West Bay at Jonathan's Landing

Balance Sheet as of 8/31/2025

Assets	Operating	Reserve	Total
Asset			
10-1000-00 - VB-Oper-2705	$13,289.48		$13,289.48
10-1002-00 - VB-Oper-ICS-705/2705	($2,167.50)		($2,167.50)
10-1020-00 - VC-Oper-MM-2713	$75,150.66		$75,150.66
10-1022-00 - VB-Oper-ICS-713/2713	$635,017.17		$635,017.17
11-1025-00 - VB-Res-4547		$209,128.51	$209,128.51
11-1027-00 - VB-ICS-547		$603,780.56	$603,780.56
12-1200-00 - Accounts Receivable - Homeowner	$31,261.41		$31,261.41
15-1500-00 - Prepaid Insurance	$382,456.37		$382,456.37
Total Asset	**$1,135,007.59**	**$812,909.07**	**$1,947,916.66**
Total Assets	**$1,135,007.59**	**$812,909.07**	**$1,947,916.66**

Liabilities / Equity	Operating	Reserve	Total
Equity			
30-3000-00 - Reserve - General		$663,179.98	$663,179.98
30-3015-00 - Reserve - Electrical Project		$35,416.66	$35,416.66
30-3035-00 - Reserves - Interest		$7,948.09	$7,948.09
30-3036-00 - Roof Loan Interest		($3,705.44)	($3,705.44)
35-3510-00 - Retained Earnings	$304,427.80		$304,427.80
35-3525-00 - Net Income	$149,233.74		$149,233.74
Total Equity	**$453,661.54**	**$702,839.29**	**$1,156,500.83**
Liability			
20-2000-00 - Accounts Payable	$9,257.57		$9,257.57
20-2005-00 - Prepaid Assessments	$30,799.54		$30,799.54
20-2007-00 - Deferred Assessment Income	$143,746.60		$143,746.60
20-2020-00 - Insurance Payable	$341,404.46		$341,404.46
20-2030-20 - Deferred Replacement Reserve	$156,137.88		$156,137.88
20-2037-00 - Loan Payable Vally Bank - Roof Loan		$110,069.78	$110,069.78
Total Liability	**$681,346.05**	**$110,069.78**	**$791,415.83**
Total Liabilities / Equity	**$1,135,007.59**	**$812,909.07**	**$1,947,916.66**

