

West Bay at Jonathans Landing
Balance Sheet
As of May 31, 2022

	May 31, 22
ASSETS	
Current Assets	
Checking/Savings	
Operating Cash	
1110 · Valley National MM 2713	25,009.80
1111 · ICS Account 713 /2713	68,062.89
1112 · Valley National Op 2705	41,650.96
1113 · ICS Account 705/2705	24,876.82
1120 · Due From (to) Reserves	5,491.21
Total Operating Cash	165,091.68
Reserve Assets	
2105 · Vally Reserve MM Account ...	142,387.39
2110 · Due (From) to Reserves	-5,491.21
2115 · ISC Account 547	192,252.76
Total Reserve Assets	329,148.94
Total Checking/Savings	494,240.62
Accounts Receivable	
1210 · Accounts Receivable	-3,200.00
Total Accounts Receivable	-3,200.00
Total Current Assets	491,040.62
Other Assets	
Other Assets	
2190 · Prepaid Insurance	205,746.10
Total Other Assets	205,746.10
Total Other Assets	205,746.10
TOTAL ASSETS	696,786.72
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Liabilities	
3355 · Insurance Payable	164,735.95
4510 · Deferred Assessments	73,674.00
Total Liabilities	238,409.95
Total Other Current Liabilities	238,409.95
Total Current Liabilities	238,409.95
Long Term Liabilities	
5000 · Valley Bank - Roof Loan	404,132.04
Total Long Term Liabilities	404,132.04
Total Liabilities	642,541.99
Equity	
Pooled Reserves	
3001 · Reserve Fund Balance	-74,983.10
Total Pooled Reserves	-74,983.10
3900 · Fund Balance	121,532.83
Net Income	7,695.00
Total Equity	54,244.73
TOTAL LIABILITIES & EQUITY	696,786.72

West Bay at Jonathans Landing Profit & Loss Budget Performance May 2022

	May 22	Budget	\$ Over Budget	Jan - May 22	YTD Budget	\$ Over Budget	Annual Budg
Ordinary Income/Expense							
Income							
0610 · Maintenance Fees	73,663.00	73,667.00	-4.00	368,315.00	368,331.00	-16.00	884,000.00
06225 · Bank Interest Income	20.88	60.00	-39.12	95.82	300.00	-204.18	720.00
06270 · Application fee Income	0.00	0.00	0.00	300.00	250.00	50.00	1,000.00
6410 · Miscellaneous Revenue	501.78	0.00	501.78	501.78	0.00	501.78	0.00
Total Income	74,185.66	73,727.00	458.66	369,212.60	368,881.00	331.60	885,720
Total Income	74,185.66	73,727.00	458.66	369,212.60	368,881.00	331.60	885,720
Gross Profit	74,185.66	73,727.00	458.66	369,212.60	368,881.00	331.60	885,720
Expense							
1 · Administrative Expenses							
08010 · Property Management	1,713.33	1,666.00	47.33	8,046.65	8,330.00	-283.35	20,000.00
08020 · Accounting	375.00	390.00	-15.00	1,875.00	1,950.00	-75.00	4,700.00
08025 · Background search	0.00	83.00	-83.00	120.00	415.00	-295.00	1,000.00
08030 · Division Fees	0.00	50.00	-50.00	0.00	250.00	-250.00	600.00
08040 · Engineering / Legal	125.00	0.00	125.00	2,850.00	3,750.00	-900.00	7,500.00
08050 · Audit / Reveiw	5,447.50	0.00	5,447.50	5,447.50	0.00	5,447.50	4,500.00
08060 · Office / Postage / Printing	242.21	580.00	-337.79	1,507.81	2,900.00	-1,392.19	7,000.00
08070 · Fees and Dues	0.00	0.00	0.00	0.00	75.00	-75.00	175.00
08080 · Insurance - Prop. Casualty	19,266.69	17,950.00	1,316.69	87,344.73	84,750.00	2,594.73	210,400.00
9010 · Bank Service Charges	0.00	0.00	0.00	10.00	0.00	10.00	0.00
9014 · Vally Bank Loan Interest E...	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total 1 · Administrative Expenses	27,169.73	20,719.00	6,450.73	107,201.69	102,420.00	4,781.69	255,875
2 · Operational Expenses							
Landscaping							
08410 · Landscaping Maintena...	8,550.00	8,550.00	0.00	42,502.00	42,750.00	-248.00	102,600.00
08415 · Landscape Extras	3,135.00	1,667.00	1,468.00	9,816.00	8,335.00	1,481.00	20,000.00
08420 · Irrigation Repair	920.30	1,250.00	-329.70	2,205.07	6,250.00	-4,044.93	15,000.00
08424 · Mulch	0.00	0.00	0.00	0.00	0.00	0.00	16,000.00
08425 · Tree Trimming /Removal	0.00	2,000.00	-2,000.00	12,020.00	9,000.00	3,020.00	20,000.00
Total Landscaping	12,605.30	13,467.00	-861.70	66,543.07	66,335.00	208.07	173,600.00
Repairs							
08430 · Repairs / Service	4,371.60	2,500.00	1,871.60	9,970.12	12,500.00	-2,529.88	30,000.00
08435 · Street Light / bulb / stn...	0.00	0.00	0.00	691.64	0.00	691.64	1,000.00
08465 · Pool Repairs	0.00	250.00	-250.00	0.00	1,000.00	-1,000.00	2,500.00
08484 · Building Repairs	2,599.24	2,925.00	-325.76	8,870.25	14,625.00	-5,754.75	35,000.00
08487 · Wood Repairs	0.00	0.00	0.00	3,802.54	2,000.00	1,802.54	2,500.00
08488 · Roof Repairs	12,091.83	1,666.00	10,425.83	20,285.93	8,330.00	11,955.93	20,000.00
8489 · Concrete Repairs	0.00	0.00	0.00	1,402.50	0.00	1,402.50	0.00

