Balance Sheet

West Bay at Jonathans Landing Condo Assoc

End Date: 05/31/2025

	Operating	Reserve	Total
Assets			
Cash - Operating			
VB-Oper-2705	$23,779.69	$0.00	$23,779.69
VB-Oper-ICS-705/2705	$9,914.99	$0.00	$9,914.99
VC-Oper-MM-2713	$40,952.81	$0.00	$40,952.81
VB-Oper-ICS-713/2713	$656,044.87	$0.00	$656,044.87
Total: Cash - Operating	**$730,692.36**	**$0.00**	**$730,692.36**
Cash & Assets - Reserves			
VB-Res-4547	$0.00	$149,657.80	$149,657.80
VB-ICS-547	$0.00	$571,289.79	$571,289.79
Total: Cash & Assets - Reserves	**$0.00**	**$720,947.59**	**$720,947.59**
Accounts Receivable			
Accounts Receivable - Homeowner	$33,680.36	$0.00	$33,680.36
Total: Accounts Receivable	**$33,680.36**	**$0.00**	**$33,680.36**
Other Current Assets			
Prepaid Insurance	$525,661.55	$0.00	$525,661.55
Total: Other Current Assets	**$525,661.55**	**$0.00**	**$525,661.55**
Total: Assets	**$1,290,034.27**	**$720,947.59**	**$2,010,981.86**
Liabilities & Equity			
Current Liabilities			
Prepaid Assessments	$45,610.83	$0.00	$45,610.83
Deferred Assessment Income	$135,589.50	$0.00	$135,589.50
Insurance Payable	$520,131.34	$0.00	$520,131.34
Total: Current Liabilities	**$701,331.67**	**$0.00**	**$701,331.67**
Other Liabilities			
Deferred Replacement Reserve	$134,975.00	$0.00	$134,975.00
Loan Payable - Valley Bank - Roof Loan	$0.00	$134,758.18	$134,758.18
Total: Other Liabilities	**$134,975.00**	**$134,758.18**	**$269,733.18**
Reserves			
Reserve - General	$0.00	$583,794.59	$583,794.59
Reserves - Interest	$0.00	$5,234.12	$5,234.12
Roof Loan Interest	$0.00	($2,839.30)	($2,839.30)
Total: Reserves	**$0.00**	**$586,189.41**	**$586,189.41**
Equity			
Retained Earnings	$309,060.55	$0.00	$309,060.55
Total: Equity	**$309,060.55**	**$0.00**	**$309,060.55**
Net Income Gain/Loss	$144,667.05	$0.00	$144,667.05
Total: Liabilities & Equity	**$1,290,034.27**	**$720,947.59**	**$2,010,981.86**

Jupiter Management "We are the Solution"

