Balance Sheet

West Bay at Jonathans Landing Condo Assoc

End Date: 04/30/2025

	Operating	Reserve	Total
Assets			
Cash - Operating			
VB-Oper-2705	$37,088.77	$0.00	$37,088.77
Operating Suspense to 2705	$23,210.00	$0.00	$23,210.00
VB-Oper-ICS-705/2705	$21,071.46	$0.00	$21,071.46
VC-Oper-MM-2713	($143,715.66)	$0.00	($143,715.66)
MM Suspense Account to 2713	$10,000.00	$0.00	$10,000.00
VB-Oper-ICS-713/2713	$693,324.21	$0.00	$693,324.21
Operating Suspense Account	($9,210.18)	$0.00	($9,210.18)
Total: Cash - Operating	**$631,768.60**	**$0.00**	**$631,768.60**
Cash & Assets - Reserves			
VB-Res-4547	$0.00	$199,348.59	$199,348.59
Reserve Suspense Account to 4547	$35,900.00	$0.00	$35,900.00
VB-ICS-547	$0.00	$615,150.05	$615,150.05
Total: Cash & Assets - Reserves	**$35,900.00**	**$814,498.64**	**$850,398.64**
Accounts Receivable			
Other Receivable	$33,210.00	$0.00	$33,210.00
Other Receivable Reserve	$0.00	$35,900.00	$35,900.00
Accounts Receivable - Homeowner	$58,141.19	$0.00	$58,141.19
Total: Accounts Receivable	**$91,351.19**	**$35,900.00**	**$127,251.19**
Other Current Assets			
Prepaid Insurance	$428,625.61	$0.00	$428,625.61
Total: Other Current Assets	**$428,625.61**	**$0.00**	**$428,625.61**
Total: Assets	**$1,187,645.40**	**$850,398.64**	**$2,038,044.04**

Balance Sheet

West Bay at Jonathans Landing Condo Assoc

End Date: 04/30/2025

	Operating	Reserve	Total
Liabilities & Equity			
Current Liabilities			
Prepaid Assessments	$45,590.83	$0.00	$45,590.83
Deferred Assessment Income	$276,281.50	$0.00	$276,281.50
Insurance Payable	$305,359.25	$0.00	$305,359.25
Total: Current Liabilities	**$627,231.58**	**$0.00**	**$627,231.58**
Other Liabilities			
Deferred Replacement Reserve	$134,975.00	$0.00	$134,975.00
Loan Payable - Valley Bank - Roof Loan	$0.00	$142,934.52	$142,934.52
Total: Other Liabilities	**$134,975.00**	**$142,934.52**	**$277,909.52**
Reserves			
Reserve - General	$0.00	$669,763.47	$669,763.47
Reserves - Interest	$0.00	$3,580.87	$3,580.87
Roof Loan Interest	$0.00	($1,780.22)	($1,780.22)
Total: Reserves	**$0.00**	**$671,564.12**	**$671,564.12**
Equity			
Retained Earnings	$189,385.27	$0.00	$189,385.27
2024 OP Suspense	$33,210.00	$0.00	$33,210.00
2024 Res Suspense	$0.00	$35,900.00	$35,900.00
Total: Equity	**$222,595.27**	**$35,900.00**	**$258,495.27**
Net Income Gain/Loss	$202,843.55	$0.00	$202,843.55
Total: Liabilities & Equity	**$1,187,645.40**	**$850,398.64**	**$2,038,044.04**

