



Balance Sheet

West Bay at Jonathans Landing Condo Assoc

End Date: 06/30/2025

	Operating	Reserve	Total
Assets			
Cash - Operating			
VB-Oper-2705	\$6,659.84	\$0.00	\$6,659.84
VB-Oper-ICS-705/2705	\$23,376.49	\$0.00	\$23,376.49
VC-Oper-MM-2713	\$51,796.04	\$0.00	\$51,796.04
VB-Oper-ICS-713/2713	\$474,494.73	\$0.00	\$474,494.73
Total: Cash - Operating	\$556,327.10	\$0.00	\$556,327.10
Cash & Assets - Reserves			
VB-Res-4547	\$0.00	\$149,646.82	\$149,646.82
VB-ICS-547	\$0.00	\$618,983.17	\$618,983.17
Total: Cash & Assets - Reserves	\$0.00	\$768,629.99	\$768,629.99
Accounts Receivable			
Accounts Receivable - Homeowner	\$4,367.09	\$0.00	\$4,367.09
Total: Accounts Receivable	\$4,367.09	\$0.00	\$4,367.09
Other Current Assets			
Prepaid Insurance	\$477,926.49	\$0.00	\$477,926.49
Total: Other Current Assets	\$477,926.49	\$0.00	\$477,926.49
Total: Assets	\$1,038,620.68	\$768,629.99	\$1,807,250.67
Liabilities & Equity			
Current Liabilities			
Prepaid Assessments	\$97,852.56	\$0.00	\$97,852.56
Deferred Assessment Income	\$7,106.56	\$0.00	\$7,106.56
Insurance Payable	\$341,404.46	\$0.00	\$341,404.46
Total: Current Liabilities	\$446,363.58	\$0.00	\$446,363.58
Other Liabilities			
Deferred Replacement Reserve	\$134,975.00	\$0.00	\$134,975.00
Loan Payable - Valley Bank - Roof Loan	\$0.00	\$126,568.78	\$126,568.78
Total: Other Liabilities	\$134,975.00	\$126,568.78	\$261,543.78
Reserves			
Reserve - General	\$0.00	\$621,414.84	\$621,414.84
Reserve - Electrical Project	\$0.00	\$17,708.33	\$17,708.33
Reserves - Interest	\$0.00	\$5,777.34	\$5,777.34
Roof Loan Interest	\$0.00	(\$2,839.30)	(\$2,839.30)
Total: Reserves	\$0.00	\$642,061.21	\$642,061.21
Equity			
Retained Earnings	\$304,427.80	\$0.00	\$304,427.80
Total: Equity	\$304,427.80	\$0.00	\$304,427.80
Net Income Gain/Loss	\$152,854.30	\$0.00	\$152,854.30
Total: Liabilities & Equity	\$1,038,620.68	\$768,629.99	\$1,807,250.67



