

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

	<u>Oct 31, 23</u>
ASSETS	
Current Assets	
Checking/Savings	
Operating Cash	
1110 · Valley National MM 2713	55,180.02
1111 · ICS Account 713 /2713	142,411.70
1112 · Valley National Op 2705	27,250.77
1113 · ICS Account 705/2705	0.28
Total Operating Cash	<u>224,842.77</u>
Reserve Assets	
2105 · Valley Reserve MM Account...	118,730.03
2115 · ICS Account 547	346,051.37
2116 · Contract Dep./Exterior Elec...	181,350.00
Total Reserve Assets	<u>646,131.40</u>
Total Checking/Savings	870,974.17
Accounts Receivable	
1210 · Accounts Receivable	17,025.00
Total Accounts Receivable	<u>17,025.00</u>
Other Current Assets	
1499 · Undeposited Funds	6,580.00
Total Other Current Assets	<u>6,580.00</u>
Total Current Assets	894,579.17
Other Assets	
Other Assets	
2190 · Prepaid Insurance	230,897.66
Total Other Assets	<u>230,897.66</u>
Total Other Assets	<u>230,897.66</u>
TOTAL ASSETS	<u><u>1,125,476.83</u></u>

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	<u>Oct 31, 23</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Liabilities	
3355 · Insurance Payable	183,938.30
4510 · Deferred Assessments	<u>198,466.67</u>
Total Liabilities	<u>382,404.97</u>
Total Other Current Liabilities	<u>382,404.97</u>
Total Current Liabilities	382,404.97
Long Term Liabilities	
5000 · Valley Bank - Roof Loan	<u>285,061.42</u>
Total Long Term Liabilities	<u>285,061.42</u>
Total Liabilities	667,466.39
Equity	
Pooled Reserves	
3001 · Reserve Fund Balance	<u>361,069.98</u>
Total Pooled Reserves	361,069.98
3900 · Fund Balance	123,103.80
Net Income	<u>-26,163.34</u>
Total Equity	<u>458,010.44</u>
TOTAL LIABILITIES & EQUITY	<u><u>1,125,476.83</u></u>

West Bay at Jonathans Landing
Profit & Loss Budget Performance
October 2023

	Oct 23	Budget	\$ Over Budget	Jan - Oct 23	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
0610 · Maintenance Fees	99,233.33	99,233.33	0.00	916,934.33	916,935.32	-0.99	1,115,401.98
06225 · Bank Interest Income	244.76	17.00	227.76	1,733.06	166.00	1,567.06	200.00
06250 · Interest - homeowners	0.00	0.00	0.00	135.00	0.00	135.00	0.00
06270 · Application Fee Income	0.00	100.00	-100.00	300.00	400.00	-100.00	500.00
Total Income	99,478.09	99,350.33	127.76	919,102.39	917,501.32	1,601.07	1,116,101.98
Expense							
1 · Administrative Expenses							
08010 · Property Management	1,706.67	1,667.00	39.67	17,569.20	16,667.00	902.20	20,000.00
08020 · Accounting	1,125.00	400.00	725.00	4,125.00	4,000.00	125.00	4,800.00
08025 · Background Search	30.00	100.00	-70.00	180.00	400.00	-220.00	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	2,325.00	4,650.00	-2,325.00	5,900.00
08050 · Audit / Revelw	0.00	0.00	0.00	4,350.00	4,350.00	0.00	4,350.00
08060 · Office / Postage / Print...	386.38	400.00	-13.62	5,562.57	4,600.00	962.57	7,000.00
08070 · Fees and Dues	0.00	0.00	0.00	315.88	0.00	315.88	175.00
08080 · Insurance - Prop. Cas...	38,482.94	40,866.67	-2,383.73	303,471.87	297,131.68	6,340.19	378,865.02
Total 1 · Administrative Expens...	41,730.99	43,433.67	-1,702.68	337,899.52	331,798.68	6,100.84	422,190.02
2 · Landscaping							
08410 · Landscaping Mainten...	8,806.00	8,806.00	0.00	88,060.00	88,060.00	0.00	105,675.00
08415 · Landscape Extras	1,125.00	2,500.00	-1,375.00	40,531.87	25,000.00	15,531.87	30,000.00
08420 · Irrigation Repair	2,400.60	1,666.00	734.60	13,704.58	16,666.00	-2,961.42	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 /Remo...	0.00	2,500.00	-2,500.00	3,510.00	22,500.00	-18,990.00	25,000.00
Total 2 · Landscaping	12,331.60	15,472.00	-3,140.40	145,806.45	157,226.00	-11,419.55	185,675.00

