

West Bay at Jonathan's Landing

Balance Sheet as of 9/30/2025

| Assets | Operating | Reserve | Total |
|---|-----------------------|---------------------|-----------------------|
| Asset | | | |
| 10-1000-00 - VB-Oper-2705 | \$72,634.10 | | \$72,634.10 |
| 10-1002-00 - VB-Oper-ICS-705/2705 | (\$10,554.36) | | (\$10,554.36) |
| 10-1020-00 - VC-Oper-MM-2713 | \$17,903.17 | | \$17,903.17 |
| 10-1022-00 - VB-Oper-ICS-713/2713 | \$636,726.94 | | \$636,726.94 |
| 11-1025-00 - VB-Res-4547 | | \$250,699.41 | \$250,699.41 |
| 11-1027-00 - VB-ICS-547 | | \$585,755.54 | \$585,755.54 |
| 12-1200-00 - Accounts Receivable - Homeowner | \$7,149.21 | | \$7,149.21 |
| 15-1500-00 - Prepaid Insurance | \$327,482.16 | | \$327,482.16 |
| Total Asset | \$1,051,341.22 | \$836,454.95 | \$1,887,796.17 |
| Total Assets | \$1,051,341.22 | \$836,454.95 | \$1,887,796.17 |
| Liabilities / Equity | | | |
| Equity | | | |
| 30-3000-00 - Reserve - General | | \$678,339.23 | \$678,339.23 |
| 30-3015-00 - Reserve - Electrical Project | | \$53,124.99 | \$53,124.99 |
| 30-3035-00 - Reserves - Interest | | \$8,175.02 | \$8,175.02 |
| 30-3036-00 - Roof Loan Interest | | (\$4,974.38) | (\$4,974.38) |
| 35-3510-00 - Retained Earnings | \$304,427.80 | | \$304,427.80 |
| 35-3525-00 - Net Income | \$141,271.23 | | \$141,271.23 |
| Total Equity | \$445,699.03 | \$734,664.86 | \$1,180,363.89 |
| Liability | | | |
| 20-2000-00 - Accounts Payable | \$9,179.40 | | \$9,179.40 |
| 20-2005-00 - Prepaid Assessments | \$79,105.34 | | \$79,105.34 |
| 20-2007-00 - Deferred Assessment Income | \$152,535.69 | | \$152,535.69 |
| 20-2020-00 - Insurance Payable | \$229,846.76 | | \$229,846.76 |
| 21-2090-00 - Deferred Replacement Reserve | \$134,975.00 | | \$134,975.00 |
| 21-2100-00 - Loan Payable - Valley Bank - Roof Loan | | \$101,790.09 | \$101,790.09 |
| Total Liability | \$605,642.19 | \$101,790.09 | \$707,432.28 |
| Total Liabilities / Equity | \$1,051,341.22 | \$836,454.95 | \$1,887,796.17 |

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West Bay at Jonathan's Landing

Statement of Revenues and Expenses 9/1/2025 - 9/30/2025

| | Current Period | | | Year To Date | | | Annual Budget |
|---|-------------------|-------------------|---------------|---------------------|---------------------|-----------------|---------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | |
| Operating Income | | | | | | | |
| Income | | | | | | | |
| 40-4000-00 - Homeowner Assessments | 114,544.00 | 114,544.17 | (.17) | 1,030,896.34 | 1,030,897.53 | (1.19) | 1,374,530.04 |
| 40-4005-00 - Special Assessment | 17,708.00 | 17,708.33 | (.33) | 159,374.31 | 159,374.97 | (.66) | 212,499.96 |
| 40-4015-00 - Deferred Assessment Surplus- Prior Year | 11,495.00 | 11,495.00 | - | 103,455.00 | 103,455.00 | - | 137,940.00 |
| 40-4020-00 - Late Fees Interest | - | - | - | 310.32 | - | 310.32 | - |
| 40-4040-00 - NSF Bank Fees | - | 25.00 | (25.00) | - | 225.00 | (225.00) | 300.00 |
| 40-4085-00 - Application Fee | - | - | - | 800.00 | - | 800.00 | - |
| 45-4500-00 - Interest Income - Operating | 876.09 | 375.00 | 501.09 | 2,147.09 | 3,375.00 | (1,227.91) | 4,500.00 |
| Total Income | 144,623.09 | 144,147.50 | 475.59 | 1,296,983.06 | 1,297,327.50 | (344.44) | 1,729,770.00 |
| Total Income | 144,623.09 | 144,147.50 | 475.59 | 1,296,983.06 | 1,297,327.50 | (344.44) | 1,729,770.00 |

