

**WEST BAY AT JONATHAN'S LANDING
CONDOMINIUM ASSOCIATION, INC.**

(A Not-For-Profit Corporation)

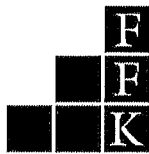
FINANCIAL STATEMENTS

DECEMBER 31, 2024

**FRIEDMAN, FELDMESSER & KARPELES, CPA, LLC
CERTIFIED PUBLIC ACCOUNTANTS**

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FRIEDMAN, FELDMESSER & KARPELES CPA LLC

CERTIFIED PUBLIC ACCOUNTANTS

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Kenneth R. Friedman, CPA
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INDEPENDENT AUDITORS' REPORT

To the Board of Directors
West Bay at Jonathan's Landing Condominium
Association, Inc.
Jupiter, Florida

We have audited the financial statements of West Bay at Jonathan's Landing Condominium Association, Inc., which comprise of the balance sheet as of December 31, 2024, and the related statements of revenues, expenses and changes in fund balance and cash flows for the year then ended, and the related notes to the financial statements.

In our opinion, the financial statements referred to above presented fairly, in all material respects, the financial position of West Bay at Jonathan's Landing Condominium Association, Inc., as of December 31, 2024, and the results of its operations and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of West Bay at Jonathan's Landing Condominium Association, Inc., and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions considered in the aggregate, that raise substantial doubt about West Bay at Jonathan's Landing Condominium Association, Inc.'s ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

INDEPENDENT AUDITORS' REPORT (CONTINUED)

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain a reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omission, misrepresentation, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of West Bay at Jonathan's Landing Condominium Association, Inc.'s internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about West Bay at Jonathan's Landing Condominium Association, Inc.'s ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

**INDEPENDENT AUDITORS' REPORT
(CONTINUED)**

Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The Supplemental Schedule of Operating Fund Revenues and Expenses - Budget and Actual on pages 15 -16 is presented for the purposes of additional analysis and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. That information has been subjected to the auditing procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements of the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, that information is fairly stated in all material respects in relation to the financial statements as a whole.

Disclaimer of Opinion on Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Supplementary Information on Future Major Repairs and Replacements on page 17 of common property be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Financial Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Friedman, Feldmesser & Karpeles, CPA, LLC

Friedman, Feldmesser & Karpeles, CPA, LLC
Jupiter, Florida
April 30, 2025

WEST BAY AT JONATHAN'S LANDING CONDOMINIUM ASSOCIATION, INC.

*Balance Sheet
as of December 31, 2024*

	2024		
	Operating Fund	Replacement Fund	Totals
ASSETS:			
Cash and cash equivalents	\$ 466,163	\$ 653,277	\$ 1,119,440
Other Receivable	33,210	35,900	69,110
Prepaid insurance	156,025	-	156,025
Prepaid expenses	-	181,350	181,350
Interfund balance	(172,161)	172,161	-
Total assets	\$ 483,237	\$ 1,042,688	\$ 1,525,925
LIABILITIES AND FUND BALANCES:			
Liabilities:			
Accounts payable and accrued expenses	\$ 4,193	\$ -	\$ 4,193
Insurance payable	151,355	-	151,355
Prepaid assessments	85,256	-	85,256
Note Payable	-	175,332	175,332
Deferred replacement assessment revenue	-	579,286	579,286
Total liabilities	240,804	754,618	995,422
Fund balances:			
Fund balances	242,433	288,070	530,503
Total liabilities and fund balances	\$ 483,237	\$ 1,042,688	\$ 1,525,925

See accompanying notes to the financial statements

WEST BAY AT JONATHAN'S LANDING CONDOMINIUM ASSOCIATION, INC.*Statement of Revenues, Expenses and Changes in Fund Balances**for the Year Ended December 31, 2024*

	2024		
	Operating Fund	Replacement Fund	Totals
Revenues:			
Member assessments	\$ 1,033,575	\$ 84,775	\$ 1,118,350
Owner interest income	479	-	479
Interest income	7,423	12,256	19,679
Miscellaneous fees	50	-	50
Application fees	900	-	900
Total revenues	1,042,427	97,031	1,139,458
Expenses:			
Administrative	508,937	-	508,937
Landscaping	188,369	-	188,369
Repairs and maintenance	118,762	-	118,762
Utility	16,216	-	16,216
Replacement fund expenditures	-	84,775	84,775
Total expenses	832,284	84,775	917,059
Excess of revenues over expenses	210,143	12,256	222,399
Fund balances, beginning of year	136,490	171,614	308,104
Interfund transfer	(104,200)	104,200	-
Fund balances, end of year	\$ 242,433	\$ 288,070	\$ 530,503

See accompanying notes to these financial statements.