Income Statement

West Bay at Jonathans Landing Condo Assoc

End Date: 05/31/2025

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
INCOME							
Income							
40-4000 Homeowner Assessments	$114,544.00	$114,544.17	($0.17)	$572,720.17	$572,720.85	($0.68)	$1,374,530.04
40-4005 Special Assessments	17,708.00	17,708.33	(0.33)	86,900.33	88,541.65	(1,641.32)	212,499.96
40-4015 Deferred Assessment Surplus - Prior Year	11,495.00	11,495.00	-	65,698.23	57,475.00	8,223.23	137,940.00
40-4020 Late Fees Interest	-	-	-	310.32	-	310.32	-
40-4040 NSF Bank Fees	-	25.00	(25.00)	-	125.00	(125.00)	300.00
40-4080 Miscellaneous Income	(69,110.00)	-	(69,110.00)	-	-	-	-
40-4085 Application Fee	200.00	-	200.00	900.00	-	900.00	-
TOTAL Income	$74,837.00	$143,772.50	($68,935.50)	$726,529.05	$718,862.50	$7,666.55	$1,725,270.00
Other Income							
45-4500 Interest Income - Operating	1,078.07	375.00	703.07	4,791.39	1,875.00	2,916.39	4,500.00
TOTAL Other Income	$1,078.07	$375.00	$703.07	$4,791.39	$1,875.00	$2,916.39	$4,500.00
TOTAL INCOME	**$75,915.07**	**$144,147.50**	**($68,232.43)**	**$731,320.44**	**$720,737.50**	**$10,582.94**	**$1,729,770.00**
EXPENSES							
General & Administrative							
50-5000 Management Contract	1,804.17	1,804.17	-	9,020.85	9,020.85	-	21,650.04
50-5010 Accounting Services	393.75	393.75	-	1,968.75	1,968.75	-	4,725.00
50-5015 Legal & Professional Services	1,708.35	-	(1,708.35)	2,593.45	2,750.00	156.55	6,500.00
50-5017 Audit & Tax Services	-	-	-	-	-	-	5,000.00
50-5035 Postage & Mailing	13.11	208.33	195.22	606.62	1,041.65	435.03	2,499.96
50-5040 Copies & Printing	109.63	166.67	57.04	1,049.91	833.35	(216.56)	2,000.04
50-5045 Insurance Expense	47,735.06	60,761.12	13,026.06	203,184.37	216,716.28	13,531.91	642,044.12
50-5065 Office Supplies	101.91	583.33	481.42	389.98	2,916.65	2,526.67	6,999.96
50-5070 Licenses, Fees & Permits	-	-	-	520.00	-	(520.00)	350.00
50-5075 Filing Fees	-	50.00	50.00	73.50	250.00	176.50	600.00
50-5080 Storage Fees	64.40	16.67	(47.73)	188.60	83.35	(105.25)	200.04
50-5105 Meeting Expense	98.09	41.67	(56.42)	377.47	208.35	(169.12)	501.04
50-5110 Miscellaneous Administrative Expense	-	-	-	82.50	-	(82.50)	-
TOTAL General & Administrative	$52,028.47	$64,025.71	$11,997.24	$220,056.00	$235,789.23	$15,733.23	$693,070.20
Grounds & Landscaping							
60-6000 Landscape Contract	-	9,312.50	9,312.50	35,557.60	46,562.50	11,004.90	111,750.00
60-6005 Landscape - Other	-	-	-	-	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	20,000.00
60-6025 Irrigation Repairs	1,109.74	-	(1,109.74)	8,293.16	5,000.00	(3,293.16)	20,000.00
60-6030 Tree	-	-	-	6,645.00	-	(6,645.00)	30,000.00
TOTAL Grounds & Landscaping	$1,109.74	$9,312.50	$8,202.76	$50,495.76	$71,562.50	$21,066.74	$246,750.00
Utilities							
62-6200 Electricity	1,085.86	1,250.00	164.14	6,442.24	6,250.00	(192.24)	15,000.00
62-6205 Gas	-	-	-	-	250.00	250.00	1,000.00
62-6215 Water & Sewer	319.82	400.00	80.18	1,415.65	2,000.00	584.35	4,800.00
62-6230 Drainage	-	-	-	-	2,250.00	2,250.00	32,250.00
TOTAL Utilities	$1,405.68	$1,650.00	$244.32	$7,857.89	$10,750.00	$2,892.11	$53,050.00
Amenities							
65-6500 Pool Service	-	700.00	700.00	2,588.00	3,500.00	912.00	8,400.00
65-6505 Pool Supplies	-	83.33	83.33	-	416.69	416.69	1,000.00
65-6510 Pool Maintenance & Repairs	341.49	250.00	(91.49)	748.37	1,250.00	501.63	3,000.00
65-6515 Pool Janitorial	375.00	375.00	-	1,875.00	1,875.00	-	4,500.00
65-6520 Pool Permit	-	-	-	475.35	-	(475.35)	500.00
TOTAL Amenities	$716.49	$1,408.33	$691.84	$5,686.72	$7,041.69	$1,354.97	$17,400.00

Income Statement

West Bay at Jonathans Landing Condo Assoc

End Date: 05/31/2025

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
Repairs & Maintenance							
67-6725 General Repairs & Maintenance	$-	$1,666.67	$1,666.67	$706.77	$8,333.35	$7,626.58	$20,000.04
67-6735 Building Repairs & Maintenance	9,656.12	4,166.66	(5,489.46)	36,090.02	20,833.38	(15,256.64)	50,000.00
67-6740 Wood Repairs & Replacement	-	166.67	166.67	-	833.35	833.35	2,000.04
67-6750 Roof Repairs & Maintenance	-	1,250.00	1,250.00	4,485.00	6,250.00	1,765.00	15,000.00
67-6810 Lighting Repairs & Maintenance	-	208.33	208.33	-	1,041.65	1,041.65	2,499.96
67-6830 Powerwashing	-	-	-	-	-	-	4,500.00
67-6835 Pest Control	906.75	1,791.67	884.92	6,885.50	8,958.35	2,072.85	21,500.04
67-6845 Janitorial Supplies	-	-	-	211.76	-	(211.76)	-
67-6850 Common Area Repairs & Maintenance	110.00	-	(110.00)	220.00	-	(220.00)	-
TOTAL Repairs & Maintenance	$10,672.87	$9,250.00	($1,422.87)	$48,599.05	$46,250.08	($2,348.97)	$115,500.08
Other Expense							
75-7500 Loan	26,049.99	8,683.33	(17,366.66)	43,416.65	43,416.65	-	104,199.96
75-7585 Contingency	-	-	-	-	2,500.00	2,500.00	10,000.00
TOTAL Other Expense	$26,049.99	$8,683.33	($17,366.66)	$43,416.65	$45,916.65	$2,500.00	$114,199.96
Reserve Contributions							
80-8000 Reserve - General	24,400.00	24,400.00	-	122,000.00	122,000.00	-	292,800.00
80-8025 Reserve - Electrical Project	17,708.33	17,708.33	-	88,541.32	88,541.65	0.33	212,499.96
TOTAL Reserve Contributions	$42,108.33	$42,108.33	$-	$210,541.32	$210,541.65	$0.33	$505,299.96
TOTAL EXPENSES	**$134,091.57**	**$136,438.20**	**$2,346.63**	**$586,653.39**	**$627,851.80**	**$41,198.41**	**$1,745,270.20**
NET INCREASE (DECREASE)	($58,176.50)	$7,709.30	($65,885.80)	$144,667.05	$92,885.70	$51,781.35	($15,500.20)