

West Bay at Jonathan's Landing

Balance Sheet as of 12/31/2025

Assets	Operating	Reserve	Total
Asset			
10-1000-00 - VB-Oper-2705	(\$16,969.60)		(\$16,969.60)
10-1002-00 - VB-Oper-ICS-705/2705	\$55,160.96		\$55,160.96
10-1020-00 - VC-Oper-MM-2713	\$34,529.48		\$34,529.48
10-1022-00 - VB-Oper-ICS-713/2713	\$540,046.48		\$540,046.48
11-1025-00 - VB-Res-4547		\$244,497.69	\$244,497.69
11-1027-00 - VB-ICS-547		\$719,984.33	\$719,984.33
12-1200-00 - Accounts Receivable - Homeowner	\$17,729.21		\$17,729.21
15-1500-00 - Prepaid Insurance	\$191,516.13		\$191,516.13
Total Asset	\$822,012.66	\$964,482.02	\$1,786,494.68
Total Assets	\$822,012.66	\$964,482.02	\$1,786,494.68
Liabilities / Equity			
Liability			
20-2000-00 - Accounts Payable	\$77,429.74		\$77,429.74
20-2005-00 - Prepaid Assessments	\$85,712.66		\$85,712.66
20-2007-00 - Deferred Assessment Income	(\$1,680.41)		(\$1,680.41)
20-2020-00 - Insurance Payable	\$92,510.19		\$92,510.19
21-2090-00 - Loan Payment-VB-Roof Loan		\$76,761.81	\$76,761.81
Total Liability	\$253,972.18	\$76,761.81	\$330,733.99
Equity			
30-3000-00 - Reserve - General		\$777,620.03	\$777,620.03
30-3015-00 - Reserve - Electrical Project		\$102,509.20	\$102,509.20
30-3035-00 - Reserves - Interest		\$12,910.35	\$12,910.35
30-3036-00 - Roof Loan Interest		(\$5,620.92)	(\$5,620.92)
35-3510-00 - Retained Earnings	\$410,461.51		\$410,461.51
35-3525-00 - Net Income	\$157,578.97	\$301.55	\$157,880.52
Total Equity	\$568,040.48	\$887,720.21	\$1,455,760.69
Total Liabilities / Equity	\$822,012.66	\$964,482.02	\$1,786,494.68

West Bay at Jonathan's Landing

Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

	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)	1,374,528.34	1,374,530.04	(1.70)	1,374,530.04
40-4005-00 - Special Assessment	17,708.00	17,708.33	(.33)	212,498.31	212,499.96	(1.65)	212,499.96
40-4015-00 - Deferred Assessment Surplus- Prior Year	11,495.00	11,495.00	-	137,940.00	137,940.00	-	137,940.00
40-4020-00 - Late Fees Interest	-	-	-	310.32	-	310.32	-
40-4085-00 - Application Fee	200.00	25.00	175.00	1,200.00	300.00	900.00	300.00
45-4500-00 - Interest Income - Operating	783.99	375.00	408.99	4,346.94	4,500.00	(153.06)	4,500.00
Total Income	144,730.99	144,147.50	583.49	1,730,823.91	1,729,770.00	1,053.91	1,729,770.00
Total Income	144,730.99	144,147.50	583.49	1,730,823.91	1,729,770.00	1,053.91	1,729,770.00

