

## **July 2025 Financial Report**

The monthly reports presented include the P&L for the cycle in both the new Vantaca format and the previous format by CINC.

Included in the package is the receivable report.

The monthly Balance Sheet is not included as the mapping of the Valley Bank accounts into Vantaca is being worked out. Once completed the balance sheet will be produced. The issue is the integration is electronic; therefore, manual corrections will negatively impact the future system integrity.

The income statement for interest income will increase to approximately \$2,120.01 after the data is verified.

The receivable report, 7-31-2025, total is reduced by \$26,506.45 through 8-22-2025 for a total outstanding of \$57,819.21.



## Income Statement

West Bay at Jonathans Landing Condo Assoc

From 07/01/2025 to 07/31/2025

Description	Actual	Current Period Budget	Variance	Actual	Year-to-date Budget	Variance	Annual Budget
<b>INCOME</b>							
<b>Income</b>							
40-4000 Homeowner Assessments	\$ 114,544.17	\$ 114,544.17	-	\$ 801,808.34	\$ 801,809.19	(\$ 0.85)	\$ 1,374,530.04
40-4005 Special Assessments	\$ 17,708.33	\$ 17,708.33	-	\$ 123,958.31	\$ 123,958.31	-	\$ 212,499.98
40-4015 Deferred Assessment Surplus - Prior Year	\$ 11,495.00	\$ 11,495.00	-	\$ 80,465.00	\$ 80,465.00	-	\$ 137,940.00
40-4020 Late Fees Interest	-	-	-	\$ 310.32	-	\$ 310.32	-
40-4040 NSF Bank Fees	-	\$ 25.00	(\$ 25.00)	-	\$ 175.00	(\$ 175.00)	\$ 300.00
40-4085 Application Fee	-	-	-	\$ 800.00	-	\$ 800.00	-
<b>TOTAL Income</b>	<b>\$ 143,747.50</b>	<b>\$ 143,772.50</b>	<b>(\$ 25.00)</b>	<b>\$ 1,007,341.97</b>	<b>\$ 1,006,407.50</b>	<b>\$ 934.47</b>	<b>\$ 1,725,270.00</b>
<b>Other Income</b>							
45-4500 Interest Income - Operating	\$ 1,029.67	\$ 375.00	\$ 654.67	\$ 6,784.77	\$ 2,825.00	\$ 4,159.77	\$ 4,500.00
<b>TOTAL Other Income</b>	<b>\$ 1,029.67</b>	<b>\$ 375.00</b>	<b>\$ 654.67</b>	<b>\$ 6,784.77</b>	<b>\$ 2,825.00</b>	<b>\$ 4,159.77</b>	<b>\$ 4,500.00</b>
<b>TOTAL INCOME</b>	<b>\$ 144,777.17</b>	<b>\$ 144,147.50</b>	<b>\$ 629.67</b>	<b>\$ 1,014,126.74</b>	<b>\$ 1,009,032.50</b>	<b>\$ 5,094.24</b>	<b>\$ 1,729,770.00</b>
<b>EXPENSES AND RESERVE FUNDING</b>							
<b>General &amp; Administrative</b>							
50-5000 Management Contract	\$ 1,804.17	\$ 1,804.17	-	\$ 12,629.19	\$ 12,629.19	-	\$ 21,650.04
50-5010 Accounting Services	\$ 393.75	\$ 393.75	-	\$ 2,756.25	\$ 2,756.25	-	\$ 4,725.00
50-5015 Legal & Professional Services	\$ 9,165.00	-	(\$ 9,165.00)	\$ 13,400.10	\$ 4,000.00	(\$ 9,400.10)	\$ 6,500.00
50-5017 Audit & Tax Services	-	-	-	-	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
50-5035 Postage & Mailing	\$ 103.17	\$ 208.33	\$ 105.16	\$ 735.30	\$ 1,458.31	\$ 723.01	\$ 2,499.98
50-5040 Copies & Printing	\$ 94.36	\$ 166.67	\$ 72.31	\$ 1,299.42	\$ 1,166.69	(\$ 132.73)	\$ 2,000.04
50-5045 Insurance Expense	\$ 47,735.06	\$ 60,761.12	\$ 13,026.06	\$ 298,657.79	\$ 338,238.52	\$ 39,580.73	\$ 642,044.12
50-5065 Office Supplies	\$ 35.91	\$ 583.33	\$ 547.42	\$ 425.89	\$ 4,083.31	\$ 3,657.42	\$ 6,999.98
50-5070 Licenses, Fees & Permits	-	-	-	\$ 520.00	-	(\$ 520.00)	\$ 350.00
50-5075 Filing Fees	-	\$ 50.00	\$ 50.00	\$ 73.50	\$ 350.00	\$ 276.50	\$ 600.00
50-5080 Storage Fees	-	\$ 16.67	\$ 16.67	\$ 253.00	\$ 116.69	(\$ 136.31)	\$ 200.04
