



Balance Sheet

West Bay at Jonathans Landing Condo Assoc

End Date: 03/31/2025

	Operating	Reserve	Total
Assets			
Cash - Operating			
VB-Oper-2705	\$13,006.19	\$0.00	\$13,006.19
Operating Suspense to 2705	\$23,210.00	\$0.00	\$23,210.00
VB-Oper-ICS-705/2705	(\$7,655.41)	\$0.00	(\$7,655.41)
VC-Oper-MM-2713	\$14,735.37	\$0.00	\$14,735.37
MM Suspense Account to 2713	\$10,000.00	\$0.00	\$10,000.00
VB-Oper-ICS-713/2713	\$619,287.73	\$0.00	\$619,287.73
Total: Cash - Operating	\$672,583.88	\$0.00	\$672,583.88
Cash & Assets - Reserves			
VB-Res-4547	\$0.00	\$217,556.27	\$217,556.27
Reserve Suspense Account to 4547	\$0.00	\$35,900.00	\$35,900.00
VB-ICS-547	\$0.00	\$562,449.11	\$562,449.11
Total: Cash & Assets - Reserves	\$0.00	\$815,905.38	\$815,905.38
Accounts Receivable			
Accounts Receivable - Homeowner	(\$4,823.69)	\$0.00	(\$4,823.69)
Total: Accounts Receivable	(\$4,823.69)	\$0.00	(\$4,823.69)
Other Current Assets			
Prepaid Insurance	\$39,564.71	\$0.00	\$39,564.71
Total: Other Current Assets	\$39,564.71	\$0.00	\$39,564.71
Total: Assets	\$707,324.90	\$815,905.38	\$1,523,230.28



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End Date: 03/31/2025

	Operating	Reserve	Total
Liabilities & Equity			
Current Liabilities			
Prepaid Assessments	\$195,994.27	\$0.00	\$195,994.27
Deferred Assessment Income	(\$1,640.00)	\$0.00	(\$1,640.00)
Insurance Payable	\$38,723.74	\$0.00	\$38,723.74
Total: Current Liabilities	\$233,078.01	\$0.00	\$233,078.01
Other Liabilities			
Deferred Replacement Reserve	\$146,470.00	\$0.00	\$146,470.00
Loan Payable - Valley Bank - Roof Loan	\$0.00	\$151,064.24	\$151,064.24
Total: Other Liabilities	\$146,470.00	\$151,064.24	\$297,534.24
Reserves			
Reserve - General	\$0.00	\$627,655.14	\$627,655.14
Reserves - Interest	\$0.00	\$3,066.22	\$3,066.22
Roof Loan Interest	\$0.00	(\$1,780.22)	(\$1,780.22)
Total: Reserves	\$0.00	\$628,941.14	\$628,941.14
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	\$105,181.62	\$0.00	\$105,181.62
Total: Liabilities & Equity	\$707,324.90	\$815,905.38	\$1,523,230.28



