td><td>\$29,749.00</td></thcompany<<></thcompany<>	Operating: Due to Reserves	\$29,749.00	\$0.00	\$29,749.00
VB-Ras-4547 S0.00 \$144,496.65 \$144,496.65   VB-ICS-547 S0.00 \$522,372.24 \$572,372.44   Due from to Reserves \$0.00 \$282,749.00) \$223,749.00)   Cotal: Cash & Assets - Reserves \$0.00 \$5689,623.89 \$5689,623.89   Accounts Receivable \$14,035.38 \$0.00 \$14,035.38   Total: Cash & Assets - Reserves \$14,035.38 \$0.00 \$14,035.38   Contract Deposit \$14,035.38 \$0.00 \$14,035.38   Total: Cash & Assets \$14,035.38 \$0.00 \$14,035.38   Contract Deposit \$0.00 \$181,550.00 \$14,035.38   Contract Deposit \$0.00 \$181,550.00 \$150,01.02   Contract Deposit \$100,01 \$181,550.00 \$376,564.02   Contract Deposit \$195,014.02 \$181,550.00 \$376,564.02   Total: Assets \$589,073.93 \$1,555,656.66   Liabilities \$195,014.02 \$100 \$132,638,22   Cortract Deposit \$14,048.18 \$0.00 \$14,94.86.18   Total: Cher	Total: Cash - Operating	\$475,827.17	\$0.00	\$475,827.17
VB-ICS-647 S0.00 S572,879.24 S572,879.24   Due from to Reserves \$0.00 (£23,749.00) (£29,749.00)   Total: Cash & Assets - Reserves \$0.00 \$689,629.89 \$689,629.89   Accounts Receivable Accounts Receivable \$14,035.38 \$0.00 \$14,035.38   Total: Accounts Receivable \$14,035.38 \$0.00 \$14,035.38   Other Current Assets \$0.00 \$181,350.00 \$141,035.08   Contract Deposit \$0.00 \$181,350.00 \$181,350.00   Prepaid Insurance \$195,014.02 \$181,350.00 \$181,350.00   Total: Other Current Assets \$195,014.02 \$181,350.00 \$376,364.02   Total: Other Current Assets \$195,014.02 \$181,350.00 \$376,364.02   Total: Assets \$586,374.57 \$870,979.89 \$1,555,854.64   Liabilities Equity \$102,263.52 \$100.00 \$122,283.52   Insurance Payable \$149,486.18 \$0.00 \$132,848.8 \$183,364.88 \$183,364.88 \$183,364.88   Total: Current Labilities \$0.00		<b>\$0.00</b>	¢140,400,05	¢440,400,05
Due from to Reserves \$0.00 \$(\$23,749.00) \$(\$29,749.00)   Total: Cash & Assots - Reserves \$0.00 \$669,629.89 \$669,629.89   Accounts Receivable \$14,035.38 \$0.00 \$14,035.38   Contras Receivable \$14,035.38 \$0.00 \$14,035.38   Other Current Assets \$0.00 \$161.350.00 \$14,035.38   Contras Checosital Deposit \$0.00 \$191.350.00 \$191.350.00   Prepaid Insurance \$195,014.02 \$0.00 \$195,014.02   Total: Cast & Sets \$195,014.02 \$100.00 \$136,360.00   Prepaid Insurance \$195,014.02 \$100.00 \$376,364.02   Total: Caser & Sets \$568,877.41 \$0.00 \$376,364.02   Current Liabilities \$26,374.41 \$0.00 \$132,638.52   Insurance Payable \$120,638.52 \$0.00 \$132,638.52   Insurance Payable \$100,638.538 \$183,364.88 \$183,364.88   Total: Current Liabilities \$0.00 \$183,364.88 \$183,364.88   Total: Current Liabilities \$0.00 \$183,364.88				