Income Statement

West Bay at Jonathans Landing Condo Assoc

End Date: 06/30/2025

	Current Period			Year-to-date			Annual
Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME							
Income							
40-4000 Homeowner Assessments	\$114,544.00	\$114,544.17	(\$0.17)	\$887,264.17	\$887,265.02	(\$0.85)	\$1,374,530.04
40-4005 Special Assessments	19,349.65	17,708.33	1,641.32	106,249.98	106,249.98	-	212,499.98
40-4015 Deferred Assessment Surplus - Prior Year	3,271.77	11,495.00	(8,223.23)	68,970.00	68,970.00	-	137,940.00
40-4020 Late Fees Interest	-	-	-	310.32	-	310.32	-
40-4040 NSF Bank Fees	-	25.00	(25.00)	-	150.00	(150.00)	300.00
40-4085 Application Fee	-	-	-	800.00	-	800.00	-
TOTAL Income	\$137,165.42	\$143,772.50	(\$6,607.08)	\$863,594.47	\$862,835.00	\$959.47	\$1,725,270.00
Other Income							
45-4500 Interest Income - Operating	983.71	375.00	588.71	5,755.10	2,250.00	3,505.10	4,500.00
TOTAL Other Income	\$983.71	\$375.00	\$588.71	\$5,755.10	\$2,250.00	\$3,505.10	\$4,500.00
TOTAL INCOME	\$138,129.13	\$144,147.50	(\$6,018.37)	\$869,349.57	\$864,885.00	\$4,464.57	\$1,729,770.00
EXPENSES							
General & Administrative							
50-5000 Management Contract	1,804.17	1,804.17	-	10,825.02	10,825.02	-	21,650.04
50-5010 Accounting Services	393.75	393.75	-	2,362.50	2,362.50	-	4,725.00
50-5015 Legal & Professional Services	1,641.65	1,250.00	(391.65)	4,235.10	4,000.00	(235.10)	6,500.00
50-5017 Audit & Tax Services	-	5,000.00	5,000.00	-	5,000.00	5,000.00	5,000.00
50-5035 Postage & Mailing	25.51	208.33	182.82	632.13	1,249.98	617.85	2,499.98
50-5040 Copies & Printing	155.15	166.67	11.52	1,205.06	1,000.02	(205.04)	2,000.04
50-5045 Insurance Expense	47,738.06	60,761.12	13,023.06	250,922.43	277,477.40	26,554.97	642,044.12
50-5065 Office Supplies	-	583.33	583.33	389.98	3,499.98	3,110.00	6,999.98
50-5070 Licenses, Fees & Permits	-	-	-	520.00	-	(520.00)	350.00
50-5075 Filing Fees	-	50.00	50.00	73.50	300.00	226.50	600.00
50-5080 Storage Fees	64.40	16.67	(47.73)	253.00	100.02	(152.98)	200.04
50-5105 Meeting Expense	98.09	41.67	(56.42)	475.56	250.02	(225.54)	501.04
50-5110 Miscellaneous Administrative Expense	-	-	-	82.50	-	(82.50)	-
TOTAL General & Administrative	\$51,920.78	\$70,275.71	\$18,354.93	\$271,976.78	\$306,064.94	\$34,088.16	\$693,070.20
Grounds & Landscaping							
60-6000 Landscape Contract	9,070.00	9,312.50	242.50	44,627.60	55,875.00	11,247.40	111,750.00
60-6005 Landscape - Other	1,200.00	5,000.00	3,800.00	1,200.00	20,000.00	18,800.00	45,000.00
60-6010 Shrub & Tree Maintenance	-	-	-	-	-	-	20,000.00
60-6020 Mulch	-	5,000.00	5,000.00	-	10,000.00	10,000.00	20,000.00
60-6025 Irrigation Repairs	163.67	5,000.00	4,836.33	8,456.83	10,000.00	1,543.17	20,000.00
60-6030 Tree	-	10,000.00	10,000.00	6,645.00	10,000.00	3,355.00	30,000.00
TOTAL Grounds & Landscaping	\$10,433.67	\$34,312.50	\$23,878.83	\$60,929.43	\$105,875.00	\$44,945.57	\$246,750.00
Utilities							
62-6200 Electricity	1,044.89	1,250.00	205.11	7,487.13	7,500.00	12.87	15,000.00
62-6205 Gas	-	250.00	250.00	-	500.00	500.00	1,000.00
62-6215 Water & Sewer	238.34	400.00	161.66	1,653.99	2,400.00	746.01	4,800.00
62-6230 Drainage	-	15,000.00	15,000.00	-	17,250.00	17,250.00	32,250.00
TOTAL Utilities	\$1,283.23	\$16,900.00	\$15,616.77	\$9,141.12	\$27,650.00	\$18,508.88	\$53,050.00
Amenities							
65-6500 Pool Service	1,294.00	700.00	(594.00)	3,882.00	4,200.00	318.00	8,400.00
65-6505 Pool Supplies	-	83.33	83.33	-	500.02	500.02	1,000.00
65-6510 Pool Maintenance & Repairs	112.50	250.00	137.50	860.87	1,500.00	639.13	3,000.00
65-6515 Pool Janitorial	375.00	375.00	-	2,250.00	2,250.00	-	4,500.00
65-6520 Pool Permit	-	-	-	475.35	-	(475.35)	500.00
65-6575 Light Fixtures	1,585.85	-	(1,585.85)	1,585.85	-	(1,585.85)	-
TOTAL Amenities	\$3,367.35	\$1,408.33	(\$1,959.02)	\$9,054.07	\$8,450.02	(\$604.05)	\$17,400.00