West Bay at Jonathans Landing Profit & Loss Budget Performance May 2022

	May 22	Budget	\$ Over Budget	Jan - May 22	YTD Budget	\$ Over Budget	Annual Budget
Total Repairs	19,062.67	7,341.00	11,721.67	45,022.98	38,455.00	6,567.98	91,000.00
Total 2 - Operational Expenses	31,667.97	20,808.00	10,859.97	111,566.05	104,790.00	6,776.05	264,600.00
3 - General Mtce							
08440 - Street Light Cleaning	0.00	0.00	0.00	0.00	500.00	-500.00	1,000.00
08452 - Community Pest Control	877.50	1,625.00	-747.50	7,157.50	8,925.00	-1,767.50	21,100.00
08480 - Pressure Clean / Walkwa...	0.00	0.00	0.00	0.00	0.00	0.00	4,000.00
08490 - Contingency	0.00	0.00	0.00	0.00	2,500.00	-2,500.00	10,000.00
Total 3 - General Mtce	877.50	1,625.00	-747.50	7,157.50	11,925.00	-4,767.50	36,100.00
5 - Pool Expenses							
08455 - Pool Maintenance	582.00	510.00	72.00	2,661.00	2,550.00	111.00	6,125.00
08460 - Pool Janitorial	360.32	250.00	110.32	1,313.47	1,250.00	63.47	3,000.00
08470 - Pool Propane	170.13	200.00	-29.87	392.12	3,200.00	-2,807.88	4,200.00
08475 - Pool Health Dept.	0.00	0.00	0.00	475.00	0.00	475.00	400.00
Total 5 - Pool Expenses	1,112.45	960.00	152.45	4,841.59	7,000.00	-2,158.41	13,725.00
6 - Utilities							
08610 - Electricity	943.93	833.00	110.93	5,636.39	4,165.00	1,471.39	10,000.00
08620 - Water & Sewer	73.78	125.00	-51.22	502.20	625.00	-122.80	1,500.00
Total 6 - Utilities	1,017.71	958.00	59.71	6,138.59	4,790.00	1,348.59	11,500.00
7 - Reserve Funding							
9000 - Pooled Reserve Funding	16,250.43	16,250.00	0.43	81,252.14	81,250.00	2.14	195,000.00
9150 - Loan Interest	1,481.00	1,481.00	0.00	7,889.77	7,659.00	230.77	17,310.00
9151 - Loan Principal	7,148.74	7,201.00	-52.26	35,470.27	35,753.00	-282.73	86,889.00
Total 7 - Reserve Funding	24,880.17	24,932.00	-51.83	124,612.18	124,662.00	-49.82	299,199.00
Total Expense	86,725.53	70,002.00	16,723.53	361,517.60	355,587.00	5,930.60	880,999.00
Net Ordinary Income	-12,539.87	3,725.00	-16,264.87	7,695.00	13,294.00	-5,599.00	4,721.00
Net Income	-12,539.87	3,725.00	-16,264.87	7,695.00	13,294.00	-5,599.00	4,721.00