Total: Cash & Assets - Reserves \$0.00 \$689,629.89 \$669,629.89   Accounts Receivable \$14,035.38 \$0.00 \$14,035.38   Total: Cash & Assets \$14,035.38 \$0.00 \$14,035.38   Other Current Assets \$0.00 \$181,350.00 \$14,035.38   Other Current Assets \$0.00 \$181,350.00 \$181,350.00   Prepaid Insurance \$195,014.02 \$0.00 \$195,014.02   Total: Cher Current Assets \$195,014.02 \$0.00 \$195,014.02   Total: Cher Current Assets \$195,014.02 \$181,350.00 \$376,364.02   Total: Cher Current Assets \$195,014.02 \$181,350.00 \$376,364.02   Current Labilities \$195,014.02 \$181,350.00 \$376,364.02   Current Labilities \$26,374.41 \$0.00 \$132,638.52   Insurance Payable \$192,038.52 \$0.00 \$132,638.52   Insurance Payable \$140,486.18 \$0.00 \$132,638.52   Insurance Payable \$140,486.18 \$0.00 \$138,384.88   Total: Current Labilities \$0.00 \$				
Accounts Receivable Cotog <thcotog< th=""> Cotog Cotog<td></td><td>\$0.00</td><td>(\$29,749.00)</td><td>(\$29,749.00)</td></thcotog<>		\$0.00	(\$29,749.00)	(\$29,749.00)
Accounts Receivable - Homeowner \$14,035.38 \$0.00 \$14,035.38   Total: Accounts Receivable \$14,035.38 \$0.00 \$14,035.38   Other Current Assets \$0.00 \$181,350.00 \$181,350.00   Prepaid Insurance \$195,014.02 \$0.00 \$191,014.02   Total: Assets \$195,014.02 \$181,350.00 \$195,014.02   Total: Assets \$195,014.02 \$181,350.00 \$195,014.02   Total: Assets \$195,014.02 \$181,350.00 \$195,014.02   Total: Assets \$684,876.57 \$870,979.89 \$1,555,856.46   Liabilities & Equity Current Liabilities \$26,374.41 \$0.00 \$122,638.52   Current Liabilities \$122,638.52 \$0.00 \$123,268.52 \$130,846.18   Total: Current Liabilities \$308,499.11 \$0.00 \$132,638.48 \$183,364.88   Total: Current Liabilities \$0.00 \$183,364.88 \$183,364.88 \$183,364.88   Total: Corrent Liabilities \$0.00 \$183,364.88 \$183,364.88 \$183,364.88   Reserve- Ceneral \$0.00	Total: Cash & Assets - Reserves	\$0.00	\$689,629.89	\$689,629.89
Other Current Assets Other Current Assets Status Attack   Contract Deposit \$0.00 \$181,350.00 \$195,014.02   Prepaid Insurance \$195,014.02 \$0.00 \$195,014.02   Total: Other Current Assets \$195,014.02 \$181,350.00 \$376,364.02   Total: Assets \$664,876.57 \$370,979.89 \$1,555,866.46   Liabilities & Equity  \$195,014.02 \$181,000 \$26,374.41   Deferred Assessment Income \$132,538.52 \$0.00 \$132,638.52 \$0.00 \$132,638.52   Insurance Payable \$149,486.18 \$0.00 \$149,486.18 \$0.00 \$149,486.18   Total: Current Liabilities \$308,499.11 \$0.00 \$308,499.11 \$0.00 \$308,499.11   Other Current Liabilities \$308,499.11 \$0.00 \$183,364.88 \$183,364.88   Total: Other Liabilities \$0.00 \$183,364.88 \$183,364.88 \$183,364.88   Total: Other Liabilities \$0.00 \$686,419.37 \$686,419.37 \$686,419.37   Reserves - General \$0.00 \$687,615.01		\$14,035.38	\$0.00	\$14,035.38
