

West Bay at Jonathans Landing
Balance Sheet

As of February 29, 2024

	<u>Feb 29, 24</u>
ASSETS	
Current Assets	
Checking/Savings	
Operating Cash	
1110 · Valley Bank MM 2713	39,900.64
1111 · Valley Bank ICS 713/2713	164,543.00
1112 · Valley Bank Op 2705	14,398.98
1113 · Valley Bank ICS 705/2705	<u>5.58</u>
Total Operating Cash	218,848.20
Reserve Assets	
2105 · Valley Bank Res MM 547	125,347.12
2115 · Valley Bank ICS 547	436,098.71
2116 · Contract Dep./Exterior Ele...	<u>181,350.00</u>
Total Reserve Assets	<u>742,795.83</u>
Total Checking/Savings	961,644.03
Accounts Receivable	
1210 · Accounts Receivable	<u>-55,981.68</u>
Total Accounts Receivable	-55,981.68
Other Current Assets	
1499 · Undeposited Funds	<u>6,110.00</u>
Total Other Current Assets	<u>6,110.00</u>
Total Current Assets	911,772.35
Other Assets	
Other Assets	
2190 · Prepaid Insurance	<u>76,965.90</u>
Total Other Assets	<u>76,965.90</u>
Total Other Assets	<u>76,965.90</u>
TOTAL ASSETS	<u><u>988,738.25</u></u>

**West Bay at Jonathans Landing
Balance Sheet**

As of February 29, 2024

	<u>Feb 29, 24</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	-304.80
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Total Accounts Payable	-304.80
Other Current Liabilities	
Liabilities	
3355 · Insurance Payable	36,726.86
4510 · Deferred Assessments	79,338.52
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Total Liabilities	116,065.38
Total Other Current Liabilities	116,065.38
Total Current Liabilities	115,760.58
Long Term Liabilities	
5000 · Valley Bank - Roof Loan	254,302.96
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Total Long Term Liabilities	254,302.96
Total Liabilities	370,063.54
Equity	
Pooled Reserves	
3001 · Reserve Fund Balance	488,492.87
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Total Pooled Reserves	488,492.87
3900 · Fund Balance	137,905.60
Net Income	-7,723.76
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Total Equity	618,674.71
TOTAL LIABILITIES & EQUITY	988,738.25
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**West Bay at Jonathans Landing
Profit & Loss Budget Performance**
February 2024

	Feb 24	Budget	\$ Over Budget	Jan - Feb 24	YTD Budget	\$ Over Budget	Annual Bud...
Ordinary Income/Expense							
Income							
0610 · Maintenance Fees	114,547.37	114,547.33	0.04	229,094.74	229,094.70	0.04	1,374,568.00
06225 · Bank Interest Income	600.60	150.00	450.60	1,141.51	300.00	841.51	1,800.00
06270 · Application Fee Income	0.00	0.00	0.00	100.00	0.00	100.00	300.00
6100 · Special Assessments	17,708.37	17,708.33	0.04	35,416.74	35,416.70	0.04	212,500.00
Total Income	132,856.34	132,405.66	450.68	265,752.99	264,811.40	941.59	1,589,168.00
Expense							
1 · Administrative Expenses							
08010 · Property Management	1,780.00	1,916.67	-136.67	3,953.75	3,833.30	120.45	23,000.00
08020 · Accounting	393.75	394.00	-0.25	393.75	788.00	-394.25	4,725.00
08025 · Background Search	120.00	0.00	120.00	210.00	0.00	210.00	300.00
08030 · Division Fees	0.00	0.00	0.00	0.00	0.00	0.00	600.00
08040 · Engineering / Legal	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00
08050 · Audit / Reveiw	0.00	0.00	0.00	0.00	0.00	0.00	4,550.00
08060 · Office / Postage / Printing	658.89	300.00	358.89	1,071.94	1,300.00	-228.06	7,600.00
08070 · Fees and Dues	0.00	0.00	0.00	0.00	0.00	0.00	350.00
08080 · Insurance - Prop. Casualty	38,482.94	38,483.00	-0.06	76,965.88	76,966.00	-0.12	601,300.00
Total 1 · Administrative Expenses	41,435.58	41,093.67	341.91	82,595.32	82,887.30	-291.98	647,425.00
2 · Landscaping							
08410 · Landscaping Maintenance	9,070.00	9,070.83	-0.83	18,140.00	18,141.70	-1.70	108,850.00
08415 · Landscape Extras	820.00	3,750.00	-2,930.00	820.00	7,500.00	-6,680.00	45,000.00
08420 · Irrigation Repair	3,561.54	1,666.66	1,894.88	4,359.32	3,333.40	1,025.92	20,000.00
08424 · Mulch	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00
08425 · Tree Trimming /Removal	0.00	2,000.00	-2,000.00	0.00	4,000.00	-4,000.00	25,000.00
Total 2 · Landscaping	13,451.54	16,487.49	-3,035.95	23,319.32	32,975.10	-9,655.78	203,850.00

