

West Bay at Jonathans Landing
Balance Sheet

As of December 31, 2023

	<u>Dec 31, 23</u>
ASSETS	
Current Assets	
Checking/Savings	
Operating Cash	
1110 · Valley National MM 2713	75,223.27
1111 · ICS Account 713 /2713	49,625.59
1112 · Valley National Op 2705	-3,231.76
1113 · ICS Account 705/2705	29,249.31
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Total Operating Cash	150,866.41
Reserve Assets	
2105 · Valley Reserve MM Account...	138,512.11
2115 · ICS Account 547	315,289.56
2116 · Contract Dep./Exterior Elec...	181,350.00
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Total Reserve Assets	635,151.67
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Total Checking/Savings	786,018.08
Accounts Receivable	
1210 · Accounts Receivable	-29,470.00
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Total Accounts Receivable	-29,470.00
Other Current Assets	
1499 · Undeposited Funds	3,055.00
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Total Other Current Assets	3,055.00
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Total Current Assets	759,603.08
Other Assets	
Other Assets	
2190 · Prepaid Insurance	153,931.78
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Total Other Assets	153,931.78
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Total Other Assets	153,931.78
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TOTAL ASSETS	913,534.86

**West Bay at Jonathans Landing
Balance Sheet**

As of December 31, 2023

	<u>Dec 31, 23</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	30,145.01
Total Accounts Payable	30,145.01
Other Current Liabilities	
Liabilities	
3355 · Insurance Payable	110,332.58
Total Liabilities	110,332.58
Total Other Current Liabilities	110,332.58
Total Current Liabilities	140,477.59
Long Term Liabilities	
5000 · Valley Bank - Roof Loan	270,191.24
Total Long Term Liabilities	270,191.24
Total Liabilities	410,668.83
Equity	
Pooled Reserves	
3001 · Reserve Fund Balance	364,960.43
Total Pooled Reserves	364,960.43
3900 · Fund Balance	123,103.80
Net Income	14,801.80
Total Equity	502,866.03
TOTAL LIABILITIES & EQUITY	913,534.86