Contract Deposit \$0.00 \$181,350.00 \$181,350.00   Prepaid Insurance \$195,014.02 \$0.00 \$195,014.02   Total: Other Current Assets \$195,014.02 \$181,350.00 \$376,364.02   Total: Assets \$684,876.57 \$870,979.89 \$1,555,866.46   Liabilities & Equity Current Liabilities \$100.00 \$26,374.41 \$0.00 \$26,374.41   Deferred Assessments \$26,374.41 \$0.00 \$26,374.41 \$0.00 \$26,374.41   Deferred Assessments \$26,374.41 \$0.00 \$26,374.41 \$0.00 \$132,638.52   Insurance Payable \$132,638.52 \$0.00 \$132,638.52 \$0.00 \$132,638.52   Insurance Payable \$130,863.91 \$0.00 \$132,638.52 \$0.00 \$149,466.18   Total: Current Liabilities \$0.00 \$183,364.88 \$183,364.88 \$183,364.88 \$183,364.88   Total: Other Liabilities \$0.00 \$183,364.88 \$183,364.88 \$183,364.88   Total: Current Liabilities \$0.00 \$183,364.88 \$183,364.88 \$183,364.88	Total: Accounts Receivable	\$14,035.38	\$0.00	\$14,035.38
Prepaid Insurance \$195,014.02 \$0.00 \$195,014.02   Total: Other Current Assets \$195,014.02 \$181,360.00 \$376,364.02   Total: Assets \$664,876.57 \$870,979.89 \$1,555,866.46   Liabilities & Equity Current Liabilities \$26,374.41 \$0.00 \$26,374.41   Deferred Assessments \$26,374.41 \$0.00 \$26,374.41 \$20,00 \$182,638.52   Insurance Payable \$149,486.18 \$0.00 \$183,64.81 \$183,64.81 \$183,364.88 \$183,364.88 \$183,364.88 \$183,364.88 \$183,364.88 \$183,364.88 \$183,364.88 \$183,364.88 \$183,364.89 \$183,364.89 \$183,364.89 \$183,364.48 <	Other Current Assets			
Total: \$195,014.02 \$181,350.00 \$376,364.02   Total: \$664,876.57 \$870,979.89 \$1,555,866.46   Liabilities & Equity    \$1155,856.46   Current Liabilities & Equity   \$263,374.41 \$0.00 \$263,374.41   Deferred Assessment Income \$132,638.52 \$0.00 \$132,638.52   Insurance Payable \$149,486.18 \$0.00 \$149,486.18   Total: Current Liabilities \$308,499.11 \$0.00 \$308,499.11   Other Liabilities \$0.00 \$183,364.88 \$183,364.88 \$183,364.88   Total: Cther Liabilities \$0.00 \$183,364.88 \$183,364.88   Total: Cther Liabilities \$0.00 \$183,364.88 \$183,364.88   Reserve - General \$0.00 \$686,419.37 \$686,419.37 \$686,419.37   Reserve - General \$0.00 \$686,419.37 \$686,419.37 \$686,419.37   Reserve - General \$0.00 \$686,619.37 \$686,619.37 \$686,619.37   Reserve - General	Contract Deposit	\$0.00	\$181,350.00	\$181,350.00
Total: Assets S686,876.57 S870,979.89 S1,555,856.46   Liabilities & Equity Current Liabilities S20,374.41 S0.00 \$26,374.41   Deferred Assessments \$26,374.41 \$0.00 \$26,374.41   Deferred Assessments \$20,374.41 \$0.00 \$132,638.52   Insurance Payable \$132,638.52 \$0.00 \$132,638.52   Insurance Payable \$308,499.11 \$0.00 \$149,486.18   Total: Current Liabilities \$308,499.11 \$0.00 \$338,498.51   Other Liabilities \$0.00 \$183,364.88 \$183,364.88   Total: Cther Liabilities \$0.00 \$183,364.88 \$183,364.88   Total: Cther Liabilities \$0.00 \$183,364.88 \$183,364.88   Reserve - General \$0.00 \$686,419.37 \$686,419.37   Reserve - General \$0.00 \$686,619.37 \$686,419.37   Reserve - General \$0.00 \$687,615.01 \$686,419.37   Reserve - General \$0.00 \$687,615.01 \$687,615.01   Total: Reserves \$0.00 \$687,615.	Prepaid Insurance	\$195,014.02	\$0.00	\$195,014.02
