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10/19/23
Accrual Basis

West Bay at Jonathans Landing
Balance Sheet
As of September 30, 2023

	<u>Sep 30, 23</u>
ASSETS	
Current Assets	
Checking/Savings	
Operating Cash	
1110 · Valley National MM 2713	38,395.18
1111 · ICS Account 713 /2713	165,753.52
1112 · Valley National Op 2705	23,240.22
1113 · ICS Account 705/2705	<u>8,313.32</u>
Total Operating Cash	235,702.24
Reserve Assets	
2105 · Valley Reserve MM Account 547	125,348.07
2115 · ICS Account 547	273,830.57
2116 · Contract Dep./Exterior Electric	<u>181,350.00</u>
Total Reserve Assets	<u>580,528.64</u>
Total Checking/Savings	816,230.88
Accounts Receivable	
1210 · Accounts Receivable	<u>-145,185.00</u>
Total Accounts Receivable	-145,185.00
Other Current Assets	
1499 · Undeposited Funds	<u>6,870.00</u>
Total Other Current Assets	<u>6,870.00</u>
Total Current Assets	677,915.88
Other Assets	
Other Assets	
2190 · Prepaid Insurance	<u>269,380.60</u>
Total Other Assets	<u>269,380.60</u>
Total Other Assets	<u>269,380.60</u>
TOTAL ASSETS	<u><u>947,296.48</u></u>

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Balance Sheet
As of September 30, 2023

	<u>Sep 30, 23</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	490.75
Total Accounts Payable	490.75
Other Current Liabilities	
Liabilities	
3355 · Insurance Payable	220,741.16
Total Liabilities	220,741.16
Total Other Current Liabilities	220,741.16
Total Current Liabilities	221,231.91
Long Term Liabilities	
5000 · Valley Bank - Roof Loan	292,707.19
Total Long Term Liabilities	292,707.19
Total Liabilities	513,939.10
Equity	
Pooled Reserves	
3001 · Reserve Fund Balance	287,821.45
Total Pooled Reserves	287,821.45
3900 · Fund Balance	123,103.80
Net Income	22,432.13
Total Equity	433,357.38
TOTAL LIABILITIES & EQUITY	<u>947,296.48</u>

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

	Sep 23	Budget	\$ Over Budget	Jan - Sep 23	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
0610 · Maintenance Fees	99,233.34	99,233.33	0.01	817,701.00	817,701.99	-0.99	1,115,401.98
06225 · Bank Interest Income	208.01	16.00	192.01	1,488.30	149.00	1,339.30	200.00
06250 · Interest - homeowners	0.00	0.00	0.00	135.00	0.00	135.00	0.00
06270 · Application Fee Income	100.00	200.00	-100.00	300.00	300.00	0.00	500.00
Total Income	99,541.35	99,449.33	92.02	819,624.30	818,150.99	1,473.31	1,116,101.98
Total Income	99,541.35	99,449.33	92.02	819,624.30	818,150.99	1,473.31	1,116,101.98
Expense							
1 · Administrative Expenses							
08010 · Property Management	1,706.67	1,666.00	40.67	15,862.53	15,000.00	862.53	20,000.00
08020 · Accounting	375.00	400.00	-25.00	3,000.00	3,600.00	-600.00	4,800.00
08025 · Background Search	30.00	200.00	-170.00	150.00	300.00	-150.00	500.00
08030 · Division Fees	0.00	0.00	0.00	0.00	0.00	0.00	600.00
08040 · Engineering / Legal	125.00	1,250.00	-1,125.00	2,325.00	4,650.00	-2,325.00	5,900.00
08050 · Audit / Reveiw	0.00	0.00	0.00	4,350.00	4,350.00	0.00	4,350.00
08060 · Office / Postage / Printing	800.58	500.00	300.58	5,176.19	4,200.00	976.19	7,000.00
08070 · Fees and Dues	0.00	0.00	0.00	315.88	0.00	315.88	175.00
08080 · Insurance - Prop. Casualty	38,482.94	40,866.67	-2,383.73	264,988.93	256,265.01	8,723.92	378,865.02
Total 1 · Administrative Expenses	41,520.19	44,882.67	-3,362.48	296,168.53	288,365.01	7,803.52	422,190.02
2 · Landscaping							
08410 · Landscaping Maintenance	8,806.00	8,806.00	0.00	79,254.00	79,254.00	0.00	105,675.00
08415 · Landscape Extras	0.00	2,500.00	-2,500.00	39,406.87	22,500.00	16,906.87	30,000.00
08420 · Irrigation Repair	215.75	1,668.00	-1,452.25	11,303.98	15,000.00	-3,696.02	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 /Removal	0.00	2,500.00	-2,500.00	3,510.00	20,000.00	-16,490.00	25,000.00
Total 2 · Landscaping	9,021.75	15,474.00	-6,452.25	133,474.85	141,754.00	-8,279.15	185,675.00
3 · General Maintenance							
08440 · Street Light Cleaning	0.00	100.00	-100.00	330.00	250.00	80.00	250.00
08452 · Community Pest Control	906.75	1,400.00	-493.25	13,280.25	12,095.00	1,185.25	18,500.00
08480 · Pressure Clean / Walkwa...	0.00	0.00	0.00	0.00	0.00	0.00	4,500.00
08490 · Contingency	0.00	2,500.00	-2,500.00	0.00	7,500.00	-7,500.00	10,000.00
Total 3 · General Maintenance	906.75	4,000.00	-3,093.25	13,610.25	19,845.00	-6,234.75	33,250.00