WEST BAY AT JONATHAN'S LANDING CONDOMINIUM ASSOCIATION, INC.

Statement of Cash Flows for the Year Ended December 31, 2024

	2024		
	Operating Fund	Replacement Fund	Totals
Cash flows provided by (used in) operating activities:			
Member assessments collected	\$ 1,056,151	\$ 439,443	\$ 1,495,594
Owner interest income	479	-	479
Interest received	7,423	12,256	19,679
Application fee income	900	-	900
Miscellaneous income	50	-	50
Cash paid to suppliers for goods, services and major repairs and replacements	(866,373)	(84,775)	(951,148)
Net cash provided by operating activities	198,630	366,924	565,554
Cash flows provided by (used in) financing activities:			
Principal payments on note payable	-	(94,860)	(94,860)
Insurance note payable	41,022	-	41,022
Interfund borrowing	72,589	(72,589)	-
Net cash provided by (used in) financing activities	113,611	(167,449)	(53,837)
Net increase in cash and cash equivalents	312,242	199,475	511,717
Cash and cash equivalents, beginning of year	153,921	453,801	607,722
Cash and cash equivalents, end of year	\$ 466,163	\$ 653,276	\$ 1,119,439

(continued)

See accompanying notes to these financial statements.

WEST BAY AT JONATHAN'S LANDING CONDOMINIUM ASSOCIATION, INC.

Statement of Cash Flows (Continued)
for the Year Ended December 31, 2024

	2024		
	Operating Fund	Replacement Fund	Totals
Reconciliation of excess of revenues over expenses to net cash provided by (used in) operating activities:			
Excess (deficit) of revenues over expenses	\$ 210,143	\$ 12,256	\$ 222,398
Adjustments to reconcile excess of revenues over (under) expenses to net cash provided by (used in) operating activities:			
Changes in assets and liabilities:			
Other Receivables	(33,210)	(35,900)	(69,110)
Prepaid insurance	(2,093)	-	(2,093)
Accounts payable and accrued expenses	(31,996)	-	(31,996)
Deferred reserve assessments	-	390,568	390,568
Prepaid assessments	55,786	-	55,786
Net cash provided by (used-in) operating activities	\$ 198,630	\$ 366,924	\$ 565,554

See accompanying notes to these financial statements.

WEST BAY AT JONATHAN'S LANDING CONDOMINIUM ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 1 – ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

This summary of significant accounting policies of West Bay at Jonathan's Landing Condominium Association, Inc. (the Association) is presented to assist in understanding the Association's financial statements. The financial statements and notes are representations of the Association's management, which is responsible for their integrity and objectivity. These accounting policies conform to generally accepted accounting principles and have been consistently applied to the preparation of the financial statements.

Organization

The West Bay at Jonathan's Landing Condominium Association, Inc., was incorporated on July 28, 1988, under the laws of the State of Florida as a not-for-profit corporation for the purpose of administering and operating the common property located in Jupiter, Florida, in accordance with the terms of Florida Statute Chapter 718 and the provisions of the Declaration of Condominium. The Association consists of 130 residential units.

Basis of Accounting

The Association follows the accrual basis of accounting. Member Assessments are recorded as revenue when due and uncollected amounts are recorded as assessments receivable. Expenses are recorded in the period when incurred and unpaid expenses are recorded as accounts payable and accrued expenses.

Fund Accounting

The Association is a not-for-profit organization which employs the fund method of accounting in order to properly account for restrictions on the expenditures resulting from actions of the Board of Directors, the Association voting membership, or applicable Florida Statute. The financial statements segregate the accounting for such funds as either Operating or Replacement Funds. At the end of the year, excess funds are retained by the Fund generating such excess during the year.