Liabilities S26,374.41 \$0.00 \$26,374.41   Deferred Assessments \$26,374.41 \$0.00 \$26,374.41   Deferred Assessment Income \$132,638.52 \$0.00 \$132,638.52   Insurance Payable \$149,486.18 \$0.00 \$149,486.18   Total: Current Liabilities \$308,499.11 \$0.00 \$308,499.11   Other Liabilities \$0.00 \$183,364.88 \$183,364.88   Total: Other Liabilities \$0.00 \$183,364.88 \$183,364.88   Total: Other Liabilities \$0.00 \$183,364.88 \$183,364.88   Reserves \$0.00 \$183,364.88 \$183,364.88   Reserves - General \$0.00 \$889,40.54 \$8,940.54   Reserves - Interest \$0.00 \$87,744.90 \$(\$7,744.90)   Total: Reserves \$0.00 \$87,615.01 \$867,615.01   Equity \$162,620.52 \$0.00 \$162,620.52   Total: Reserves \$162,620.52 \$0.00 \$162,620.52   Net Income Gain/Loss \$213,756.94 \$0.00 \$213,756.94	Total: Other Current Assets	\$195,014.02	\$181,350.00	\$376,364.02
Current Liabilities S26,374.41 S0.00 S26,374.41   Deferred Assessments \$132,638.52 \$0.00 \$132,638.52   Insurance Payable \$149,486.18 \$0.00 \$149,486.18   Total: Current Liabilities \$308,499.11 \$0.00 \$308,499.11   Other Liabilities \$0.00 \$183,364.88 \$183,364.88   Total: Current Liabilities \$0.00 \$183,364.88 \$183,364.88   Cher Liabilities \$0.00 \$183,364.88 \$183,364.88   Total: Other Liabilities \$0.00 \$183,364.88 \$183,364.88   Reserves \$0.00 \$88,940.54 \$89,40.54   Reserves - Interest \$0.00 \$687,615.01 \$687,615.01   Equity \$162,620.52 \$0.00 \$162,620.52   Total: Equity <	Total: Assets	\$684,876.57	\$870,979.89	\$1,555,856.46
Prepaid Assessments \$26,374.41 \$0.00 \$26,374.41   Deferred Assessment Income \$132,638.52 \$0.00 \$132,638.52   Insurance Payable \$149,486.18 \$0.00 \$149,486.18   Total: Current Liabilities \$308,499.11 \$0.00 \$308,499.11   Other Liabilities \$0.00 \$183,364.88 \$183,364.88   Total: Other Liabilities \$0.00 \$183,364.88 \$183,364.88   Total: Other Liabilities \$0.00 \$183,364.88 \$183,364.88   Reserves \$0.00 \$88,940.54 \$88,940.54   Reserves - Interest \$0.00 \$686,719.07 \$\$686,719.07   Total: Reserves \$0.00 \$\$687,615.01 \$\$687,615.01   Equity \$162,620.52 \$0.00 \$\$162,620.52   Net Income Gain/Loss	Liabilities & Equity			