Operating Expense

Expense							
50-5000-00 - Management Contract	1,901.67	1,804.17	(97.50)	21,747.54	21,650.04	(97.50)	21,650.04
50-5010-00 - Accounting Services	393.75	393.75	-	4,725.00	4,725.00	-	4,725.00
50-5015-00 - Legal & Professional Services	4,775.00	1,250.00	(3,525.00)	10,435.10	6,500.00	(3,935.10)	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	350.11	208.33	(141.78)	1,237.57	2,499.96	1,262.39	2,499.96
50-5040-00 - Copies & Printing	567.85	166.67	(401.18)	2,409.13	2,000.04	(409.09)	2,000.04
50-5045-00 - Insurance Expense	47,486.06	60,761.12	13,275.06	537,083.79	642,044.12	104,960.33	642,044.12
50-5065-00 - Office Supplies	53.91	583.33	529.42	619.65	6,999.96	6,380.31	6,999.96
50-5070-00 - Licenses, Fees & Permits	520.00	350.00	(170.00)	1,040.00	350.00	(690.00)	350.00
50-5075-00 - Filing Fees	-	50.00	50.00	73.50	600.00	526.50	600.00
50-5080-00 - Storage Fees	64.40	16.67	(47.73)	639.40	200.04	(439.36)	200.04
50-5090-00 - Reserve Study Analysis	-	-	-	1,260.00	-	(1,260.00)	-
50-5105-00 - Meeting Expense	160.59	42.67	(117.92)	986.60	501.04	(485.56)	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	108,117.60	111,750.00	3,632.40	111,750.00
60-6005-00 - Landscape - Other	17,052.17	-	(17,052.17)	33,543.17	45,000.00	11,456.83	45,000.00
60-6010-00 - Shrub & Tree Maintenance	400.00	10,000.00	9,600.00	400.00	20,000.00	19,600.00	20,000.00
60-6020-00 - Mulch	17,340.00	5,000.00	(12,340.00)	17,340.00	20,000.00	2,660.00	20,000.00
60-6025-00 - Irrigation Repairs	1,246.88	-	(1,246.88)	15,602.49	20,000.00	4,397.51	20,000.00
60-6030-00 - Tree	14,108.00	-	(14,108.00)	31,198.00	30,000.00	(1,198.00)	30,000.00
62-6200-00 - Electricity	4,008.00	1,250.00	(2,758.00)	18,154.50	15,000.00	(3,154.50)	15,000.00
62-6205-00 - Gas	170.13	250.00	79.87	170.13	1,000.00	829.87	1,000.00
62-6215-00 - Water & Sewer	260.04	400.00	139.96	3,302.85	4,800.00	1,497.15	4,800.00
62-6230-00 - Drainage	-	-	-	11,915.00	32,250.00	20,335.00	32,250.00
65-6500-00 - Pool Service	647.00	700.00	53.00	7,117.00	8,400.00	1,283.00	8,400.00
65-6505-00 - Pool Supplies	-	83.33	83.33	898.39	1,000.00	101.61	1,000.00
65-6507-00 - Pool Maintenance Contract	(170.13)	-	170.13	-	-	-	-

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Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
65-6510-00 - Pool Maintenance & Repairs	274.78	250.00	(24.78)	5,260.17	3,000.00	(2,260.17)	3,000.00
65-6515-00 - Pool Janitorial	375.00	375.00	-	4,500.00	4,500.00	-	4,500.00
65-6520-00 - Pool Permit	-	-	-	475.35	500.00	24.65	500.00
65-6575-00 - Light Fixtures	-	-	-	1,585.85	-	(1,585.85)	-
67-6725-00 - General Repairs & Maintenance	165.85	1,666.67	1,500.82	9,676.72	20,000.04	10,323.32	20,000.04
67-6735-00 - Building Repairs & Maintenance	12,829.51	4,166.66	(8,662.85)	67,194.83	50,000.00	(17,194.83)	50,000.00
67-6740-00 - Wood Repairs & Replacement	-	166.67	166.67	-	2,000.04	2,000.04	2,000.04
67-6750-00 - Roof Repairs & Maintenance	-	1,250.00	1,250.00	9,889.15	15,000.00	5,110.85	15,000.00
67-6775-00 - Backflow Testing	-	-	-	90.00	-	(90.00)	-
67-6805-00 - Holiday Lighting	2,196.93	-	(2,196.93)	4,606.04	-	(4,606.04)	-
67-6810-00 - Lighting Repairs & Maintenance	-	208.33	208.33	941.15	2,499.96	1,558.81	2,499.96
67-6830-00 - Powerwashing	-	-	-	5,180.00	4,500.00	(680.00)	4,500.00
67-6835-00 - Pest Control	2,359.50	1,791.67	(567.83)	17,583.25	21,500.04	3,916.79	21,500.04
67-6845-00 - Janitorial Supplies	-	-	-	525.95	-	(525.95)	-
67-6850-00 - Common Area Repairs & Maintenance	-	-	-	577.50	-	(577.50)	-
67-6865-00 - Sewer Repairs & Maintenance	(295.00)	-	295.00	-	-	-	-
75-7500-00 - Loan	8,683.33	8,683.33	-	104,542.08	104,199.96	(342.12)	104,199.96
75-7585-00 - Contingency	-	2,500.00	2,500.00	-	10,000.00	10,000.00	10,000.00
Total Expense	146,995.33	113,680.87	(33,314.46)	1,067,643.76	1,239,970.24	172,326.48	1,239,970.24
Reserve Expense							
80-8000-00 - Reserve - General	24,400.00	24,400.00	-	292,800.00	292,800.00	-	292,800.00
80-8025-00 - Reserve - Electrical Project	17,708.33	17,708.33	-	212,499.63	212,499.96	.33	212,499.96
Total Reserve Expense	42,108.33	42,108.33	-	505,299.63	505,299.96	.33	505,299.96
Total Expense	189,103.66	155,789.20	(33,314.46)	1,572,943.39	1,745,270.20	172,326.81	1,745,270.20
Operating Net Total	(44,372.67)	(11,641.70)	(32,730.97)	157,880.52	(15,500.20)	173,380.72	(15,500.20)
Net Total	(44,372.67)	(11,641.70)	(32,730.97)	157,880.52	(15,500.20)	173,380.72	(15,500.20)