West Bay at Jonathan's Landing

Statement of Revenues and Expenses 8/1/2025 - 8/31/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Income							
Income							
40-4000-00 - Homeowner Assessments	114,544.00	114,544.17	(.17)	916,352.34	916,353.36	(1.02)	1,374,530.04
40-4005-00 - Special Assessment	17,708.00	17,708.33	(.33)	141,666.31	141,666.64	(.33)	212,499.96
40-4015-00 - Deferred Assessment Surplus-Prior Year	11,495.00	11,495.00	-	91,960.00	91,960.00	-	137,940.00
40-4020-00 - Late Fees Interest	-	-	-	310.32	-	310.32	-
40-4040-00 - NSF Bank Fees	-	25.00	(25.00)	-	200.00	(200.00)	300.00
40-4085-00 - Application Fee	-	-	-	800.00	-	800.00	-
45-4500-00 - Interest Income - Operating	1,391.34	375.00	1,016.34	8,176.11	3,000.00	5,176.11	4,500.00
Total Income	**145,138.34**	**144,147.50**	**990.84**	**1,159,265.08**	**1,153,180.00**	**6,085.08**	**1,729,770.00**
Total Income	**145,138.34**	**144,147.50**	**990.84**	**1,159,265.08**	**1,153,180.00**	**6,085.08**	**1,729,770.00**
Operating Expense							
Liability							
21-2090-00 - Deferred Replacement Reserve	-	-	-	(134,975.00)	-	134,975.00	-
21-2100-00 - Loan Payable - Valley Bank - Roof Loan	-	-	-	(126,568.78)	-	126,568.78	-
Total Liability	-	-	-	**(261,543.78)**	-	**261,543.78**	-
Expense							
50-5000-00 - Management Contract	1,804.17	1,804.17	-	14,433.36	14,433.36	-	21,650.04
50-5010-00 - Accounting Services	393.75	393.75	-	3,150.00	3,150.00	-	4,725.00
50-5015-00 - Legal & Professional Services	(9,000.00)	-	9,000.00	4,400.10	4,000.00	(400.10)	6,500.00
50-5017-00 - Audit & Tax Services	4,500.00	-	(4,500.00)	4,500.00	5,000.00	500.00	5,000.00
50-5025-00 - Bank Charges	616.59	-	(616.59)	616.59	-	(616.59)	-
50-5035-00 - Postage & Mailing	18.92	208.33	189.41	754.22	1,666.64	912.42	2,499.96
50-5040-00 - Copies & Printing	120.66	166.67	46.01	1,420.08	1,333.36	(86.72)	2,000.04
50-5045-00 - Insurance Expense	47,735.06	60,761.12	13,026.06	346,392.55	398,999.64	52,607.09	642,044.12
50-5065-00 - Office Supplies	35.91	583.33	547.42	461.80	4,666.64	4,204.84	6,999.96
50-5070-00 - Licenses, Fees & Permits	-	-	-	520.00	-	(520.00)	350.00
50-5075-00 - Filing Fees	-	50.00	50.00	73.50	400.00	326.50	600.00
50-5080-00 - Storage Fees	128.80	16.67	(112.13)	381.80	133.36	(248.44)	200.04
50-5090-00 - Reserve Study Analysis	1,260.00	-	(1,260.00)	1,260.00	-	(1,260.00)	-
50-5105-00 - Meeting Expense	58.09	41.67	(16.42)	631.74	333.36	(298.38)	501.04
50-5110-00 - Miscellaneous Administrative Expense	-	-	-	148.50	-	(148.50)	-
60-6000-00 - Landscape Contract	9,070.00	9,312.50	242.50	71,837.60	74,500.00	2,662.40	111,750.00
60-6005-00 - Landscape - Other	(4,044.00)	-	4,044.00	15,701.00	20,000.00	4,299.00	45,000.00
60-6010-00 - Shrub & Tree Maintenance	-	-	-	-	-	-	20,000.00
60-6020-00 - Mulch	-	-	-	-	10,000.00	10,000.00	20,000.00
60-6025-00 - Irrigation Repairs	494.69	2,500.00	2,005.31	10,169.39	20,000.00	9,830.61	30,000.00
60-6030-00 - Tree	-	375.00	375.00	6,645.00	3,000.00	(3,645.00)	4,500.00
62-6200-00 - Electricity	1,180.85	1,250.00	69.15	9,993.51	10,000.00	6.49	15,000.00