The Operating Fund – Reflects the operating assessments paid by unit owners to meet the regular, recurring costs of operation. Expenses of this fund are limited to those connected with the day-to-day operations.

The Replacement Fund – is composed of all capital assessments paid by unit owners to fund future replacements, major repairs and purchases of additional commonly owned assets. Expenses from this fund are restricted to those items for which assessments were levied.

Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reported period. Actual results could differ from those estimates.

WEST BAY AT JONATHAN'S LANDING CONDOMINIUM ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2024

**NOTE 1 – ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING
POLICIES (CONTINUED)**

Cash and Cash Equivalents

For purposes of the statement of cash flows, the Association considers money market accounts and all highly liquid investments purchased with a maturity of three months or less (if any) to be cash equivalents.

Property and Equipment

Real property and common areas acquired from the developer and related improvements to such property are not recorded in the Association's financial statement because those properties are owned by the individual unit owners in common and not by the Association. Expenditures made for furnishings, improvements, and equipment used for maintenance and operating of the common elements with individual costs exceeding \$5,000 are capitalized and depreciated using the straight-line method of depreciation over a 10-year period. Items with individual costs of \$5,000 or less are expensed in the current period. At year-end the Association capitalized property and equipment was zero.

During the year ended December 31, 2024, the Association did not have any additions or disposals of property and equipment and recognized no depreciation expense.

Revenue Recognition

Under Accounting Standards Codification Topic 606, revenue is recognized when control of the promised goods or services is transferred to customers, in an amount that reflects the considerations expected to be entitled to in exchange for those goods or services. The Association derives its revenue from operating fund assessments, replacement fund assessments, and other ancillary sources. The Association has applied FASB ASC 606-10-10-4 since all contracts with its customers have similar characteristics and the Association expects that the effects on the financial statements of applying this guidance would not differ materially from applying the guidance to the individual contracts.

The Association has identified the following performance obligations:

Operating assessments – the performance obligation is the maintenance and management of the common area property and is met on a periodic basis throughout the year. Operating assessments revenue is recognized on a periodic basis, as billed, and it is probable it will be collected.

Replacement assessments – the performance obligation is the expenditure of the assessed funds for the intended purpose. Replacement assessments revenue is recognized when the related expenditures are made.

Other ancillary revenues – the performance obligation is delivery of the underlying services. Revenue is recognized as the services are rendered.

WEST BAY AT JONATHAN'S LANDING CONDOMINIUM ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2024

**NOTE 1 – ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING
POLICIES (CONTINUED)**

In evaluating whether collectability of an amount of consideration is probable, the Association must consider the customer's (owner's) ability and intention to pay that amount of consideration when it is due. In instances where the Association's collection of fees is not probable (delinquent owners, foreclosures, etc.), it cannot recognize revenue. The Association records increases in contract liabilities when collection is not probable; it records decreases to contract liabilities when collection becomes probable or the contract liability ceases to exist.

Contract Liabilities (Deferred Replacement Fund Assessments)

The Association recognizes revenue from members as the related performance obligations are satisfied. A contract liability (deferred replacement fund assessment) is recorded when the Association has the right to receive payment in advance of the satisfaction of performance obligations related to replacement fund assessments. The balances of deferred replacement fund assessments as of the beginning and end of the year are \$188,718 as restated-see (Note 6) and \$579,286 respectively.

Member Assessments

Each homeowner is assessed a quarterly maintenance fee as determined by the Board of Directors based on an annual budget and billed in advance. The member assessments shall be used for payment of the operation, maintenance, and management of the Association and the common property. Additionally, the Association has the authority and power to levy and collect special assessments as determined by the Board of Directors and unit owners. The Association's policy is to retain legal counsel and place liens on units of members whose assessments are delinquent. Any excess assessments at year-end are retained by the Association for use in the following year. Prepaid maintenance assessments represent fees paid by the members in anticipation of the due date. These assessments will be recognized as revenue in future periods. The allowance for doubtful accounts is computed using the aging of accounts receivable method.

Income Taxes

The Association may elect, on an annual basis, to file its Federal income tax return as a residential condominium association or as a regular corporation. Residential condominium associations pay tax only on non-exempt income, such as interest and other non-pro-rata revenues less related expenses.