West Bay at Jonathans Landing
Check Detail
May 2022

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Check	1116	05/27/2022	West Bay At Joh...		1110 · Valley Nat...	-50,000.00	-50,000.00
TOTAL					1112 · Valley Nat...	-50,000.00	50,000.00
						-50,000.00	50,000.00
Bill Pmt -Check	4703	05/04/2022	Bayside Externi...		1112 · Valley Nat...		-2,270.00
Bill	35263	04/26/2022			08452 · Commun...	-1,000.00	1,000.00
Bill	35245	04/26/2022			08452 · Commun...	-400.00	400.00
Bill	35261	04/26/2022			08452 · Commun...	-870.00	870.00
TOTAL						-2,270.00	2,270.00
Bill Pmt -Check	4704	05/04/2022	FL Department ...		1112 · Valley Nat...		-475.00
Bill	50-6...	04/29/2022			08475 · Pool Hea...	-300.00	300.00
TOTAL					08475 · Pool Hea...	-175.00	175.00
						-475.00	475.00
Bill Pmt -Check	4705	05/04/2022	J Corbett Home ...		1112 · Valley Nat...		-1,530.00
Bill	4/30/22	05/03/2022			08484 · Building ...	-1,530.00	1,530.00
TOTAL						-1,530.00	1,530.00
Bill Pmt -Check	4706	05/04/2022	Revival Landscap...		1112 · Valley Nat...		-4,800.00
Bill	12188	04/26/2022			08425 · Tree Tri...	-4,800.00	4,800.00
TOTAL						-4,800.00	4,800.00
Bill Pmt -Check	4707	05/04/2022	Jupiter Manage...		1112 · Valley Nat...		-7,907.13
Bill	2022...	05/04/2022			08010 · Property ...	-1,583.33	1,583.33
					08010 · Property ...	-130.00	130.00
					08020 · Accounting	-375.00	375.00
					08060 · Office / P...	-242.64	242.64
					08460 · Pool Jani...	-250.00	250.00
					08460 · Pool Jani...	-110.32	110.32
					08430 · Repairs /...	-164.10	164.10
					08484 · Building ...	-129.24	129.24
					08430 · Repairs /...	-1,045.00	1,045.00

West Bay at Jonathans Landing
Check Detail
May 2022

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Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
TOTAL						-7,907.13	7,907.13
Bill Pmt -Check	4708	05/27/2022	Association Res...		1112 · Valley Nat...		-1,147.50
Bill	Repo...	05/04/2022			08050 · Audit / R...	-1,147.50	1,147.50
TOTAL						-1,147.50	1,147.50
Bill Pmt -Check	4709	05/27/2022	Bayside Externi...		1112 · Valley Nat...		-877.50
Bill	35450	05/24/2022			08452 · Commun...	-877.50	877.50
TOTAL						-877.50	877.50
Bill Pmt -Check	4710	05/27/2022	Budget Rooter P...		1112 · Valley Nat...		-225.00
Bill	1943	05/25/2022			08484 · Building ...	-225.00	225.00
TOTAL						-225.00	225.00
Bill Pmt -Check	4711	05/27/2022	Campany Roof ...		1112 · Valley Nat...		-8,574.58
Bill	7000...	05/12/2022			08488 · Roof Rep...	-3,685.90	3,685.90
Bill	7000...	05/25/2022			08488 · Roof Rep...	-4,888.68	4,888.68
TOTAL						-8,574.58	8,574.58
Bill Pmt -Check	4712	05/27/2022	Ferrellgas		1112 · Valley Nat...		-170.13
Bill	RNT...	05/09/2022			08470 · Pool Pro...	-170.13	170.13
TOTAL						-170.13	170.13
Bill Pmt -Check	4713	05/27/2022	Fields & Bachov...		1112 · Valley Nat...		-125.00
Bill	9902 ...	05/04/2022			08040 · Engineeri...	-125.00	125.00

West Bay at Jonathans Landing
Check Detail
May 2022

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
TOTAL						-125.00	125.00
Bill Pmt -Check	4714	05/27/2022	Friedman, Feld...		1112 · Valley Nat..		-4,300.00
Bill	Inv D...	05/24/2022			08050 · Audit / R...	-4,300.00	4,300.00
TOTAL						-4,300.00	4,300.00
Bill Pmt -Check	4715	05/27/2022	J Corbett Home ...		1112 · Valley Nat..		-3,517.25
Bill	Inv D...	05/25/2022			08488 · Roof Rep...	-3,517.25	3,517.25
TOTAL						-3,517.25	3,517.25
Bill Pmt -Check	4716	05/27/2022	R.G. Keyser, Inc.		1112 · Valley Nat..		-507.00
Bill	60730	05/19/2022			08455 · Pool Mai...	-507.00	507.00
TOTAL						-507.00	507.00
Bill Pmt -Check	4717	05/27/2022	Revival Landscap...		1112 · Valley Nat..		-11,685.00
Bill	12251	05/06/2022			08415 · Landscap...	-135.00	135.00
Bill	12356	05/10/2022			08410 · Landscap...	-8,550.00	8,550.00
Bill	12476	05/24/2022			08415 · Landscap...	-3,000.00	3,000.00
TOTAL						-11,685.00	11,685.00
Check	4718	05/27/2022	156- N VER HAL...		1112 · Valley Nat..		-1,300.00
Payment	5012	03/31/2022			1210 · Accounts ...	-1,300.00	-1,500.00
TOTAL						-1,300.00	-1,500.00
Bill Pmt -Check	4719	05/31/2022	Revival Landscap...		1112 · Valley Nat..		-920.30
Bill	12549	05/31/2022			08420 · Irrigation ...	-586.76	586.76
Bill	12548	05/31/2022			08420 · Irrigation ...	-333.54	333.54
TOTAL						-920.30	920.30