50-5105 Meeting Expense	\$ 98.09	\$ 41.67	(\$ 56.42)	\$ 573.65	\$ 291.69	(\$ 281.96)	\$ 501.04
50-5110 Miscellaneous Administrative Expense	\$ 66.00	-	(\$ 66.00)	\$ 148.50	-	(\$ 148.50)	-
<b>TOTAL General &amp; Administrative</b>	<b>\$ 59,495.51</b>	<b>\$ 64,025.71</b>	<b>\$ 4,530.20</b>	<b>\$ 331,472.59</b>	<b>\$ 370,090.65</b>	<b>\$ 38,618.06</b>	<b>\$ 693,070.20</b>
<b>Grounds &amp; Landscaping</b>							
60-6000 Landscape Contract	\$ 18,140.00	\$ 9,312.50	(\$ 8,827.50)	\$ 62,767.60	\$ 65,187.50	\$ 2,419.90	\$ 111,750.00
60-6005 Landscape - Other	\$ 18,545.00	-	(\$ 18,545.00)	\$ 19,745.00	\$ 20,000.00	\$ 255.00	\$ 45,000.00
60-6010 Shrub & Tree Maintenance	-	-	-	-	-	-	\$ 20,000.00
60-6020 Mulch	-	-	-	-	\$ 10,000.00	\$ 10,000.00	\$ 20,000.00
60-6025 Irrigation Repairs	\$ 1,217.87	-	(\$ 1,217.87)	\$ 9,674.70	\$ 10,000.00	\$ 325.30	\$ 20,000.00
60-6030 Tree	-	-	-	\$ 6,845.00	\$ 10,000.00	\$ 3,155.00	\$ 30,000.00
<b>TOTAL Grounds &amp; Landscaping</b>	<b>\$ 37,902.87</b>	<b>\$ 9,312.50</b>	<b>(\$ 28,590.37)</b>	<b>\$ 98,832.30</b>	<b>\$ 115,187.50</b>	<b>\$ 16,355.20</b>	<b>\$ 246,750.00</b>
<b>Utilities</b>							
62-6200 Electricity	\$ 1,325.53	\$ 1,250.00	(\$ 75.53)	\$ 8,812.66	\$ 8,750.00	(\$ 62.66)	\$ 15,000.00
62-6205 Gas	-	-	-	-	\$ 500.00	\$ 500.00	\$ 1,000.00
62-6215 Water & Sewer	\$ 263.75	\$ 400.00	\$ 136.25	\$ 1,917.74	\$ 2,800.00	\$ 882.26	\$ 4,800.00
62-6230 Drainage	\$ 11,915.00	-	(\$ 11,915.00)	\$ 11,915.00	\$ 17,250.00	\$ 5,335.00	\$ 32,250.00
<b>TOTAL Utilities</b>	<b>\$ 13,504.28</b>	<b>\$ 1,650.00</b>	<b>(\$ 11,854.28)</b>	<b>\$ 22,645.40</b>	<b>\$ 29,300.00</b>	<b>\$ 6,654.60</b>	<b>\$ 53,050.00</b>
<b>Amenities</b>							
65-6500 Pool Service	\$ 647.00	\$ 700.00	\$ 53.00	\$ 4,529.00	\$ 4,900.00	\$ 371.00	\$ 8,400.00
65-6505 Pool Supplies	-	\$ 83.33	\$ 83.33	-	\$ 583.35	\$ 583.35	\$ 1,000.00
65-6510 Pool Maintenance & Repairs	\$ 112.50	\$ 250.00	\$ 137.50	\$ 973.37	\$ 1,750.00	\$ 776.63	\$ 3,000.00
65-6515 Pool Janitorial	\$ 375.00	\$ 375.00	-	\$ 2,625.00	\$ 2,625.00	-	\$ 4,500.00
65-6520 Pool Permit	-	-	-	\$ 475.35	-	(\$ 475.35)	\$ 500.00
65-6575 Light Fixtures	-	-	-	\$ 1,585.85	-	(\$ 1,585.85)	-
<b>TOTAL Amenities</b>	<b>\$ 1,134.50</b>	<b>\$ 1,408.33</b>	<b>\$ 273.83</b>	<b>\$ 10,188.57</b>	<b>\$ 9,858.35</b>	<b>(\$ 330.22)</b>	<b>\$ 17,400.00</b>
<b>Repairs &amp; Maintenance</b>							
67-6725 General Repairs & Maintenance	\$ 286.53	\$ 1,666.67	\$ 1,380.14	\$ 2,456.67	\$ 11,666.69	\$ 9,210.02	\$ 20,000.04
67-6735 Building Repairs & Maintenance	\$ 2,965.00	\$ 4,166.66	\$ 1,201.66	\$ 42,741.41	\$ 29,166.70	(\$ 13,574.71)	\$ 50,000.00
67-6740 Wood Repairs & Replacement	-	\$ 166.67	\$ 166.67	-	\$ 1,166.69	\$ 1,166.69	\$ 2,000.04
67-6750 Roof Repairs & Maintenance	-	\$ 1,250.00	\$ 1,250.00	\$ 9,889.15	\$ 8,750.00	(\$ 1,139.15)	\$ 15,000.00
67-6810 Lighting Repairs & Maintenance	\$ 2,409.11	\$ 208.33	(\$ 2,200.78)	\$ 2,825.26	\$ 1,458.31	(\$ 1,366.95)	\$ 2,499.98
67-6830 Powerwashing	-	-	-	-	-	-	\$ 4,500.00
67-6835 Pest Control	\$ 3,258.50	\$ 1,791.67	(\$ 1,466.83)	\$ 11,050.75	\$ 12,541.69	\$ 1,490.94	\$ 21,500.04
67-6845 Janitorial Supplies	-	-	-	\$ 380.14	-	(\$ 380.14)	-
67-6850 Common Area Repairs & Maintenance	-	-	-	\$ 220.00	-	(\$ 220.00)	-