The Association follows the reporting and disclosure guidance for uncertainty in income taxes as defined in FASB ASC 740. The financial statement effects of a tax position taken or expected to be taken are recognized in the financial statement when it is more likely than not, based on the technical merits, that the position will be sustained upon examination. As of December 31, 2024, the Association had no uncertain tax positions that qualify for recognition or disclosure in the financial statements. Generally, the Internal Revenue Service may review the returns for the past three years.

WEST BAY AT JONATHAN'S LANDING CONDOMINIUM ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 1 – ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Interest Earned

The Association's policy is to allocate interest earned to the fund that holds the bank account.

Assessment Receivable

Assessment Receivable balances at December 31, 2024, totaled \$0. The Association's policy is to refer delinquent assessments to an attorney for collection. The Association has also implemented a policy to initiate foreclosure action on delinquent accounts. The Association uses the aging method to estimate the allowance for doubtful accounts, which was \$-0- as of December 31, 2024.

Date of Management's Review

In preparing the financial statements, the Association has evaluated events and transactions for potential recognition or disclosure through April 30, 2025, the date the financial statements were available to be issued.

Leases

In February 2016, the FASB issued ASU No. 2016-02, Leases. The standard will affect all entities that lease assets and will require lessees to recognize a lease liability and the right-of-use asset for all leases (except short-term leases that have a duration of less than one year) as of the date on which the lessor makes the underlying asset available to the lessee. For non-public entities, such as the Association, the new standard is effective for annual periods beginning after December 15, 2021. If applicable, the Association will recognize right-of-use assets and related lease liabilities on the balance sheet for all material lease arrangements with terms longer than 12 months. For leases with terms of less than 12 months, the Association has elected to continue its existing policy to not record the lease on the Balance Sheet.

NOTE 2 - CONCENTRATION OF CREDIT RISK

As of December 31, 2024, the Association had cash and cash equivalents with one financial institution aggregating \$1,123,161. Included in that total, the Association had \$362,998 of Operating Fund monies and \$527,993 of Replacement Fund monies in an Insured Cash Sweep (ICS) service with their financial institution which reallocates the account balances and places those funds in excess of the Federal Deposit Insurance Corporation ("FDIC") maximum coverage amount of \$250,000 with other banks within the ICS network. The Association places its cash and cash equivalents with stable, high-quality financial institutions. At December 31, 2024, the Association does not have any uninsured cash balances.

NOTE 3 – FAIR VALUE OF FINANCIAL INSTRUMENTS

The carry value of Cash, Certificates of Deposit, Assessments Receivable, net of the Allowance for Doubtful Accounts, Prepaid Expenses, Accounts Payable, Prepaid Assessments and Deferred Revenues approximates fair value due to the short-term maturities of these financial instruments.

WEST BAY AT JONATHAN'S LANDING CONDOMINIUM ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 4 – INSURANCE PAYABLE

In May 2024, the Association borrowed \$435,428 from a financing company to cover the cost of the property insurance premiums. The note required an initial down payment of \$19,202 which included fees of \$18,035 with the balance due in eleven installments of \$37,839 beginning June 1, 2024, with the final payment due April 1, 2025. The notes are collateralized by an assignment of general and special assessments. As of December 31, 2024, the balance payable on the note is \$151,355.

NOTE 5 – NOTE PAYABLE

On March 14, 2018, the Association borrowed \$625,000 from Valley National Bank, N.A. to fund costs associated with a roof replacement project. The note was payable in 18 monthly installments commencing on April 14, 2018 of interest only during the construction phase. Effective October 14, 2019, the note was converted to a 7 year note payable. The note matures on September 14, 2026, and calls for 83 monthly installments of principal and interest totaling \$8,863, bearing interest at 5.4%. On February 14, 2021, the Association refinanced the loan to reduce the interest rate from 5.4% to 4.25%, the remaining terms of the loan were unchanged. The note is collateralized by the assignment of the rights to collect on the Association's maintenance assessments, annual dues and fees and any special assessments levied. As of December 31, 2024, the outstanding balance on the note payable is \$175,332.

Future minimum principal maturities are as follows:

	\$	
2025		100,200
2026		75,132
	\$	<u>175,332</u>

For the year ended December 31, 2024, the Association incurred interest in the amount of \$9,801 which was allocated to the Replacement Fund.