Deferred Assessment Income \$132,638.52 \$0.00 \$132,638.52   Insurance Payable \$149,486.18 \$0.00 \$149,486.18   Total: Current Liabilities \$308,499.11 \$0.00 \$308,499.11   Other Liabilities \$0.00 \$183,364.88 \$183,364.88   Total: Other Liabilities \$0.00 \$183,364.88 \$183,364.88   Total: Other Liabilities \$0.00 \$183,364.88 \$183,364.88   Reserves \$0.00 \$686,419.37 \$686,419.37   Reserves - Interest \$0.00 \$687,615.01 \$687,615.01   Reserves \$0.00 \$687,615.01 \$687,615.01   Equity \$162,620.52 \$0.00 \$162,620.52   Retained Earnings \$162,620.52 \$0.00 \$162,620.52   Net Income Gain/Loss	Current Liabilities			
Insurance Payable \$149,486.18 \$0.00 \$149,486.18   Total: Current Liabilities \$308,499.11 \$0.00 \$308,499.11   Other Liabilities \$0.00 \$183,364.88 \$183,364.88   Loan Payable - Valley Bank - Roof Loan \$0.00 \$183,364.88 \$183,364.88   Total: Other Liabilities \$0.00 \$183,364.88 \$183,364.88   Reserves \$0.00 \$686,419.37 \$686,419.37   Reserves - Interest \$0.00 \$8,940.54 \$8,940.54   Roof Loan Interest \$0.00 \$687,615.01 \$687,615.01   Equity \$162,620.52 \$0.00 \$162,620.52   Retained Earnings \$162,620.52 \$0.00 \$162,620.52   Total: Equity \$162,620.52 \$0.00 \$162,620.52   Net Income Gain/Loss </td <td>Prepaid Assessments</td> <td>\$26,374.41</td> <td>\$0.00</td> <td>\$26,374.41</td>	Prepaid Assessments	\$26,374.41	\$0.00	\$26,374.41
Total: Current Liabilities \$308,499.11 \$0.00 \$308,499.11   Other Liabilities \$0.00 \$183,364.88 \$183,364.88   Loan Payable - Valley Bank - Roof Loan \$0.00 \$183,364.88 \$183,364.88   Total: Other Liabilities \$0.00 \$183,364.88 \$183,364.88   Total: Other Liabilities \$0.00 \$183,364.88 \$183,364.88   Reserves \$0.00 \$183,364.88 \$183,364.88   Reserve - General \$0.00 \$686,419.37 \$666,419.37   Reserves - Interest \$0.00 \$8,940.54 \$8,940.54   Roof Loan Interest \$0.00 \$8,940.54 \$8,940.54   Roof Loan Interest \$0.00 \$8,741.90 \$(7,744.90)   Total: Reserves \$162,620.52 \$0.00 \$162,620.52   Retained Earnings \$162,620.52 \$0.00 \$162,620.52   Total: Equity \$162,620.52 \$0.00 \$162,620.52   Net Income Gain/Loss \$213,756.94 \$0.00 \$213,756.94	Deferred Assessment Income	\$132,638.52	\$0.00	\$132,638.52
Other Liabilities \$0.00 \$183,364.88 \$183,364.88   Coan Payable - Valley Bank - Roof Loan \$0.00 \$183,364.88 \$183,364.88   Total: Other Liabilities \$0.00 \$183,364.88 \$183,364.88   Reserves \$0.00 \$183,364.88 \$183,364.88   Reserves \$0.00 \$183,364.88 \$183,364.88   Reserves \$0.00 \$686,419.37 \$686,419.37   Reserves - Interest \$0.00 \$8,940.54 \$8,940.54   Roof Loan Interest \$0.00 \$687,615.01 \$687,615.01   Equity \$162,620.52 \$0.00 \$162,620.52   Rotaned Earnings \$162,620.52 \$0.00 \$162,620.52   Net Income Gain/Loss \$213,756.94 \$0.00 \$213,756.94	Insurance Payable	\$149,486.18	\$0.00	\$149,486.18