West Bay at Jonathan's Landing

Statement of Revenues and Expenses 8/1/2025 - 8/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	
Operating Expense							
62-6205-00 - Gas	-	-	-	-	500.00	500.00	1,000.00
62-6215-00 - Water & Sewer	309.81	400.00	90.19	2,227.55	3,200.00	972.45	4,800.00
62-6230-00 - Drainage	-	-	-	-	17,250.00	17,250.00	32,250.00
62-6235-00 - Drainage Maintenance	-	-	-	11,915.00	-	(11,915.00)	-
65-6500-00 - Pool Service	647.00	700.00	53.00	5,176.00	5,600.00	424.00	8,400.00
65-6505-00 - Pool Supplies	-	83.33	83.33	-	666.68	666.68	1,000.00
65-6510-00 - Pool Maintenance & Repairs	-	250.00	250.00	973.37	2,000.00	1,026.63	3,000.00
65-6515-00 - Pool Janitorial	375.00	375.00	-	3,000.00	3,000.00	-	4,500.00
65-6520-00 - Pool Permit	-	-	-	475.35	-	(475.35)	500.00
65-6575-00 - Light Fixtures	-	-	-	1,585.85	-	(1,585.85)	-
67-6725-00 - General Repairs & Maintenance	575.00	1,666.67	1,091.67	3,031.67	13,333.36	10,301.69	20,000.04
67-6735-00 - Building Repairs & Maintenance	6,960.35	4,166.66	(2,793.69)	49,701.76	33,333.36	(16,368.40)	50,000.00
67-6740-00 - Wood Repairs & Replacement	-	166.67	166.67	-	1,333.36	1,333.36	2,000.04
67-6750-00 - Roof Repairs & Maintenance	-	1,250.00	1,250.00	9,889.15	10,000.00	110.85	15,000.00
67-6805-00 - Holiday Lighting	-	-	-	2,409.11	-	(2,409.11)	-
67-6810-00 - Lighting Repairs & Maintenance	525.00	208.33	(316.67)	941.15	1,666.64	725.49	2,499.96
67-6830-00 - Powerwashing	-	-	-	-	-	-	4,500.00
67-6835-00 - Pest Control	2,351.75	1,791.67	(560.08)	13,402.50	14,333.36	930.86	21,500.04
67-6845-00 - Janitorial Supplies	64.05	-	(64.05)	444.19	-	(444.19)	-
67-6850-00 - Common Area Repairs & Maintenance	4,815.00	-	(4,815.00)	5,035.00	-	(5,035.00)	-
75-7500-00 - Loan	8,683.33	8,683.33	-	69,466.64	69,466.64	-	104,199.96
75-7585-00 - Contingency	-	-	-	-	5,000.00	5,000.00	10,000.00
80-8000-00 - Reserve - General	24,400.00	24,400.00	-	195,200.00	195,200.00	-	292,800.00
80-8025-00 - Reserve - Electrical Project	17,708.33	17,708.33	-	141,666.31	141,666.64	.33	212,499.96
Total Expense	**121,788.11**	**139,313.20**	**17,525.09**	**1,010,031.34**	**1,089,166.40**	**79,135.06**	**1,729,770.20**
Total Expense	**121,788.11**	**139,313.20**	**17,525.09**	**748,487.56**	**1,089,166.40**	**340,678.84**	**1,729,770.20**
Operating Net Total	**23,350.23**	**4,834.30**	**18,515.93**	**410,777.52**	**64,013.60**	**346,763.92**	**(.20)**
Net Total	**23,350.23**	**4,834.30**	**18,515.93**	**410,777.52**	**64,013.60**	**346,763.92**	**(.20)**

West Bay at Jonathan's Landing

Check Register Report 8/1/2025 - 8/31/2025

Date	Description	Type	Check No	Amount
VB-Oper-2705				
8/4/2025	Bayside Exterminating, Inc.	Invoice Check	990018	($906.75)
8/4/2025	M.A. Construction Group	Invoice Check	990019	($11,915.00)
8/5/2025	Pool Services of North Palm Beach	Invoice Check	990020	($647.00)
8/5/2025	Revival Landscape Services, LLC	Invoice Check	990021	($235.71)
8/5/2025	Poly Lift USA	Invoice Check	990022	($4,815.00)
8/6/2025	Jupiter Management LLC	Invoice Check	990023	($4,634.70)
8/27/2025	Mike McGilvary Roofing Inc.	Invoice Check	990028	($3,850.00)
8/27/2025	Revival Landscape Services, LLC	Invoice Check	990024	($9,070.00)
8/27/2025	Revival Landscape Services, LLC	Invoice Check	990029	($258.98)
8/27/2025	Association Reserves- Florida, LLC	Invoice Check	990025	($1,260.00)
8/27/2025	Mike McGilvary Roofing Inc.	Invoice Check	990026	($3,850.00)
8/27/2025	Bayside Exterminating, Inc.	Invoice Check	990030	($420.00)
8/27/2025	Bayside Exterminating, Inc.	Invoice Check	990031	($1,025.00)
8/27/2025	Bayside Exterminating, Inc.	Invoice Check	990027	($906.75)
			Total	**($43,794.89)**