NOTE 6 – FUTURE MAJOR REPAIRS AND REPLACEMENTS

During 2019, the Board of Directors engaged an outside firm to conduct an independent reserve study to estimate the remaining useful lives and the replacement costs of the components of common property for the purpose of determining the appropriate level of funding necessary for the maintenance, repair and replacements of such components of common property. The Replacement Fund study was updated in 2024. Such information is included in the unaudited supplementary information on future major repairs and replacements and is based on the updated study.

The Association is accumulating funds for future major repairs and replacements based on estimates and assumptions utilized in the reserve study. Actual expenditures may vary from the estimated amounts and the variations may be material. If additional funds are needed, the Association has the right to increase assessments, delay replacement until funds are available, borrow funds, or pass a special assessment.

WEST BAY AT JONATHAN'S LANDING CONDOMINIUM ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 6 – FUTURE MAJOR REPAIRS AND REPLACEMENTS (CONTINUED)

The following table presents the activity of the significant components of replacement funds as of December 31, 2024:

Components	Fund Balance 1/1/2024	Contract Liabilities 1/1/2024	Assessments	Interfund Transfers	Interest	Expenses	Contract Liabilities 12/31/2024	Fund Balance 12/31/2024
Pooled	\$ 167,329	\$ 188,718	\$ 475,343	\$ 104,200	\$ -	\$ 74,974	\$ 589,087	\$ 271,529
Interest	4,285	-	-	-	12,256	9,801	(9,801)	16,541
	<u>\$ 171,614</u>	<u>\$ 188,718</u>	<u>\$ 475,343</u>	<u>\$ 104,200</u>	<u>\$ 12,256</u>	<u>\$ 84,775</u>	<u>\$ 579,286</u>	<u>\$ 288,070</u>

Interest revenue in the table above represents interest income collected in connection with interest earned on cash balances at financial institutions.

In 2018, the Board of Directors adopted the pooled or cash flow method for the funding of the common area components. The Association funded the Replacement Fund in the amount of \$475,343 in 2024 which includes \$212,500 for special assessments for electric panel repairs and meter replacements (see note 7). The 2025 approved budget includes a provision to fund the Replacement Fund in the amount of \$505,300 which includes \$212,500 for special assessments for electric panel repairs and meter replacement.

Pursuant to FASB ASC 606, the Association recognizes Replacement Fund revenue from members as the related performance obligations are satisfied. For the year ended December 31, 2024, the Association recognized \$84,775 of member assessment revenue. Replacement fund expenses were incurred for irrigation pump replacement, pool repairs and loan interest expense.

NOTE 7 – ELECTRIC METERS REPLACEMENT

During 2024 the Association signed a \$362,700 contract to replace the electric panels and meters throughout the Association as part of the replacement fund expenses. Initial deposit of \$181,350 was paid in May 30, 2023, however the project did not start as of December 31, 2024, therefore the deposit is shown on the balance sheet as prepaid expenses. During 2024 and 2025 the Association included a special assessment of \$212,500 each (see note 6) as part of the budget to pay for the project. As of April 30, 2025, the date financial statements were available to be issued, the project is still in progress and expected to be completed by July 31, 2025.

NOTE 8 – COMMITMENTS AND CONTINGENCIES

The Association has contracted annually with a property management company to provide management and maintenance services. In addition, the Association has additional contract services in place for accounting, irrigation maintenance and landscaping services. These contracts have different expiration dates and renewal terms.

NOTE 9 – FRAUDULENT TRANSACTIONS

During December 2024 the Association lost total \$69,110. including \$33,210 of its operating funds and \$35,900 of its replacement funds, due to some malfunctioning in Association's enterprise resources planning (ERP) systems and negligence of its management company.

WEST BAY AT JONATHAN'S LANDING CONDOMINIUM ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 9 – FRAUDULANT TRANSACTIONS (CONTINUED)

These balances are included in the Balance sheet as other receivables as of December 31, 2024. Since the Association holds funds in ICS accounts, the fraudulent transactions were not immediately identified. The Association's management company filed a claim with its insurance company which helped recover its funds during April 2025 in full. The Association's management company implemented more rigorous internal control procedures to avoid any fraudulent transactions in future.