Income Statement

West Bay at Jonathans Landing Condo Assoc

End Date: 06/30/2025

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Repairs & Maintenance							
67-6725 General Repairs & Maintenance	\$1,463.37	\$1,666.67	\$203.30	\$2,170.14	\$10,000.02	\$7,829.88	\$20,000.04
67-6735 Building Repairs & Maintenance	3,686.39	4,166.66	480.27	39,776.41	25,000.04	(14,776.37)	50,000.00
67-6740 Wood Repairs & Replacement	-	166.67	166.67	-	1,000.02	1,000.02	2,000.04
67-6750 Roof Repairs & Maintenance	5,404.15	1,250.00	(4,154.15)	9,889.15	7,500.00	(2,389.15)	15,000.00
67-6810 Lighting Repairs & Maintenance	416.15	208.33	(207.82)	416.15	1,249.98	833.83	2,499.96
67-6830 Powerwashing	-	-	-	-	-	-	4,500.00
67-6835 Pest Control	906.75	1,791.67	884.92	7,792.25	10,750.02	2,957.77	21,500.04
67-6845 Janitorial Supplies	168.38	-	(168.38)	380.14	-	(380.14)	-
67-6850 Common Area Repairs & Maintenance	-	-	-	220.00	-	(220.00)	-
TOTAL Repairs & Maintenance	<u>\$12,045.19</u>	<u>\$9,250.00</u>	<u>(\$2,795.19)</u>	<u>\$60,644.24</u>	<u>\$55,500.08</u>	<u>(\$5,144.16)</u>	<u>\$115,500.08</u>
Other Expense							
75-7500 Loan	8,683.33	8,683.33	-	52,099.98	52,099.98	-	104,199.96
75-7585 Contingency	-	2,500.00	2,500.00	-	5,000.00	5,000.00	10,000.00
TOTAL Other Expense	<u>\$8,683.33</u>	<u>\$11,183.33</u>	<u>\$2,500.00</u>	<u>\$52,099.98</u>	<u>\$57,099.98</u>	<u>\$5,000.00</u>	<u>\$114,199.96</u>
Reserve Contributions							
80-8000 Reserve - General	24,400.00	24,400.00	-	146,400.00	146,400.00	-	292,800.00
80-8025 Reserve - Electrical Project	17,708.33	17,708.33	-	106,249.65	106,249.98	0.33	212,499.96
TOTAL Reserve Contributions	<u>\$42,108.33</u>	<u>\$42,108.33</u>	<u>\$-</u>	<u>\$252,649.65</u>	<u>\$252,649.98</u>	<u>\$0.33</u>	<u>\$505,299.96</u>
TOTAL EXPENSES	<u>\$129,841.88</u>	<u>\$185,438.20</u>	<u>\$55,596.32</u>	<u>\$716,495.27</u>	<u>\$813,290.00</u>	<u>\$96,794.73</u>	<u>\$1,745,270.20</u>
NET INCREASE (DECREASE)	<u>\$8,287.25</u>	<u>(\$41,290.70)</u>	<u>\$49,577.95</u>	<u>\$152,854.30</u>	<u>\$51,595.00</u>	<u>\$101,259.30</u>	<u>(\$15,500.20)</u>



Bank Account Register

West Bay at Jonathans Landing Condo Assoc

6/1/2025 - 6/30/2025

Date	Description	Ref No	R	P	Transaction Amount
VB-Res-4547 - ***4547		Prior Balance			\$149,657.80
06/14/2025	Valley National Bank - Roof Loan	0	X	X	(\$8,682.57)
06/19/2025	Transfer from VB-MM-2713		X	X	24,400.00
06/30/2025	Transfer from VB-MM-2713		X	X	26,391.66
06/30/2025	Transfer to VB-Res ICS-547		X	X	(128,568.64)
06/30/2025	Transfer from VB-Res ICS-547		X	X	81,664.83
06/30/2025	Transfer from VB-MM-2713		X	X	124,556.50
06/30/2025	Transfer to VB-MM-2713		X	X	(129,284.58)
06/30/2025	Transfer from VB-MM-2713		X	X	128,810.26
06/30/2025	Transfer to VB-MM-2713		X	X	(124,273.34)
06/30/2025	- To Correct Posting 06.25 cs	265	X	X	4,728.08
06/30/2025	Interest		X	X	246.82
VB-Res-4547 Total					\$149,646.82
VB-Oper-2705 - ***2705		Prior Balance			\$23,779.69
06/03/2025	FPL - 39312-02505/Apr 21-May21	0	X	X	(180.21)
06/03/2025	FPL - 68837-08324/Apr 21-May 21	0	X	X	(624.70)
06/03/2025	FPL - 31805-78481/Apr 21-May21	0	X	X	(162.93)
06/03/2025	FPL - 02290-08312/Apr21-May21	0	X	X	(77.05)
06/11/2025	Technical leak Advisors, Inc. - Leak detection necessary to identify work area at unit 129 Island Cove	600216		X	(495.00)
06/11/2025	Bayside Exterminating, Inc. - Inv #41980 / May	600217	X	X	(906.75)
06/11/2025	Eagle Plumbing Services, Inc. - Inv #23990 / May	600218		X	(350.00)
06/11/2025	J Corbett Home Services LLC - Inv Date 5/27/25 / May	600219	X	X	(1,600.00)
06/11/2025	Pool Services of North Palm Beach - Inv #74019 / May	600220	X	X	(112.50)
06/11/2025	Pool Services of North Palm Beach - Inv #73983 / May	600221	X	X	(647.00)
06/11/2025	Pool Services of North Palm Beach - Inv #78944 / June	600222	X	X	(647.00)
06/11/2025	Revival Landscape Services, LLC - Inv #36040 / May	600223		X	(163.67)
06/11/2025	Revival Landscape Services, LLC - Inv #36041 / May	600224		X	(1,200.00)
06/11/2025	Revival Landscape Services, LLC - Inv #19669 / June	600225		X	(9,070.00)
06/13/2025	Jupiter Management LLC - June 2025 MGT and reimbursable expenses	600226	X	X	(6,133.67)
06/25/2025	Transfer from VB-MM-2713		X	X	26,000.00
06/25/2025	Campany Roof Maintenance LLC - Inv #7005790 / June	600227		X	(2,841.39)
06/25/2025	Campany Roof Maintenance LLC - Inv #7005789 / Unit 16071 #159	600228		X	(3,804.15)
06/25/2025	North Atlantic Electric Inc - Inv#57336 / June	600229		X	(416.15)
06/25/2025	Town of Jupiter Utilities - 029752 / 0020181 / 9480866 / 3971 Rec M-June	0	X	X	(238.34)
06/30/2025	Interest		X	X	0.20
06/30/2025	Transfer from VB-Oper-ICS 705		X	X	38,040.28
06/30/2025	Transfer to VB-Oper-ICS 705		X	X	(51,489.82)
VB-Oper-2705 Total					\$6,659.84
VB-MM-2713 - ***2713		Prior Balance			\$50,852.81
06/06/2025	Deposit from batch 6153	251	X	X	9,165.00
06/06/2025	IPFS Corporation - ACH PAYMENT 1	0	X	X	(33,955.88)
06/09/2025	Deposit from batch 6162	252	X	X	1,230.00
06/16/2025	Deposit from batch 6185	253	X	X	3,055.00
06/17/2025	Deposit from batch 6191	254	X	X	9,165.00
06/19/2025	Transfer to VB-Res-4547		X	X	(24,400.00)
06/20/2025	Deposit from batch 6213	256	X	X	8,755.00