Operating Expense

| | | | | | | | |
|--|-----------------|----------|-------------------|------------------|----------|--------------------|----------|
| Liability | | | | | | | |
| 21-2100-00 - Loan Payable - Valley Bank - Roof Loan | 8,279.69 | - | (8,279.69) | 24,763.49 | - | (24,763.49) | - |
| Total Liability | 8,279.69 | - | (8,279.69) | 24,763.49 | - | (24,763.49) | - |

| | | | | | | | |
|--|-----------|-----------|-----------|------------|------------|------------|------------|
| Expense | | | | | | | |
| 50-5000-00 - Management Contract | 1,804.17 | 1,804.17 | - | 16,237.53 | 16,237.53 | - | 21,650.04 |
| 50-5010-00 - Accounting Services | 393.75 | 393.75 | - | 3,543.75 | 3,543.75 | - | 4,725.00 |
| 50-5015-00 - Legal & Professional Services | - | 1,250.00 | 1,250.00 | 4,400.10 | 5,250.00 | 849.90 | 6,500.00 |
| 50-5017-00 - Audit & Tax Services | - | - | - | 4,500.00 | 5,000.00 | 500.00 | 5,000.00 |
| 50-5025-00 - Bank Charges | - | - | - | 616.59 | - | (616.59) | - |
| 50-5035-00 - Postage & Mailing | 30.19 | 208.33 | 178.14 | 784.41 | 1,874.97 | 1,090.56 | 2,499.96 |
| 50-5040-00 - Copies & Printing | 139.76 | 166.67 | 26.91 | 1,559.84 | 1,500.03 | (59.81) | 2,000.04 |
| 50-5045-00 - Insurance Expense | 47,735.06 | 60,761.12 | 13,026.06 | 394,127.61 | 459,760.76 | 65,633.15 | 642,044.12 |
| 50-5065-00 - Office Supplies | 32.13 | 583.33 | 551.20 | 493.93 | 5,249.97 | 4,756.04 | 6,999.96 |
| 50-5070-00 - Licenses, Fees & Permits | - | - | - | 520.00 | - | (520.00) | 350.00 |
| 50-5075-00 - Filing Fees | - | 50.00 | 50.00 | 73.50 | 450.00 | 376.50 | 600.00 |
| 50-5080-00 - Storage Fees | 64.40 | 16.67 | (47.73) | 446.20 | 150.03 | (296.17) | 200.04 |
| 50-5090-00 - Reserve Study Analysis | - | - | - | 1,260.00 | - | (1,260.00) | - |
| 50-5105-00 - Meeting Expense | 58.09 | 41.67 | (16.42) | 689.83 | 375.03 | (314.80) | 501.04 |
| 50-5110-00 - Miscellaneous Administrative Expense | - | - | - | 148.50 | - | (148.50) | - |
| 60-6000-00 - Landscape Contract | 9,070.00 | 9,312.50 | 242.50 | 80,907.60 | 83,812.50 | 2,904.90 | 111,750.00 |
| 60-6005-00 - Landscape - Other | - | 15,000.00 | 15,000.00 | 15,701.00 | 35,000.00 | 19,299.00 | 45,000.00 |
| 60-6010-00 - Shrub & Tree Maintenance | - | - | - | - | - | - | 20,000.00 |
| 60-6020-00 - Mulch | - | 5,000.00 | 5,000.00 | - | 15,000.00 | 15,000.00 | 20,000.00 |
| 60-6025-00 - Irrigation Repairs | - | 2,500.00 | 2,500.00 | 10,169.39 | 22,500.00 | 12,330.61 | 30,000.00 |
| 60-6030-00 - Tree | - | 375.00 | 375.00 | 6,645.00 | 3,375.00 | (3,270.00) | 4,500.00 |
| 62-6200-00 - Electricity | 1,490.40 | 1,250.00 | (240.40) | 11,483.91 | 11,250.00 | (233.91) | 15,000.00 |
| 62-6205-00 - Gas | - | 250.00 | 250.00 | - | 750.00 | 750.00 | 1,000.00 |