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Profit & Loss Budget Performance
February 2024

	Feb 24	Budget	\$ Over Budget	Jan - Feb 24	YTD Budget	\$ Over Budget	Annual Bud...
3 · General Maintenance							
08440 · Street Light Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
08452 · Community Pest Control	1,406.75	2,000.00	-593.25	3,758.50	4,300.00	-541.50	21,500.00
08480 · Pressure Clean / Walkways	0.00	0.00	0.00	0.00	0.00	0.00	4,500.00
08485 · Promenade Maintenance	2,471.19	0.00	2,471.19	2,471.19	0.00	2,471.19	0.00
08490 · Contingency	0.00	0.00	0.00	0.00	0.00	0.00	10,000.00
Total 3 · General Maintenance	3,877.94	2,000.00	1,877.94	6,229.69	4,300.00	1,929.69	37,000.00
4 · Repairs							
08430 · Repairs / Service	3,175.00	2,000.00	1,175.00	3,561.25	4,000.00	-438.75	20,000.00
08435 · Street Light / Bulb / Strnds	0.00	0.00	0.00	0.00	1,000.00	-1,000.00	1,500.00
08465 · Pool Repairs	0.00	2,000.00	-2,000.00	379.24	2,000.00	-1,620.76	3,000.00
08484 · Building Repairs	2,390.61	0.00	2,390.61	4,209.62	2,500.00	1,709.62	50,000.00
08487 · Wood Repairs	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00
08488 · Roof Repairs	0.00	2,500.00	-2,500.00	85.00	2,500.00	-2,415.00	15,000.00
Total 4 · Repairs	5,565.61	6,500.00	-934.39	8,235.11	12,000.00	-3,764.89	91,500.00
5 · Pool Expenses							
08455 · Pool Maintenance	1,101.04	625.00	476.04	1,860.54	1,250.00	610.54	7,500.00
08460 · Pool Janitorial	350.00	350.00	0.00	725.61	700.00	25.61	4,200.00
08470 · Pool Propane	2,126.29	0.00	2,126.29	2,126.29	0.00	2,126.29	1,000.00
08475 · Pool Health Dept.	0.00	0.00	0.00	0.00	0.00	0.00	500.00
Total 5 · Pool Expenses	3,577.33	975.00	2,602.33	4,712.44	1,950.00	2,762.44	13,200.00
6 · Utilities							
08610 · Electricity	1,531.83	1,500.00	31.83	2,924.31	3,000.00	-75.69	15,000.00
08620 · Water & Sewer	371.85	138.00	233.85	574.81	276.00	298.81	1,650.00
Total 6 · Utilities	1,903.68	1,638.00	265.68	3,499.12	3,276.00	223.12	16,650.00

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Profit & Loss Budget Performance
February 2024

	Feb 24	Budget	\$ Over Budget	Jan - Feb 24	YTD Budget	\$ Over Budget	Annual Bud...
7 · Reserve Funding							
9000 · Pooled Reserve Funding	0.00	21,903.00	-21,903.00	65,710.75	43,806.00	21,904.75	262,843.00
9050 · Loan	0.00	8,683.00	-8,683.00	26,050.00	17,367.00	8,683.00	104,200.00
9150 · Electrical Project Ass. Fun...	0.00	17,708.00	-17,708.00	53,125.00	35,417.00	17,708.00	212,500.00
Total 7 · Reserve Funding	0.00	48,294.00	-48,294.00	144,885.75	96,590.00	48,295.75	579,543.00
Total Expense	69,811.68	116,988.16	-47,176.48	273,476.75	233,978.40	39,498.35	1,589,168.00
Net Ordinary Income	63,044.66	15,417.50	47,627.16	-7,723.76	30,833.00	-38,556.76	0.00
Net Income	63,044.66	15,417.50	47,627.16	-7,723.76	30,833.00	-38,556.76	0.00