

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

	Jul 31, 23
ASSETS	
Current Assets	
Checking/Savings	
Operating Cash	
1110 · Valley National MM 2713	15,725.17
1111 · ICS Account 713 /2713	141,789.61
1112 · Valley National Op 2705	19,512.93
1113 · ICS Account 705/2705	26,566.68
Total Operating Cash	203,594.39
Reserve Assets	
2105 · Vally Reserve MM Account ...	178,497.18
2115 · ICS Account 547	252,268.77
Total Reserve Assets	430,765.95
Total Checking/Savings	634,360.34
Accounts Receivable	
1210 · Accounts Receivable	24,259.15
Total Accounts Receivable	24,259.15
Total Current Assets	658,619.49
Other Assets	
Other Assets	
2190 · Prepaid Insurance	346,346.48
Total Other Assets	346,346.48
Total Other Assets	346,346.48
TOTAL ASSETS	1,004,965.97

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

	Jul 31, 23
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	900.00
Total Accounts Payable	900.00
Other Current Liabilities	
Liabilities	
3355 · Insurance Payable	294,346.88
4510 · Deferred Assessments	198,466.67
Total Liabilities	492,813.55
Total Other Current Liabilities	492,813.55
Total Current Liabilities	493,713.55
Long Term Liabilities	
5000 · Valley Bank - Roof Loan	307,846.84
Total Long Term Liabilities	307,846.84
Total Liabilities	801,560.39
Equity	
Pooled Reserves	
3001 · Reserve Fund Balance	122,919.11
Total Pooled Reserves	122,919.11
3900 · Fund Balance	123,103.80
Net Income	-42,617.33
Total Equity	203,405.58
TOTAL LIABILITIES & EQUITY	1,004,965.97

**West Bay at Jonathans Landing
Profit & Loss Budget Performance**
July 2023

	Jul 23	Budget	\$ Over Bud...	Jan - Jul 23	YTD Budget	\$ Over Bud...	Annual Bud...
Ordinary Income/Expense							
Income							
Income							
0610 · Maintenance Fees	99,233.33	99,233.33	0.00	619,234.33	619,235.33	-1.00	1,115,401.98
06225 · Bank Interest Income	170.19	17.00	153.19	1,046.76	116.00	930.76	200.00
06270 · Application Fee Income	100.00	0.00	100.00	200.00	100.00	100.00	500.00
Total Income	99,503.52	99,250.33	253.19	620,481.09	619,451.33	1,029.76	1,116,101.98
Total Income	99,503.52	99,250.33	253.19	620,481.09	619,451.33	1,029.76	1,116,101.98
Expense							
1 · Administrative Expenses							
08010 · Property Management	1,841.67	1,667.00	174.67	12,394.19	11,667.00	727.19	20,000.00
08020 · Accounting	750.00	400.00	350.00	2,625.00	2,800.00	-175.00	4,800.00
08025 · Background Search	30.00	0.00	30.00	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	1,300.00	3,400.00	-2,100.00	5,900.00
08050 · Audit / Reveiw	5,250.00	0.00	5,250.00	5,250.00	4,350.00	900.00	4,350.00
08060 · Office / Postage / Printing	498.64	400.00	98.64	3,774.80	3,300.00	474.80	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	188,023.05	174,531.67	13,491.38	378,865.02
Total 1 · Administrative Expenses	46,853.25	43,333.67	3,519.58	213,802.92	200,148.67	13,654.25	422,190.02
2 · Landscaping							
08410 · Landscaping Maintenan...	8,806.00	8,806.00	0.00	61,642.00	61,642.00	0.00	105,675.00
08415 · Landscape Extras	2,184.00	2,500.00	-316.00	22,824.82	17,500.00	5,324.82	30,000.00
08420 · Irrigation Repair	2,698.57	1,666.00	1,032.57	10,316.94	11,666.00	-1,349.06	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	0.00	2,500.00	-2,500.00	1,950.00	17,500.00	-15,550.00	25,000.00
Total 2 · Landscaping	13,688.57	15,472.00	-1,783.43	96,733.76	113,308.00	-16,574.24	185,675.00

**West Bay at Jonathans Landing
Profit & Loss Budget Performance**
July 2023

	Jul 23	Budget	\$ Over Bud...	Jan - Jul 23	YTD Budget	\$ Over Bud...	Annual Bud...
3 · General Maintenance							
08440 · Street Light Cleaning	0.00	100.00	-100.00	330.00	150.00	180.00	250.00
08452 · Community Pest Control	2,351.75	1,755.00	596.75	11,466.75	9,800.00	1,666.75	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
Total 3 · General Maintenance	2,351.75	1,855.00	496.75	11,796.75	14,950.00	-3,153.25	33,250.00
4 · Repairs							
08430 · Repairs / Service	-6,600.00	2,500.00	-9,100.00	10,669.74	17,500.00	-6,830.26	30,000.00
08435 · Street Light / Bulb / Strds	82.50	0.00	82.50	1,244.94	500.00	744.94	1,000.00
08465 · Pool Repairs	0.00	500.00	-500.00	7,817.00	1,500.00	6,317.00	3,000.00
08484 · Building Repairs	5,702.05	2,925.00	2,777.05	40,464.65	20,475.00	19,989.65	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	11,662.00	-6,351.42	20,000.00
Total 4 · Repairs	-815.45	7,591.00	-8,406.45	65,506.91	53,637.00	11,869.91	93,000.00
5 · Pool Expenses							
08455 · Pool Maintenance	507.00	520.00	-13.00	5,731.00	3,640.00	2,091.00	6,250.00
08460 · Pool Janitorial	321.76	275.00	46.76	2,182.74	1,925.00	257.74	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
Total 5 · Pool Expenses	828.76	795.00	33.76	8,638.59	9,465.00	-826.41	14,050.00
6 · Utilities							
08610 · Electricity	1,284.74	1,500.00	-215.26	8,137.08	10,500.00	-2,362.92	18,000.00
08620 · Water & Sewer	151.76	125.00	26.76	1,157.41	875.00	282.41	1,500.00
Total 6 · Utilities	1,436.50	1,625.00	-188.50	9,294.49	11,375.00	-2,080.51	19,500.00
7 · Reserve Funding							
9000 · Pooled Reserve Funding	59,725.00	59,725.00	0.00	179,175.00	179,175.00	0.00	238,900.00

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Accrual Basis

West Bay at Jonathans Landing Profit & Loss Budget Performance

July 2023

	Jul 23	Budget	\$ Over Bud...	Jan - Jul 23	YTD Budget	\$ Over Bud...	Annual Bud...
9150 - Roof Loan Payoff Funding	26,050.00	26,050.00	0.00	78,150.00	78,150.00	0.00	104,200.00
Total 7 - Reserve Funding	85,775.00	85,775.00	0.00	257,325.00	257,325.00	0.00	343,100.00
Total Expense	150,118.38	156,446.67	-6,328.29	663,098.42	660,208.67	2,889.75	1,110,765.02
Net Ordinary Income	-50,614.86	-57,196.34	6,581.48	-42,617.33	-40,757.34	-1,859.99	5,336.96
Net Income	-50,614.86	-57,196.34	6,581.48	-42,617.33	-40,757.34	-1,859.99	5,336.96