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09/18/23

Accrual Basis

**West Bay at Jonathans Landing**  
**Balance Sheet**  
As of August 31, 2023

	<u>Aug 31, 23</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating Cash</b>	
1110 · Valley National MM 2713	52,800.53
1111 · ICS Account 713 /2713	51,009.05
1112 · Valley National Op 2705	45,603.21
1113 · ICS Account 705/2705	<u>3,931.52</u>
<b>Total Operating Cash</b>	153,344.31
<b>Reserve Assets</b>	
2105 · Vally Reserve MM Account ...	125,372.11
2115 · ICS Account 547	291,250.10
2116 · Contract Dep./Exterior Elec...	<u>181,350.00</u>
<b>Total Reserve Assets</b>	597,972.21
<b>Total Checking/Savings</b>	751,316.52
<b>Accounts Receivable</b>	
1210 · Accounts Receivable	<u>-1,475.85</u>
<b>Total Accounts Receivable</b>	-1,475.85
<b>Total Current Assets</b>	749,840.67
<b>Other Assets</b>	
<b>Other Assets</b>	
2190 · Prepaid Insurance	<u>307,863.54</u>
<b>Total Other Assets</b>	307,863.54
<b>Total Other Assets</b>	<u>307,863.54</u>
<b>TOTAL ASSETS</b>	<u><u>1,057,704.21</u></u>

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## West Bay at Jonathans Landing

### Balance Sheet

As of August 31, 2023

	<u>Aug 31, 23</u>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	
2000 · Accounts Payable	790.00
<b>Total Accounts Payable</b>	<u>790.00</u>
<b>Other Current Liabilities</b>	
<b>Liabilities</b>	
3355 · Insurance Payable	257,544.02
4510 · Deferred Assessments	99,233.34
<b>Total Liabilities</b>	<u>356,777.36</u>
<b>Total Other Current Liabilities</b>	<u>356,777.36</u>
<b>Total Current Liabilities</b>	357,567.36
<b>Long Term Liabilities</b>	
5000 · Valley Bank - Roof Loan	300,290.81
<b>Total Long Term Liabilities</b>	<u>300,290.81</u>
<b>Total Liabilities</b>	657,858.17
<b>Equity</b>	
<b>Pooled Reserves</b>	
3001 · Reserve Fund Balance	297,681.40
<b>Total Pooled Reserves</b>	297,681.40
3900 · Fund Balance	123,103.80
Net Income	-20,939.16
<b>Total Equity</b>	<u>399,846.04</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>1,057,704.21</u></u>

## West Bay at Jonathans Landing Profit & Loss Budget Performance August 2023

	Aug 23	Budget	\$ Over Budget	Jan - Aug 23	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
0610 - Maintenance Fees	99,233.33	99,233.33	0.00	718,467.66	718,468.66	-1.00	1,115,401.98
06225 - Bank Interest Income	233.53	17.00	216.53	1,280.29	133.00	1,147.29	200.00
06250 - Interest - homeowners	135.00	0.00	135.00	135.00	0.00	135.00	0.00
06270 - Application Fee Income	0.00	0.00	0.00	200.00	100.00	100.00	500.00
<b>Total Income</b>	<b>99,601.86</b>	<b>99,250.33</b>	<b>351.53</b>	<b>720,082.95</b>	<b>718,701.66</b>	<b>1,381.29</b>	<b>1,116,101.98</b>
<b>Expense</b>							
<b>1 - Administrative Expenses</b>							
08010 - Property Management	1,761.67	1,667.00	94.67	14,155.86	13,334.00	821.86	20,000.00
08020 - Accounting	0.00	400.00	-400.00	2,625.00	3,200.00	-575.00	4,800.00
08025 - Background Search	0.00	0.00	0.00	120.00	100.00	20.00	500.00
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	2,200.00	3,400.00	-1,200.00	5,900.00
08050 - Audit / Reveiw	0.00	0.00	0.00	4,350.00	4,350.00	0.00	4,350.00
08060 - Office / Postage / Printing	600.81	400.00	200.81	4,375.61	3,700.00	675.61	7,000.00
08070 - Fees and Dues	0.00	0.00	0.00	315.88	0.00	315.88	175.00
08080 - Insurance - Prop. Casua...	38,482.94	40,866.67	-2,383.73	226,505.99	215,398.34	11,107.65	378,865.02
<b>Total 1 - Administrative Expenses</b>	<b>40,845.42</b>	<b>43,333.67</b>	<b>-2,488.25</b>	<b>254,648.34</b>	<b>243,482.34</b>	<b>11,166.00</b>	<b>422,190.02</b>
<b>2 - Landscaping</b>							
08410 - Landscaping Maintenance...	8,806.00	8,806.00	0.00	70,448.00	70,448.00	0.00	105,675.00
08415 - Landscape Extras	16,582.05	2,500.00	14,082.05	39,406.87	20,000.00	19,406.87	30,000.00
08420 - Irrigation Repair	771.29	1,666.00	-894.71	11,088.23	13,332.00	-2,243.77	20,000.00
08424 - Mulch	0.00	0.00	0.00	0.00	5,000.00	-5,000.00	5,000.00
08425 - Tree Trimming /Removal	1,560.00	0.00	1,560.00	3,510.00	17,500.00	-13,990.00	25,000.00
<b>Total 2 - Landscaping</b>	<b>27,719.34</b>	<b>12,972.00</b>	<b>14,747.34</b>	<b>124,453.10</b>	<b>126,280.00</b>	<b>-1,826.90</b>	<b>185,675.00</b>
<b>3 - General Maintenance</b>							
08440 - Street Light Cleaning	0.00	0.00	0.00	330.00	150.00	180.00	250.00
08452 - Community Pest Control	906.75	895.00	11.75	12,373.50	10,695.00	1,678.50	18,500.00
08480 - Pressure Clean / Walkw...	0.00	0.00	0.00	0.00	0.00	0.00	4,500.00
08490 - Contingency	0.00	0.00	0.00	0.00	5,000.00	-5,000.00	10,000.00
<b>Total 3 - General Maintenance</b>	<b>906.75</b>	<b>895.00</b>	<b>11.75</b>	<b>12,703.50</b>	<b>15,845.00</b>	<b>-3,141.50</b>	<b>33,250.00</b>