Income Statement

West Bay at Jonathans Landing Condo Assoc

From 03/01/2025 to 03/31/2025

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME							
Income							
40-4000 Homeowner Assessments	\$114,544.00	\$114,544.17	(\$0.17)	\$343,632.17	\$343,632.51	(\$0.34)	\$1,374,530.04
40-4005 Special Assessments	17,708.00	17,708.33	(0.33)	53,124.33	53,124.99	(0.66)	212,499.96
40-4015 Deferred Assessment Surplus - Prior Year	11,305.23	11,495.00	(189.77)	42,758.23	34,485.00	8,273.23	137,940.00
40-4020 Late Fees Interest	(218.86)	-	(218.86)	(264.69)	-	(264.69)	-
40-4040 NSF Bank Fees	-	25.00	(25.00)	-	75.00	(75.00)	300.00
40-4085 Application Fee	-	-	-	100.00	-	100.00	-
TOTAL Income	\$143,338.37	\$143,772.50	(\$434.13)	\$439,350.04	\$431,317.50	\$8,032.54	\$1,725,270.00
Other Income							
45-4500 Interest Income - Operating	896.52	375.00	521.52	2,639.08	1,125.00	1,514.08	4,500.00
TOTAL Other Income	\$896.52	\$375.00	\$521.52	\$2,639.08	\$1,125.00	\$1,514.08	\$4,500.00
TOTAL INCOME	\$144,234.89	\$144,147.50	\$87.39	\$441,989.12	\$432,442.50	\$9,546.62	\$1,729,770.00
EXPENSES AND RESERVE FUNDING							
General & Administrative							
50-5000 Management Contract	1,804.17	1,804.17	-	5,412.51	5,412.51	-	21,650.04
50-5010 Accounting Services	393.75	393.75	-	1,181.25	1,181.25	-	4,725.00
50-5015 Legal & Professional Services	220.00	2,750.00	2,530.00	742.50	2,750.00	2,007.50	6,500.00
50-5017 Audit & Tax Services	-	-	-	-	-	-	5,000.00
50-5035 Postage & Mailing	95.91	208.33	112.42	508.36	624.99	116.63	2,499.96
50-5040 Copies & Printing	155.04	166.67	11.63	764.72	500.01	(264.71)	2,000.04
50-5045 Insurance Expense	38,988.79	38,988.79	-	116,460.52	116,966.37	505.85	642,044.12
50-5065 Office Supplies	125.44	583.33	457.89	255.94	1,749.99	1,494.05	6,999.96
50-5070 Licenses, Fees & Permits	-	-	-	520.00	-	(520.00)	350.00
50-5075 Filing Fees	-	50.00	50.00	-	150.00	150.00	600.00
50-5080 Storage Fees	64.40	16.67	(47.73)	64.40	50.01	(14.39)	200.04
50-5105 Meeting Expense	60.00	41.67	(18.33)	219.38	125.01	(94.37)	501.04
TOTAL General & Administrative	\$41,907.50	\$45,003.38	\$3,095.88	\$126,129.58	\$129,510.14	\$3,380.56	\$693,070.20
Grounds & Landscaping							
60-6000 Landscape Contract	9,070.00	9,312.50	242.50	26,487.60	27,937.50	1,449.90	111,750.00
60-6005 Landscape - Other	-	15,000.00	15,000.00	-	15,000.00	15,000.00	45,000.00
60-6010 Shrub & Tree Maintenance	-	-	-	-	-	-	20,000.00
60-6020 Mulch	-	5,000.00	5,000.00	-	5,000.00	5,000.00	20,000.00
60-6025 Irrigation Repairs	4,793.51	5,000.00	206.49	7,174.27	5,000.00	(2,174.27)	20,000.00
60-6030 Tree	-	-	-	-	-	-	30,000.00
TOTAL Grounds & Landscaping	\$13,863.51	\$34,312.50	\$20,448.99	\$33,661.87	\$52,937.50	\$19,275.63	\$246,750.00
Utilities							
62-6200 Electricity	1,186.52	1,250.00	63.48	4,173.37	3,750.00	(423.37)	15,000.00
62-6205 Gas	-	250.00	250.00	-	250.00	250.00	1,000.00
62-6215 Water & Sewer	254.46	400.00	145.54	822.79	1,200.00	377.21	4,800.00
62-6230 Drainage	-	2,250.00	2,250.00	-	2,250.00	2,250.00	32,250.00
TOTAL Utilities	\$1,440.98	\$4,150.00	\$2,709.02	\$4,996.16	\$7,450.00	\$2,453.84	\$53,050.00
Amenities							
65-6500 Pool Service	647.00	700.00	53.00	1,941.00	2,100.00	159.00	8,400.00
65-6505 Pool Supplies	-	83.33	83.33	-	250.03	250.03	1,000.00
65-6510 Pool Maintenance & Repairs	112.50	250.00	137.50	225.00	750.00	525.00	3,000.00
65-6515 Pool Janitorial	375.00	375.00	-	1,125.00	1,125.00	-	4,500.00
65-6520 Pool Permit	-	-	-	-	-	-	500.00
TOTAL Amenities	\$1,134.50	\$1,408.33	\$273.83	\$3,291.00	\$4,225.03	\$934.03	\$17,400.00



Income Statement

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End Date: 03/31/2025

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Repairs & Maintenance							
67-6725 General Repairs & Maintenance	\$279.25	\$1,666.67	\$1,387.42	\$279.25	\$5,000.01	\$4,720.76	\$20,000.04
67-6735 Building Repairs & Maintenance	3,851.10	4,166.66	315.56	15,045.95	12,500.06	(2,545.89)	50,000.00
67-6740 Wood Repairs & Replacement	-	166.67	166.67	-	500.01	500.01	2,000.04
67-6750 Roof Repairs & Maintenance	2,280.00	1,250.00	(1,030.00)	4,485.00	3,750.00	(735.00)	15,000.00
67-6810 Lighting Repairs & Maintenance	-	208.33	208.33	-	624.99	624.99	2,499.96
67-6830 Powerwashing	-	-	-	-	-	-	4,500.00
67-6835 Pest Control	1,813.50	1,791.67	(21.83)	5,072.00	5,375.01	303.01	21,500.04
67-6845 Janitorial Supplies	-	-	-	155.37	-	(155.37)	-
TOTAL Repairs & Maintenance	\$8,223.85	\$9,250.00	\$1,026.15	\$25,037.57	\$27,750.08	\$2,712.51	\$115,500.08
Other Expense							
75-7500 Loan	8,683.33	8,683.33	-	17,366.66	26,049.99	8,683.33	104,199.96
75-7585 Contingency	-	2,500.00	2,500.00	-	2,500.00	2,500.00	10,000.00
TOTAL Other Expense	\$8,683.33	\$11,183.33	\$2,500.00	\$17,366.66	\$28,549.99	\$11,183.33	\$114,199.96
Reserve Contributions							
80-8000 Reserve - General	24,400.00	24,400.00	-	73,200.00	73,200.00	-	292,800.00
80-8025 Reserve - Electrical Project	17,708.33	17,708.33	-	53,124.66	53,124.99	0.33	212,499.96
TOTAL Reserve Contributions	\$42,108.33	\$42,108.33	\$-	\$126,324.66	\$126,324.99	\$0.33	\$505,299.96
TOTAL EXPENSES	\$117,362.00	\$147,415.87	\$30,053.87	\$336,807.50	\$376,747.73	\$39,940.23	\$1,745,270.20
NET INCREASE (DECREASE)	\$26,872.89	(\$3,268.37)	\$30,141.26	\$105,181.62	\$55,694.77	\$49,486.85	(\$15,500.20)