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Profit & Loss Budget Performance
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	Oct 23	Budget	\$ Over Budget	Jan - Oct 23	YTD Budget	\$ Over Budget	Annual Budget
3 · General Maintenance							
08440 · Street Light Cleaning	0.00	0.00	0.00	330.00	250.00	80.00	250.00
08452 · Community Pest Cont...	2,351.75	2,280.00	71.75	15,632.00	14,375.00	1,257.00	18,500.00
08480 · Pressure Clean / Walk...	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	7,500.00	-7,500.00	10,000.00
Total 3 · General Maintenance	2,351.75	2,280.00	71.75	15,962.00	22,125.00	-6,163.00	33,250.00
4 · Repairs							
08430 · Repairs / Service	413.52	2,500.00	-2,086.48	17,289.58	25,000.00	-7,710.42	30,000.00
08435 · Street Light / Bulb / St...	0.00	0.00	0.00	1,244.94	500.00	744.94	1,000.00
08465 · Pool Repairs	0.00	0.00	0.00	7,817.00	2,500.00	5,317.00	3,000.00
08484 · Building Repairs	192.50	2,925.00	-2,732.50	42,597.15	29,250.00	13,347.15	35,000.00
08487 · Wood Repairs	0.00	0.00	0.00	0.00	3,000.00	-3,000.00	4,000.00
08488 · Roof Repairs	2,811.85	1,666.00	1,145.85	8,122.43	16,660.00	-8,537.57	20,000.00
Total 4 · Repairs	3,417.87	7,091.00	-3,673.13	77,071.10	76,910.00	161.10	93,000.00
5 · Pool Expenses							
08455 · Pool Maintenance	507.00	520.00	-13.00	7,487.00	5,200.00	2,287.00	6,250.00
08460 · Pool Janitorial	197.49	275.00	-77.51	2,991.25	2,750.00	241.25	3,300.00
08470 · Pool Propane	170.13	200.00	-29.87	419.63	3,800.00	-3,380.37	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	874.62	995.00	-120.38	11,373.23	12,250.00	-876.77	14,050.00
6 · Utilities							
08610 · Electricity	1,426.18	1,500.00	-73.82	12,559.97	15,000.00	-2,440.03	18,000.00
08620 · Water & Sewer	165.55	125.00	40.55	1,493.46	1,250.00	243.46	1,500.00
Total 6 · Utilities	1,591.73	1,625.00	-33.27	14,053.43	16,250.00	-2,196.57	19,500.00
7 · Reserve Funding							
9000 · Pooled Reserve Funding	59,725.00	59,725.00	0.00	238,900.00	238,900.00	0.00	238,900.00

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 Accrual Basis

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	Oct 23	Budget	\$ Over Budget	Jan - Oct 23	YTD Budget	\$ Over Budget	Annual Budget
9150 · Roof Loan Payoff Fund...	26,050.00	26,050.00	0.00	104,200.00	104,200.00	0.00	104,200.00
Total 7 · Reserve Funding	85,775.00	85,775.00	0.00	343,100.00	343,100.00	0.00	343,100.00
Total Expense	148,073.56	156,671.67	-8,598.11	945,265.73	959,659.68	-14,393.95	1,110,765.02
Net Ordinary Income	-48,595.47	-57,321.34	8,725.87	-26,163.34	-42,158.36	15,995.02	5,336.96
Net Income	-48,595.47	-57,321.34	8,725.87	-26,163.34	-42,158.36	15,995.02	5,336.96