## West Bay at Jonathans Landing Profit & Loss Budget Performance August 2023

	Aug 23	Budget	\$ Over Budget	Jan - Aug 23	YTD Budget	\$ Over Budget	Annual Budget
<b>4 . Repairs</b>							
08430 . Repairs / Service	4,550.82	2,500.00	2,050.82	15,220.56	20,000.00	-4,779.44	30,000.00
08435 . Street Light / Bulb / Stnds	0.00	0.00	0.00	1,244.94	500.00	744.94	1,000.00
08465 . Pool Repairs	0.00	1,000.00	-1,000.00	7,817.00	2,500.00	5,317.00	3,000.00
08484 . Building Repairs	1,315.00	2,925.00	-1,610.00	41,779.65	23,400.00	18,379.65	35,000.00
08487 . Wood Repairs	0.00	0.00	0.00	0.00	2,000.00	-2,000.00	4,000.00
08488 . Roof Repairs	0.00	1,666.00	-1,666.00	5,310.58	13,328.00	-8,017.42	20,000.00
<b>Total 4 . Repairs</b>	<b>5,865.82</b>	<b>8,091.00</b>	<b>-2,225.18</b>	<b>71,372.73</b>	<b>61,728.00</b>	<b>9,644.73</b>	<b>93,000.00</b>
<b>5 . Pool Expenses</b>							
08455 . Pool Maintenance	742.00	520.00	222.00	6,473.00	4,160.00	2,313.00	6,250.00
08460 . Pool Janitorial	336.02	275.00	61.02	2,518.76	2,200.00	318.76	3,300.00
08470 . Pool Propane	0.00	0.00	0.00	249.50	3,400.00	-3,150.50	4,000.00
08475 . Pool Health Dept.	0.00	0.00	0.00	475.35	500.00	-24.65	500.00
<b>Total 5 . Pool Expenses</b>	<b>1,078.02</b>	<b>795.00</b>	<b>283.02</b>	<b>9,716.61</b>	<b>10,260.00</b>	<b>-543.39</b>	<b>14,050.00</b>
<b>6 . Utilities</b>							
08610 . Electricity	1,422.60	1,500.00	-77.40	9,559.68	12,000.00	-2,440.32	18,000.00
08620 . Water & Sewer	85.74	125.00	-39.26	1,243.15	1,000.00	243.15	1,500.00
<b>Total 6 . Utilities</b>	<b>1,508.34</b>	<b>1,625.00</b>	<b>-116.66</b>	<b>10,802.83</b>	<b>13,000.00</b>	<b>-2,197.17</b>	<b>19,500.00</b>
<b>7 . Reserve Funding</b>							
9000 . Pooled Reserve Funding	0.00	0.00	0.00	179,175.00	179,175.00	0.00	238,900.00
9150 . Roof Loan Payoff Funding	0.00	0.00	0.00	78,150.00	78,150.00	0.00	104,200.00
<b>Total 7 . Reserve Funding</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>257,325.00</b>	<b>257,325.00</b>	<b>0.00</b>	<b>343,100.00</b>
<b>Total Expense</b>	<b>77,923.69</b>	<b>67,711.67</b>	<b>10,212.02</b>	<b>741,022.11</b>	<b>727,920.34</b>	<b>13,101.77</b>	<b>1,110,765.02</b>
<b>Net Ordinary Income</b>	<b>21,678.17</b>	<b>31,538.66</b>	<b>-9,860.49</b>	<b>-20,939.16</b>	<b>-9,218.68</b>	<b>-11,720.48</b>	<b>5,336.96</b>
<b>Net Income</b>	<b>21,678.17</b>	<b>31,538.66</b>	<b>-9,860.49</b>	<b>-20,939.16</b>	<b>-9,218.68</b>	<b>-11,720.48</b>	<b>5,336.96</b>