## Income Statement

West Bay at Jonathans Landing Condo Assoc

From 07/01/2025 to 07/31/2025

Description	Actual	Current Period Budget	Variance	Actual	Year-to-date Budget	Variance	Annual Budget
TOTAL Repairs & Maintenance Other Expense	\$ 8,919.14	\$ 9,250.00	\$ 330.86	\$ 69,563.38	\$ 64,750.08	(\$ 4,813.30)	\$ 115,500.08
75-7500 Loan	\$ 8,883.33	\$ 8,883.33	-	\$ 60,783.31	\$ 60,783.31	-	\$ 104,199.96
75-7585 Contingency	-	-	-	-	\$ 5,000.00	\$ 5,000.00	\$ 10,000.00
TOTAL Other Expense	\$ 8,883.33	\$ 8,883.33	-	\$ 60,783.31	\$ 65,783.31	\$ 5,000.00	\$ 114,199.96
Reserve Contributions							
80-8000 Reserve - General	\$ 24,400.00	\$ 24,400.00	-	\$ 170,800.00	\$ 170,800.00	-	\$ 292,800.00
80-8025 Reserve - Electrical Project	\$ 17,708.33	\$ 17,708.33	-	\$ 123,957.98	\$ 123,958.31	\$ 0.33	\$ 212,499.96
TOTAL Reserve Contributions	\$ 42,108.33	\$ 42,108.33	-	\$ 294,757.98	\$ 294,758.31	\$ 0.33	\$ 505,299.96
TOTAL DISBURSEMENT \$	\$ 171,747.96	\$ 136,438.20	(\$ 35,309.76)	\$ 888,243.53	\$ 949,728.20	\$ 61,484.67	(\$ 1,745,270.20)
NET INCREASE (DECREASE)	(\$ 26,970.79)	\$ 7,709.30	(\$ 34,680.09)	\$ 125,883.21	\$ 59,304.30	\$ 66,578.91	(\$ 15,500.20)