Income Statement

West Bay at Jonathans Landing Condo Assoc

End Date: 04/30/2025

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
INCOME							
Income							
40-4000 Homeowner Assessments	$114,544.00	$114,544.17	($0.17)	$458,176.17	$458,176.68	($0.51)	$1,374,530.04
40-4005 Special Assessments	17,708.00	17,708.33	(0.33)	69,192.33	70,833.32	(1,640.99)	212,499.96
40-4015 Deferred Assessment Surplus - Prior Year	11,445.00	11,495.00	(50.00)	54,203.23	45,980.00	8,223.23	137,940.00
40-4020 Late Fees Interest	-	-	-	310.32	-	310.32	-
40-4040 NSF Bank Fees	-	25.00	(25.00)	-	100.00	(100.00)	300.00
40-4080 Miscellaneous Income	69,110.00	-	69,110.00	69,110.00	-	69,110.00	-
40-4085 Application Fee	600.00	-	600.00	700.00	-	700.00	-
TOTAL Income	$213,407.00	$143,772.50	$69,634.50	$651,692.05	$575,090.00	$76,602.05	$1,725,270.00
Other Income							
45-4500 Interest Income - Operating	1,074.24	375.00	699.24	3,713.32	1,500.00	2,213.32	4,500.00
TOTAL Other Income	$1,074.24	$375.00	$699.24	$3,713.32	$1,500.00	$2,213.32	$4,500.00
TOTAL INCOME	**$214,481.24**	**$144,147.50**	**$70,333.74**	**$655,405.37**	**$576,590.00**	**$78,815.37**	**$1,729,770.00**
EXPENSES							
General & Administrative							
50-5000 Management Contract	1,804.17	1,804.17	-	7,216.68	7,216.68	-	21,650.04
50-5010 Accounting Services	393.75	393.75	-	1,575.00	1,575.00	-	4,725.00
50-5015 Legal & Professional Services	142.60	-	(142.60)	885.10	2,750.00	1,864.90	6,500.00
50-5017 Audit & Tax Services	-	-	-	-	-	-	5,000.00
50-5035 Postage & Mailing	85.15	208.33	123.18	593.51	833.32	239.81	2,499.96
50-5040 Copies & Printing	175.56	166.67	(8.89)	940.28	666.68	(273.60)	2,000.04
50-5045 Insurance Expense	38,988.79	38,988.79	-	155,449.31	155,955.16	505.85	642,044.12
50-5065 Office Supplies	32.13	583.33	551.20	288.07	2,333.32	2,045.25	6,999.96
50-5070 Licenses, Fees & Permits	-	-	-	520.00	-	(520.00)	350.00
50-5075 Filing Fees	73.50	50.00	(23.50)	73.50	200.00	126.50	600.00
50-5080 Storage Fees	59.80	16.67	(43.13)	124.20	66.68	(57.52)	200.04
50-5105 Meeting Expense	60.00	41.67	(18.33)	279.38	166.68	(112.70)	501.04
50-5110 Miscellaneous Administrative Expense	82.50	-	(82.50)	82.50	-	(82.50)	-
TOTAL General & Administrative	$41,897.95	$42,253.38	$355.43	$168,027.53	$171,763.52	$3,735.99	$693,070.20
Grounds & Landscaping							
60-6000 Landscape Contract	9,070.00	9,312.50	242.50	35,557.60	37,250.00	1,692.40	111,750.00
60-6005 Landscape - Other	-	-	-	-	15,000.00	15,000.00	45,000.00
60-6010 Shrub & Tree Maintenance	6,645.00	-	(6,645.00)	6,645.00	-	(6,645.00)	20,000.00
60-6020 Mulch	-	-	-	-	5,000.00	5,000.00	20,000.00
60-6025 Irrigation Repairs	9.15	-	(9.15)	7,183.42	5,000.00	(2,183.42)	20,000.00
60-6030 Tree	-	-	-	-	-	-	30,000.00
TOTAL Grounds & Landscaping	$15,724.15	$9,312.50	($6,411.65)	$49,386.02	$62,250.00	$12,863.98	$246,750.00
Utilities							
62-6200 Electricity	1,183.01	1,250.00	66.99	5,356.38	5,000.00	(356.38)	15,000.00
62-6205 Gas	-	-	-	-	250.00	250.00	1,000.00
62-6215 Water & Sewer	273.04	400.00	126.96	1,095.83	1,600.00	504.17	4,800.00
62-6230 Drainage	-	-	-	-	2,250.00	2,250.00	32,250.00
TOTAL Utilities	$1,456.05	$1,650.00	$193.95	$6,452.21	$9,100.00	$2,647.79	$53,050.00
Amenities							
65-6500 Pool Service	647.00	700.00	53.00	2,588.00	2,800.00	212.00	8,400.00
65-6505 Pool Supplies	-	83.33	83.33	-	333.36	333.36	1,000.00
65-6510 Pool Maintenance & Repairs	181.88	250.00	68.12	406.88	1,000.00	593.12	3,000.00
65-6515 Pool Janitorial	375.00	375.00	-	1,500.00	1,500.00	-	4,500.00
65-6520 Pool Permit	475.35	-	(475.35)	475.35	-	(475.35)	500.00
TOTAL Amenities	$1,679.23	$1,408.33	($270.90)	$4,970.23	$5,633.36	$663.13	$17,400.00

Income Statement

West Bay at Jonathans Landing Condo Assoc

End Date: 04/30/2025

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
Repairs & Maintenance							
67-6725 General Repairs & Maintenance	$427.52	$1,666.67	$1,239.15	$706.77	$6,666.68	$5,959.91	$20,000.04
67-6735 Building Repairs & Maintenance	11,387.95	4,166.66	(7,221.29)	26,433.90	16,666.72	(9,767.18)	50,000.00
67-6740 Wood Repairs & Replacement	-	166.67	166.67	-	666.68	666.68	2,000.04
67-6750 Roof Repairs & Maintenance	-	1,250.00	1,250.00	4,485.00	5,000.00	515.00	15,000.00
67-6810 Lighting Repairs & Maintenance	-	208.33	208.33	-	833.32	833.32	2,499.96
67-6830 Powerwashing	-	-	-	-	-	-	4,500.00
67-6835 Pest Control	906.75	1,791.67	884.92	5,978.75	7,166.68	1,187.93	21,500.04
67-6845 Janitorial Supplies	56.39	-	(56.39)	211.76	-	(211.76)	-
67-6850 Common Area Repairs & Maintenance	110.00	-	(110.00)	110.00	-	(110.00)	-
TOTAL Repairs & Maintenance	$12,888.61	$9,250.00	($3,638.61)	$37,926.18	$37,000.08	($926.10)	$115,500.08
Other Expense							
75-7500 Loan	-	8,683.33	8,683.33	17,366.66	34,733.32	17,366.66	104,199.96
75-7585 Contingency	-	-	-	-	2,500.00	2,500.00	10,000.00
TOTAL Other Expense	$-	$8,683.33	$8,683.33	$17,366.66	$37,233.32	$19,866.66	$114,199.96
Reserve Contributions							
80-8000 Reserve - General	24,400.00	24,400.00	-	97,600.00	97,600.00	-	292,800.00
80-8025 Reserve - Electrical Project	17,708.33	17,708.33	-	70,832.99	70,833.32	0.33	212,499.96
TOTAL Reserve Contributions	$42,108.33	$42,108.33	$-	$168,432.99	$168,433.32	$0.33	$505,299.96
TOTAL EXPENSES	**$115,754.32**	**$114,665.87**	**($1,088.45)**	**$452,561.82**	**$491,413.60**	**$38,851.78**	**$1,745,270.20**
NET INCREASE (DECREASE)	$98,726.92	$29,481.63	$69,245.29	$202,843.55	$85,176.40	$117,667.15	($15,500.20)