West Bay at Jonathans Landing
Profit & Loss Budget Performance
December 2023

	Dec 23	Budget	\$ Over Budget	Jan - Dec 23	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
0610 · Maintenance Fees	99,234.32	99,233.33	0.99	1,115,401.98	1,115,401.98	0.00	1,115,401.98
06225 · Bank Interest Income	329.34	17.00	312.34	2,293.78	200.00	2,093.78	200.00
06250 · Interest - homeowners	0.00	0.00	0.00	165.00	0.00	165.00	0.00
06270 · Application Fee Income	400.00	0.00	400.00	800.00	500.00	300.00	500.00
Total Income	99,963.66	99,250.33	713.33	1,118,660.76	1,116,101.98	2,558.78	1,116,101.98
Total Income	99,963.66	99,250.33	713.33	1,118,660.76	1,116,101.98	2,558.78	1,116,101.98
Expense							
1 · Administrative Expenses							
08010 · Property Management	1,666.67	1,666.00	0.67	21,040.04	20,000.00	1,040.04	20,000.00
08020 · Accounting	375.00	400.00	-25.00	4,500.00	4,800.00	-300.00	4,800.00
08025 · Background Search	30.00	0.00	30.00	210.00	500.00	-290.00	500.00
08030 · Division Fees	520.00	600.00	-80.00	520.00	600.00	-80.00	600.00
08040 · Engineering / Legal	450.00	1,250.00	-800.00	2,775.00	5,900.00	-3,125.00	5,900.00
08050 · Audit / Revealw	0.00	0.00	0.00	4,350.00	4,350.00	0.00	4,350.00
08060 · Office / Postage / Printing	766.32	2,000.00	-1,233.68	6,564.85	7,000.00	-435.15	7,000.00
08070 · Fees and Dues	0.00	175.00	-175.00	315.88	175.00	140.88	175.00
08080 · Insurance - Prop. Casualty	38,482.94	40,866.67	-2,383.73	380,437.75	378,865.02	1,572.73	378,865.02
Total 1 · Administrative Expenses	42,290.93	46,957.67	-4,666.74	420,713.52	422,190.02	-1,476.50	422,190.02
2 · Landscaping							
08410 · Landscaping Maintenance	8,806.00	8,809.00	-3.00	105,672.00	105,675.00	-3.00	105,675.00
08415 · Landscape Extras	4,431.00	2,500.00	1,931.00	46,857.87	30,000.00	16,857.87	30,000.00
08420 · Irrigation Repair	0.00	1,668.00	-1,668.00	16,713.37	20,000.00	-3,286.63	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	18,214.00	0.00	18,214.00	21,724.00	25,000.00	-3,276.00	25,000.00
Total 2 · Landscaping	31,451.00	12,977.00	18,474.00	190,967.24	185,675.00	5,292.24	185,675.00
3 · General Maintenance							
08440 · Street Light Cleaning	770.00	0.00	770.00	1,100.00	250.00	850.00	250.00
08452 · Community Pest Control	1,511.75	2,500.00	-988.25	18,475.50	18,500.00	-24.50	18,500.00
08480 · Pressure Clean / Walkways	0.00	0.00	0.00	4,885.70	4,500.00	385.70	4,500.00
08490 · Contingency	0.00	2,500.00	-2,500.00	0.00	10,000.00	-10,000.00	10,000.00
Total 3 · General Maintenance	2,281.75	5,000.00	-2,718.25	24,461.20	33,250.00	-8,788.80	33,250.00
4 · Repairs							
08430 · Repairs / Service	7,187.68	2,500.00	4,687.68	24,477.26	30,000.00	-5,522.74	30,000.00
08435 · Street Light / Bulb / Strnds	51.29	0.00	51.29	1,296.23	1,000.00	296.23	1,000.00
08465 · Pool Repairs	0.00	0.00	0.00	7,964.00	3,000.00	4,964.00	3,000.00
08484 · Building Repairs	1,020.00	2,825.00	-1,805.00	44,507.43	35,000.00	9,507.43	35,000.00
08487 · Wood Repairs	0.00	1,000.00	-1,000.00	0.00	4,000.00	-4,000.00	4,000.00
08488 · Roof Repairs	6,570.00	1,674.00	4,896.00	14,692.43	20,000.00	-5,307.57	20,000.00
Total 4 · Repairs	14,828.97	7,989.00	6,829.97	92,937.35	93,000.00	-62.65	93,000.00

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Accrual Basis

West Bay at Jonathans Landing
Profit & Loss Budget Performance
December 2023

	Dec 23	Budget	\$ Over Budget	Jan - Dec 23	YTD Budget	\$ Over Budget	Annual Budget
5 . Pool Expenses							
08455 . Pool Maintenance	853.22	530.00	323.22	9,761.70	6,250.00	3,511.70	6,250.00
08460 . Pool Janitorial	856.49	275.00	581.49	4,397.74	3,300.00	1,097.74	3,300.00
08470 . Pool Propane	0.00	0.00	0.00	419.63	4,000.00	-3,580.37	4,000.00
08475 . Pool Health Dept.	0.00	0.00	0.00	475.35	500.00	-24.65	500.00
Total 5 . Pool Expenses	1,709.71	805.00	904.71	15,054.42	14,050.00	1,004.42	14,050.00
6 . Utilities							
08610 . Electricity	1,170.76	1,500.00	-329.24	14,868.35	18,000.00	-3,131.65	18,000.00
08620 . Water & Sewer	129.81	125.00	4.81	1,756.88	1,500.00	256.88	1,500.00
Total 6 . Utilities	1,300.57	1,625.00	-324.43	16,625.23	19,500.00	-2,874.77	19,500.00
7 . Reserve Funding							
9000 . Pooled Reserve Funding	0.00	0.00	0.00	238,900.00	238,900.00	0.00	238,900.00
9150 . Electrical Project Ass. Fund...	0.00	0.00	0.00	104,200.00	104,200.00	0.00	104,200.00
Total 7 . Reserve Funding	0.00	0.00	0.00	343,100.00	343,100.00	0.00	343,100.00
Total Expense	93,862.93	75,363.67	18,499.26	1,103,858.96	1,110,765.02	-6,906.06	1,110,765.02
Net Ordinary Income	6,100.73	23,886.66	-17,785.93	14,801.80	5,336.96	9,464.84	5,336.96
Net Income	6,100.73	23,886.66	-17,785.93	14,801.80	5,336.96	9,464.84	5,336.96