# West Bay at Jonathan's Landing

## Statement of Revenues and Expenses 7/1/2025 - 7/31/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Income							
Income							
40-4000-00 - Homeowner Assessments	114,544.17	114,544.17	-	801,808.34	801,809.19	(.85)	1,374,530.04
40-4005-00 - Special Assessment	17,708.33	17,708.33	-	123,958.31	123,958.31	-	212,499.96
40-4015-00 - Deferred Assessment Surplus - Prior Year	11,495.00	11,495.00	-	80,465.00	80,465.00	-	137,940.00
40-4020-00 - Late Fees Interest	-	-	-	310.32	-	310.32	-
40-4040-00 - NSF Bank Fees	-	25.00	(25.00)	-	175.00	(175.00)	300.00
40-4085-00 - Application Fee	-	-	-	800.00	-	800.00	-
45-4500-00 - Interest Income - Operating	1,029.67	375.00	654.67	6,784.77	2,625.00	4,159.77	4,500.00
Total Income	144,777.17	144,147.50	629.67	1,014,126.74	1,009,032.50	5,094.24	1,729,770.00
Total Income	144,777.17	144,147.50	629.67	1,014,126.74	1,009,032.50	5,094.24	1,729,770.00

## Operating Expense

<b>Liability</b>							
21-2090-00 - Deferred Replacement Reserve	134,975.00	-	-	(134,975.00)	-	134,975.00	-
21-2100-00 - Loan Payable - Valley Bank - Roof Loan	126,568.78	-	-	(126,568.78)	-	126,568.78	-
<b>Total Liability</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(261,543.78)</b>	<b>-</b>	<b>261,543.78</b>	<b>-</b>
<b>Expense</b>							

50-5000-00 - Management Contract	1,804.17	1,804.17	0	12,629.19	12,629.19	0	21,650.04
50-5010-00 - Accounting Services	393.75	393.75	0	2,756.25	2,756.25	0	4,725.00
50-5015-00 - Legal & Professional Services	9,165.00	0	(9,165.00)	13,400.10	4,000.00	(9,400.10)	6,500.00
50-5017-00 - Audit & Tax Services	0	0	0	0	5,000.00	5,000.00	5,000.00
50-5035-00 - Postage & Mailing	103.17	208.33	105.16	735.30	1,458.31	723.01	2,499.96
50-5040-00 - Copies & Printing	94.36	166.67	72.31	1,299.42	1,166.69	(132.73)	2,000.04
50-5045-00 - Insurance Expense	47,735.06	60,761.12	13,026.06	298,654.79	338,238.52	39,583.73	642,044.12
50-5065-00 - Office Supplies	35.91	583.33	547.42	425.89	4,083.31	3,657.42	6,999.96
50-5070-00 - Licenses, Fees & Permits	0	0	0	520.00	0	(520.00)	350.00
50-5075-00 - Filing Fees	0	50.00	50.00	73.50	350.00	276.50	600.00
50-5080-00 - Storage Fees	0	16.67	16.67	253.00	116.69	(136.31)	200.04
50-5105-00 - Meeting Expense	98.09	41.67	(56.42)	573.65	291.69	(281.96)	501.04
50-5110-00 - Miscellaneous Administrative Expense	66.00	0	(66.00)	148.50	0	(148.50)	-
60-6000-00 - Landscape Contract	18,140.00	9,312.50	(8,827.50)	62,767.60	65,187.50	2,419.90	111,750.00
60-6005-00 - Landscape - Other	18,545.00	0	(18,545.00)	19,745.00	20,000.00	255.00	45,000.00
60-6010-00 - Shrub & Tree Maintenance	0	0	0	0	0	0	20,000.00
60-6020-00 - Mulch	0	0	0	0	10,000.00	10,000.00	20,000.00
60-6025-00 - Irrigation Repairs	1,217.87	0	(1,217.87)	9,674.70	10,000.00	325.30	20,000.00
60-6030-00 - Tree	0	0	0	6,645.00	10,000.00	3,355.00	30,000.00
62-6200-00 - Electricity	1,325.53	1,250.00	(75.53)	8,812.66	8,750.00	(62.66)	15,000.00
62-6205-00 - Gas	0	0	0	0	500.00	500.00	1,000.00
62-6215-00 - Water & Sewer	263.75	400.00	136.25	1,917.74	2,800.00	882.26	4,800.00
62-6230-00 - Drainage	0	0	0	0	17,250.00	17,250.00	32,250.00
62-6235-00 - Drainage Maintenance	11,915.00	0	(11,915.00)	11,915.00	0	(11,915.00)	-
65-6500-00 - Pool Service	647.00	700.00	53.00	4,529.00	4,900.00	371.00	8,400.00
65-6505-00 - Pool Supplies	0	83.33	83.33	0	583.35	583.35	1,000.00
65-6510-00 - Pool Maintenance & Repairs	112.50	250.00	137.50	973.37	1,750.00	776.63	3,000.00
65-6515-00 - Pool Janitorial	375.00	375.00	0	2,625.00	2,625.00	0	4,500.00
65-6520-00 - Pool Permit	0	0	0	475.35	0	(475.35)	500.00
65-6575-00 - Light Fixtures	0	0	0	1,585.85	0	(1,585.85)	-
67-6725-00 - General Repairs & Maintenance	286.53	1,666.67	1,380.14	2,456.67	11,666.69	9,210.02	20,000.04
67-6735-00 - Building Repairs & Maintenance	2,965.00	4,166.66	1,201.66	42,741.41	29,166.70	(13,574.71)	50,000.00
67-6740-00 - Wood Repairs & Replacement	0	166.67	166.67	0	1,166.69	1,166.69	2,000.04