West Bay at Jonathan's Landing

Statement of Revenues and Expenses 9/1/2025 - 9/30/2025

| | Current Period | | | Year To Date | | | Annual Budget |
|--|-------------------|--------------------|------------------|---------------------|---------------------|-------------------|---------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | |
| Operating Expense | | | | | | | |
| 62-6215-00 - Water & Sewer | 227.99 | 400.00 | 172.01 | 2,455.54 | 3,600.00 | 1,144.46 | 4,800.00 |
| 62-6230-00 - Drainage | - | 15,000.00 | 15,000.00 | - | 32,250.00 | 32,250.00 | 32,250.00 |
| 62-6235-00 - Drainage Maintenance | - | - | - | 11,915.00 | - | (11,915.00) | - |
| 65-6500-00 - Pool Service | - | 700.00 | 700.00 | 5,176.00 | 6,300.00 | 1,124.00 | 8,400.00 |
| 65-6505-00 - Pool Supplies | 898.39 | 83.33 | (815.06) | 898.39 | 750.01 | (148.38) | 1,000.00 |
| 65-6510-00 - Pool Maintenance & Repairs | 759.50 | 250.00 | (509.50) | 1,732.87 | 2,250.00 | 517.13 | 3,000.00 |
| 65-6515-00 - Pool Janitorial | 375.00 | 375.00 | - | 3,375.00 | 3,375.00 | - | 4,500.00 |
| 65-6520-00 - Pool Permit | - | - | - | 475.35 | - | (475.35) | 500.00 |
| 65-6575-00 - Light Fixtures | - | - | - | 1,585.85 | - | (1,585.85) | - |
| 67-6725-00 - General Repairs & Maintenance | 525.00 | 1,666.67 | 1,141.67 | 3,556.67 | 15,000.03 | 11,443.36 | 20,000.04 |
| 67-6735-00 - Building Repairs & Maintenance | 3,190.00 | 4,166.66 | 976.66 | 52,891.76 | 37,500.02 | (15,391.74) | 50,000.00 |
| 67-6740-00 - Wood Repairs & Replacement | - | 166.67 | 166.67 | - | 1,500.03 | 1,500.03 | 2,000.04 |
| 67-6750-00 - Roof Repairs & Maintenance | 1,425.00 | 1,250.00 | (175.00) | 11,314.15 | 11,250.00 | (64.15) | 15,000.00 |
| 67-6775-00 - Backflow Testing | 90.00 | - | (90.00) | 90.00 | - | (90.00) | - |
| 67-6805-00 - Holiday Lighting | - | - | - | 2,409.11 | - | (2,409.11) | - |
| 67-6810-00 - Lighting Repairs & Maintenance | - | 208.33 | 208.33 | 941.15 | 1,874.97 | 933.82 | 2,499.96 |
| 67-6830-00 - Powerwashing | - | - | - | - | - | - | 4,500.00 |
| 67-6835-00 - Pest Control | 906.75 | 1,791.67 | 884.92 | 14,309.25 | 16,125.03 | 1,815.78 | 21,500.04 |
| 67-6845-00 - Janitorial Supplies | - | - | - | 444.19 | - | (444.19) | - |
| 67-6850-00 - Common Area Repairs & Maintenance | 614.76 | - | (614.76) | 5,649.76 | - | (5,649.76) | - |
| 67-6865-00 - Sewer Repairs & Maintenance | 295.00 | - | (295.00) | 295.00 | - | (295.00) | - |
| 75-7500-00 - Loan | 8,683.33 | 8,683.33 | - | 78,149.97 | 78,149.97 | - | 104,199.96 |
| 75-7585-00 - Contingency | - | 2,500.00 | 2,500.00 | - | 7,500.00 | 7,500.00 | 10,000.00 |
| Total Expense | 78,808.67 | 136,204.87 | 57,396.20 | 751,973.70 | 888,504.63 | 136,530.93 | 1,224,470.24 |
| Reserve Expense | | | | | | | |
| 80-8000-00 - Reserve - General | 24,400.00 | 24,400.00 | - | 219,600.00 | 219,600.00 | - | 292,800.00 |
| 80-8025-00 - Reserve - Electrical Project | 17,708.33 | 17,708.33 | - | 159,374.64 | 159,374.97 | .33 | 212,499.96 |
| Total Reserve Expense | 42,108.33 | 42,108.33 | - | 378,974.64 | 378,974.97 | .33 | 505,299.96 |
| Total Expense | 129,196.69 | 178,313.20 | 49,116.51 | 1,155,711.83 | 1,267,479.60 | 111,767.77 | 1,729,770.20 |
| Operating Net Total | 15,426.40 | (34,165.70) | 49,592.10 | 141,271.23 | 29,847.90 | 111,423.33 | (.20) |
| Net Total | 15,426.40 | (34,165.70) | 49,592.10 | 141,271.23 | 29,847.90 | 111,423.33 | (.20) |