Loan Payable - Valley Bank - Roof Loan \$0.00 \$183,364.88 \$183,364.88   Total: Other Liabilities \$0.00 \$183,364.88 \$183,364.88   Reserves \$0.00 \$686,419.37 \$686,419.37   Reserves - Interest \$0.00 \$686,419.37 \$686,419.37   Roof Loan Interest \$0.00 \$687,615.01 \$687,615.01   Fequity Retained Earnings \$162,620.52 \$0.00 \$162,620.52   Total: Equity \$162,620.52 \$0.00 \$162,620.52   Net Income Gain/Loss \$213,756.94 \$0.00 \$213,756.94	Total: Current Liabilities	\$308,499.11	\$0.00	\$308,499.11
Reserves State Freeserves Freeserves Freeserves State Freeserves State <th< td=""><td></td><td>\$0.00</td><td>\$183,364.88</td><td>\$183,364.88</td></th<>		\$0.00	\$183,364.88	\$183,364.88
Reserves State	Total: Other Liabilities	\$0.00	\$183,364.88	\$183,364.88
Reserves - Interest \$0.00 \$8,940.54 \$8,940.54   Roof Loan Interest \$0.00 (\$7,744.90) (\$7,744.90)   Total: Reserves \$0.00 \$687,615.01 \$687,615.01   Equity Retained Earnings \$162,620.52 \$0.00 \$162,620.52   Total: Equity \$162,620.52 \$0.00 \$162,620.52   Net Income Gain/Loss \$213,756.94 \$0.00 \$213,756.94	Reserves			
Roof Loan Interest \$0.00 (\$7,744.90) (\$7,744.90)   Total: Reserves \$0.00 \$687,615.01 \$687,615.01   Equity Retained Earnings \$162,620.52 \$0.00 \$162,620.52   Total: Equity \$162,620.52 \$0.00 \$162,620.52   Net Income Gain/Loss \$213,756.94 \$0.00 \$213,756.94	Reserve - General	\$0.00	\$686,419.37	\$686,419.37
Total: Reserves \$0.00 \$687,615.01 \$687,615.01   Equity Retained Earnings \$162,620.52 \$0.00 \$162,620.52   Total: Equity \$162,620.52 \$0.00 \$162,620.52   Net Income Gain/Loss \$213,756.94 \$0.00 \$213,756.94	Reserves - Interest	\$0.00	\$8,940.54	\$8,940.54
Equity Retained Earnings \$162,620.52 \$0.00 \$162,620.52   Total: Equity \$162,620.52 \$0.00 \$162,620.52   Net Income Gain/Loss \$213,756.94 \$0.00 \$213,756.94	Roof Loan Interest	\$0.00	(\$7,744.90)	(\$7,744.90)
Retained Earnings \$162,620.52 \$0.00 \$162,620.52   Total: Equity \$162,620.52 \$0.00 \$162,620.52   Net Income Gain/Loss \$213,756.94 \$0.00 \$213,756.94	Total: Reserves	\$0.00	\$687,615.01	\$687,615.01
Total: Equity \$162,620.52 \$0.00 \$162,620.52   Net Income Gain/Loss \$213,756.94 \$0.00 \$213,756.94	Equity			
Net Income Gain/Loss \$213,756.94 \$0.00 \$213,756.94	Retained Earnings	\$162,620.52	\$0.00	\$162,620.52
	Total: Equity	\$162,620.52	\$0.00	\$162,620.52
Total: Liabilities & Equity \$684,876.57 \$870,979.89 \$1,555,856.46	Net Income Gain/Loss	\$213,756.94	\$0.00	\$213,756.94
	Total: Liabilities & Equity	\$684,876.57	\$870,979.89	\$1,555,856.46



#### **Income Statement**

### West Bay at Jonathans Landing Condo Assoc

				End D	ate: 11/30/2024		
		Current Period		A	Year-to-date	V.	Annua
Description	Actual	Budget	Variance	Actual	Budget	Variance	Budge
NCOME							
Income	• • • • • • • • • • • • • • • • • • • •						
40-4000 Homeowner Assessments	\$114,547.37	\$114,547.33	\$0.04	\$1,255,946.03	\$1,260,020.63	(\$4,074.60)	\$1,374,568.00
40-4005 Special Assessments	17,708.37	17,708.33	0.04	194,382.03	194,791.63	(409.60)	212,500.00