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

	Sep 23	Budget	\$ Over Budget	Jan - Sep 23	YTD Budget	\$ Over Budget	Annual Budget
4 - Repairs							
08430 · Repairs / Service	1,655.50	2,500.00	-844.50	16,876.06	22,500.00	-5,623.94	30,000.00
08435 · Street Light / Bulb / Strnds	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	625.00	2,925.00	-2,300.00	42,404.65	26,325.00	16,079.65	35,000.00
08487 · Wood Repairs	0.00	1,000.00	-1,000.00	0.00	3,000.00	-3,000.00	4,000.00
08488 · Roof Repairs	0.00	1,666.00	-1,666.00	5,310.58	14,994.00	-9,683.42	20,000.00
Total 4 · Repairs	2,280.50	8,091.00	-5,810.50	73,653.23	69,819.00	3,834.23	93,000.00
5 - Pool Expenses							
08455 · Pool Maintenance	507.00	520.00	-13.00	6,980.00	4,680.00	2,300.00	6,250.00
08460 · Pool Janitorial	275.00	275.00	0.00	2,793.76	2,475.00	318.76	3,300.00
08470 · Pool Propane	0.00	200.00	-200.00	249.50	3,600.00	-3,350.50	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	782.00	995.00	-213.00	10,498.61	11,255.00	-756.39	14,050.00
6 - Utilities							
08610 · Electricity	1,574.11	1,500.00	74.11	11,133.79	13,500.00	-2,366.21	18,000.00
08620 · Water & Sewer	84.76	125.00	-40.24	1,327.91	1,125.00	202.91	1,500.00
Total 6 · Utilities	1,658.87	1,625.00	33.87	12,461.70	14,625.00	-2,163.30	19,500.00
7 - Reserve Funding							
9000 · Pooled Reserve Funding	0.00	0.00	0.00	179,175.00	179,175.00	0.00	238,900.00
9150 · Roof Loan Payoff Funding	0.00	0.00	0.00	78,150.00	78,150.00	0.00	104,200.00
Total 7 · Reserve Funding	0.00	0.00	0.00	257,325.00	257,325.00	0.00	343,100.00
Total Expense	56,170.06	75,067.67	-18,897.61	797,192.17	802,988.01	-5,795.84	1,110,765.02
Net Ordinary Income	43,371.29	24,381.66	18,989.63	22,432.13	15,162.98	7,269.15	5,336.96
Net Income	43,371.29	24,381.66	18,989.63	22,432.13	15,162.98	7,269.15	5,336.96