Bank Account Register
West Bay at Jonathans Landing Condo Assoc
6/1/2025 - 6/30/2025

Date	Description	Ref No	R	P	Transaction Amount
06/23/2025	Deposit from batch 8229	257	X	X	\$3,055.00
06/25/2025	Transfer to VB-Oper-2705		X	X	(26,000.00)
06/25/2025	Acrisure Southeast Partners Insurance Services - ACCOUNT WESTBAY-01 pd online not by check	700004	X	X	(144,771.00)
06/25/2025	Deposit from batch 8243	258	X	X	3,055.00
06/26/2025	Deposit from batch 8187	259	X	X	3,055.00
06/26/2025	Deposit from batch 8258	260	X	X	21,835.00
06/26/2025	Deposit from batch 8255	261	X	X	3,055.00
06/30/2025	Transfer from Inlet Waters		X	X	100.00
06/30/2025	Transfer to VB-Res-4547		X	X	(26,391.66)
06/30/2025	Interest		X	X	141.04
06/30/2025	Deposit from batch 8289	263	X	X	3,055.00
06/30/2025	Deposit from batch 8278	262		X	1,055.00
06/30/2025	Transfer from VB-Res-4547		X	X	124,273.34
06/30/2025	- To Correct Posting 06.25 cs	264	X	X	4,436.92
06/30/2025	Transfer from VB-Res-4547		X	X	129,284.58
06/30/2025	Transfer to VB-Res-4547		X	X	(128,810.26)
06/30/2025	Transfer to VB-Res-4547		X	X	(124,556.50)
06/30/2025	Acrisure Southeast Partners Insurance Services - Bank Adjustment - Misc. Check	0	X	X	(3.00)
06/30/2025	Transfer from VB-Oper-ICS 713		X	X	270,837.38
06/30/2025	Transfer to VB-Oper-ICS 713		X	X	(88,476.73)
VB-MM-2713 Total					\$51,796.04
VB-Res ICS-547 - ***547					Prior Balance
					\$571,289.79
06/30/2025	Interest		X	X	789.57
06/30/2025	Transfer from VB-Res-4547		X	X	128,568.84
06/30/2025	Transfer to VB-Res-4547		X	X	(81,664.83)
VB-Res ICS-547 Total					\$618,983.17
VB-Oper-ICS 705 - ***705					Prior Balance
					\$9,914.99
06/30/2025	Interest		X	X	11.96
06/30/2025	Transfer from VB-Oper-2705		X	X	51,489.82
06/30/2025	Transfer to VB-Oper-2705		X	X	(38,040.28)
VB-Oper-ICS 705 Total					\$23,376.49
VB-Oper-ICS 713 - ***713					Prior Balance
					\$656,044.87
06/30/2025	Transfer from VB-MM-2713		X	X	88,476.73
06/30/2025	Transfer to VB-MM-2713		X	X	(270,837.38)
06/30/2025	Interest		X	X	810.51
VB-Oper-ICS 713 Total					\$474,494.73
Association Total					\$1,324,957.09