40-4015 Late Fees	-	-	-	(58.13)	-	(58.13)	-
40-4020 Late Fees Interest	-	-	-	537.35	-	537.35	-
40-4035 Legal Fees	-	-	-	15.00	-	15.00	-
40-4040 NSF Bank Fees	-	-	-	35.00	-	35.00	-
40-4080 Miscellaneous Income	-	-	-	-	300.00	(300.00)	300.0
40-4085 Application Fee			-	500.00	-	500.00	-
TOTAL Income	\$132,255.74	\$132,255.66	\$0.08	\$1,451,357.28	\$1,455,112.26	(\$3,754.98)	\$1,587,368.00
Other Income							
45-4500 Interest Income - Operating	857.35	150.00	707.35	6,683.03	1,650.00	5,033.03	1,800.00
TOTAL Other Income	\$857.35	\$150.00	\$707.35	\$6,683.03	\$1,650.00	\$5,033.03	\$1,800.00
OTAL INCOME	\$133,113.09	\$132,405.66	\$707.43	\$1,458,040.31	\$1,456,762.26	\$1,278.05	\$1,589,168.0
XPENSES	,	,		• , - ,	• • • • • • •	• • • • • •	. ,,
General & Administrative							
	1,750.00	1,916.67	166.67	19,703.75	21,083.37	1.379.62	23,000.00
50-5000 Management Contract	393.75	393.75	-	3,937.50	4,331.25	393.75	4,725.0
50-5010 Accounting Services	412.50	393.75		2,562.50	4,351.25	1,612.50	5,000.0
50-5015 Legal & Professional Services	412.50	-	(412.50)				
50-5017 Audit & Tax Services	-	-	-	4,550.00	4,550.00	-	4,550.0
50-5030 Reimbursed Expenses	3,065.00	-	(3,065.00)	-	-	-	-
50-5035 Postage & Mailing	12.41	-	(12.41)	1,517.63	-	(1,517.63)	-
50-5040 Copies & Printing	106.08	-	(106.08)	1,609.85	-	(1,609.85)	-
50-5045 Insurance Expense	38,993.79	55,921.00	16,927.21	426,858.29	545,379.00	118,520.71	601,300.0
50-5065 Office Supplies	-	250.00	250.00	230.01	6,100.00	5,869.99	7,600.0
50-5070 Licenses, Fees & Permits	-	29.17	29.17	-	320.87	320.87	350.0
50-5075 Filing Fees	-	50.00	50.00	-	550.00	550.00	600.0
50-5080 Storage Fees	62.10	-	(62.10)	369.95	-	(369.95)	-
50-5105 Meeting Expense	89.69	-	(89.69)	488.45	-	(488.45)	-
50-5110 Miscellaneous Administrative	-	-	-	53.56	300.00	246.44	300.0
Expense							
TOTAL General & Administrative	\$44,885.32	\$58,560.59	\$13,675.27	\$461,881.49	\$586,789.49	\$124,908.00	\$647,425.0
Grounds & Landscaping							
60-6000 Landscape Contract	9,070.00	9,070.83	0.83	99,770.00	99,779.13	9.13	108,850.0
60-6005 Landscape - Other	2,555.08	3,750.00	1,194.92	50,580.70	41,250.00	(9,330.70)	45,000.0
60-6010 Shrub & Tree Maintenance	13,264.00	-	(13,264.00)	13,264.00	-	(13,264.00)	-
60-6020 Mulch	, -	5,000.00	5,000.00	, _	5,000.00	5,000.00	5,000.0
60-6025 Irrigation Repairs	-	2,000.00	2,000.00	14,962.49	18,000.00	3,037.51	20,000.0
60-6030 Tree	-	2,000.00	2,000.00	-	23,000.00	23,000.00	25,000.0
60-6040 Holiday Decorations	-	_,	_,	4,265.02		(4,265.02)	
TOTAL Grounds & Landscaping	\$24,889.08	\$21,820.83	(\$3,068.25)	\$182,842.21	\$187,029.13	\$4,186.92	\$203,850.0
Utilities	\$24,009.00	φ21,020.05	(\$5,000.25)	φ102,0 <del>4</del> 2.21	\$107,029.13	φ <del>4</del> ,100.92	φ203,030.0