67-6750-00 - Roof Repairs & Maintenance	0	1,250.00	1,250.00	9,889.15	8,750.00	(1,139.15)	15,000.00
67-6805-00 - Holiday Lighting	2,409.11	0	(2,409.11)	2,409.11	0	(2,409.11)	-
67-6810-00 - Lighting Repairs & Maintenance	0	208.33	208.33	416.15	1,458.31	1,042.16	2,499.96
67-6830-00 - Powerwashing	0	0	0	0	0	0	4,500.00
67-6835-00 - Pest Control	3,258.50	1,791.67	(1,466.83)	11,050.75	12,541.69	1,490.94	21,500.04
67-6845-00 - Janitorial Supplies	0	0	0	380.14	0	(380.14)	-
67-6850-00 - Common Area Repairs & Maintenance	0	0	0	220.00	0	(220.00)	-
75-7500-00 - Loan	8,683.33	8,683.33	0	60,783.31	60,783.31	0	104,199.96
75-7585-00 - Contingency	0	0	0	0	5,000.00	5,000.00	10,000.00
80-8000-00 - Reserve - General	24,400.00	24,400.00	0	170,800.00	170,800.00	0	292,800.00
80-8025-00 - Reserve - Electrical Project	17,708.33	17,708.33	0	123,957.98	123,958.31	.33	212,499.96
<b>Total Expense</b>	<b>171,747.96</b>	<b>136,438.20</b>	<b>(35,309.76)</b>	<b>888,240.53</b>	<b>949,728.20</b>	<b>61,487.67</b>	<b>1,745,270.20</b>
<b>Total Expense</b>	<b>171,747.96</b>	<b>136,438.20</b>	<b>(35,309.76)</b>	<b>888,240.53</b>	<b>949,728.20</b>	<b>61,487.67</b>	<b>1,745,270.20</b>
<b>Operating Net Total</b>	<b>(26,970.79)</b>	<b>7,709.30</b>	<b>(34,680.09)</b>	<b>125,886.21</b>	<b>59,304.30</b>	<b>66,581.91</b>	<b>(15,500.20)</b>
<b>Net Total</b>	<b>(26,970.79)</b>	<b>7,709.30</b>	<b>(34,680.09)</b>	<b>125,886.21</b>	<b>59,304.30</b>	<b>66,581.91</b>	<b>(15,500.20)</b>