62-6200 Electricity	731.98	1,200.00	468.02	11,599.66	13,800.00	2,200.34	15,000.00
	-	1,200.00		-	1,000.00	1,000.00	1,000.00
62-6205 Gas	366.15	137.00	(229.15)	4,079.68	1,513.00	(2,566.68)	1,650.00
62-6215 Water & Sewer							
62-6230 Back Flow			-	466.00		(466.00)	-
TOTAL Utilities	\$1,098.13	\$1,337.00	\$238.87	\$16,145.34	\$16,313.00	\$167.66	\$17,650.00
Amenities	o /=		/0			1 000 00	
65-6500 Pool Service	647.00	625.00	(22.00)	5,176.00	6,875.00	1,699.00	7,500.0
65-6505 Pool Supplies	-	-	-	2,153.24	-	(2,153.24)	-
65-6510 Pool Maintenance & Repairs	(5,666.69)	-	5,666.69	12,488.38	3,000.00	(9,488.38)	3,000.0
65-6515 Pool Janitorial	350.00	350.00	-	3,564.08	3,850.00	285.92	4,200.0
65-6520 Pool Permit			-	475.00	500.00	25.00	500.0
TOTAL Amenities	(\$4,669.69)	\$975.00	\$5,644.69	\$23,856.70	\$14,225.00	(\$9,631.70)	\$15,200.00



#### **Income Statement**

### West Bay at Jonathans Landing Condo Assoc

				End D	ate: 11/30/2024		
		Current Period			Year-to-date		Annual
Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Repairs & Maintenance							
67-6725 General Repairs & Maintenance	(\$2,955.00)	\$-	\$2,955.00	\$5,812.19	\$20,000.00	\$14,187.81	\$20,000.00
67-6735 Building Repairs & Maintenance	(2,940.72)	5,000.00	7,940.72	28,311.50	50,000.00	21,688.50	50,000.00
67-6740 Wood Repairs & Replacement	-	-	-	-	2,000.00	2,000.00	2,000.00
67-6750 Roof Repairs & Maintenance	2,709.97	-	(2,709.97)	12,709.71	15,000.00	2,290.29	15,000.00
67-6810 Lighting Repairs & Maintenance	-	-	-	831.25	2,500.00	1,668.75	2,500.00
67-6830 Powerwashing	(23,500.00)	-	23,500.00	-	4,500.00	4,500.00	4,500.00
67-6835 Pest Control	1,445.00	1,350.00	(95.00)	14,665.75	19,750.00	5,084.25	21,500.00
67-6845 Janitorial Supplies	-	-	-	259.98	-	(259.98)	-
67-6850 Common Area Repairs &	3,958.99	-	(3,958.99)	17,123.39	-	(17,123.39)	-
Maintenance							
67-6880 Dock/Seawall Repair	4,693.22	-	(4,693.22)	5,574.75	-	(5,574.75)	-
TOTAL Repairs & Maintenance	(\$16,588.54)	\$6,350.00	\$22,938.54	\$85,288.52	\$113,750.00	\$28,461.48	\$115,500.00
Other Expense							
75-7500 Loan	-	8,683.33	8,683.33	78,149.99	95,516.63	17,366.64	104,200.00
75-7585 Contingency	-	833.33	833.33	-	9,166.63	9,166.63	10,000.00
TOTAL Other Expense	\$-	\$9,516.66	\$9,516.66	\$78,149.99	\$104,683.26	\$26,533.27	\$114,200.00
Reserve Contributions							
80-8000 Reserve - General	-	21,903.58	21,903.58	219,035.81	240,939.38	21,903.57	262,843.00
80-8025 Reserve - Electrical Project	-	17,708.33	17,708.33	177,083.31	194,791.63	17,708.32	212,500.00
TOTAL Reserve Contributions	\$-	\$39,611.91	\$39,611.91	\$396,119.12	\$435,731.01	\$39,611.89	\$475,343.00
TOTAL EXPENSES	\$49,614.30	\$138,171.99	\$88,557.69	\$1,244,283.37	\$1,458,520.89	\$214,237.52	\$1,589,168.00
NET INCREASE (DECREASE)	\$83,498.79	(\$5,766.33)	\$89,265.12	\$213,756.94	(\$1,758.63)	\$215,515.57	\$-