NOTE 10 – SUBSEQUENT EVENTS

The Association will be rolling over \$210,143 from year end 2024 surplus to 2025 which will reduce the 2025 budgeted assessments.

SUPPLEMENTARY INFORMATION

WEST BAY AT JONATHAN'S LANDING CONDOMINIUM ASSOCIATION, INC.

*Schedule of Operating Fund Revenues and Expenses - Budget and Actual
for the Year Ended December 31, 2024*

	Budget (Compiled)	Actual	Variance Favorable (Unfavorable)
Revenues:			
Member assessments	\$ 1,007,525	\$ 1,033,575	\$ 26,050
Late fees	-	479	479
Interest income	1,800	7,423	5,623
Miscellaneous income	300	950	650
Total revenues	1,009,625	1,042,427	32,802
Expenses:			
Administrative:			
Property management	23,000	21,454	1,546
Accounting	4,725	4,331	394
Background	300	54	246
Storage fees	-	432	(432)
Meeting expenses	-	578	(578)
Engineering and legal	5,000	2,783	2,218
Audit and review	4,550	4,550	-
Janitorial supplies	-	346	(346)
Office, postage and printing	7,600	3,775	3,825
Fees and dues	950	523	428
Holiday decoration	-	4,265	(4,265)
Insurance-property	601,300	465,847	135,453
Total administrative	647,425	508,937	138,488
Operation:			
Landscaping			
Landscape maintenance	108,850	108,840	10
Landscape extras	45,000	51,301	(6,301)
Shrub and tree maintenance	25,000	13,264	11,736
Irrigation repairs	20,000	14,964	5,036
Mulch	5,000	-	5,000
	203,850	188,369	15,481
Repair and maintenance:			
Repairs and Service	20,000	5,812	14,188
Street lights, bulb, and stands	2,500	831	1,669
Pool repairs	3,000	12,969	(9,969)
Building repairs	50,000	28,427	21,573
Wood repairs	2,000	-	2,000
Roof repairs	15,000	19,034	(4,034)
Subtotal- balance forward	92,500	67,074	25,426

(continued)

See auditor's report.

WEST BAY AT JONATHAN'S LANDING CONDOMINIUM ASSOCIATION, INC.*Schedule of Operating Fund Revenues and Expenses - Budget and Actual (Continued)**for the Year Ended December 31, 2024*

	Budget (Compiled)	Actual	Variance Favorable (Unfavorable)
Repair and maintenance (continued):			
Balance forwarded	92,500	67,074	25,426
Street light cleaning		-	-
Community pest control	21,500	16,479	5,021
Pool maintenance	7,500	5,823	1,677
Pool janitorial	4,200	3,538	662
Pool supplies	-	2,153	(2,153)
Pool health department	500	475	25
Pressure clean walkways	4,500	-	4,500
Common area repairs	-	17,178	(17,178)
Dock/seawall repair	-	5,575	(5,575)
Back flow	-	466	(466)
Contingency	10,000	-	10,000
Total repair and maintenance	140,700	118,762	21,938
Utility:			
Electric	15,000	11,891	3,109
Gas	1,000	-	1,000
Water and sewer	1,650	4,325	(2,675)
Total utility	17,650	16,216	1,434
Total expenses	1,009,625	832,284	177,341
Excess of revenues over expenses \$	\$ -	\$ 210,143	\$ 210,143

See auditor's report.

WEST BAY AT JONATHAN'S LANDING CONDOMINIUM ASSOCIATION, INC.
SUPPLEMENTARY INFORMATION
FUTURE MAJOR REPAIRS AND REPLACEMENTS
DECEMBER 31, 2024
(UNAUDITED)

The Association is accumulating funds for future major repairs and replacements based on estimates and assumptions utilized in a Reserve Study. Actual expenditures may vary from the estimated amounts and the variations may be material. If additional funds are needed, the Association has the right to increase assessments, delay replacement until funds are available, borrow funds, or pass a special assessment.

The following information is based on a study conducted in 2024 and presents significant information about the components of common property for fiscal year ending 2025:

The proposed 2025 budget provides for full funding of the pooled reserves in the amount of \$505,300 which includes a special assessment of \$212,500 (see note 7).

Component	Estimated Remaining Useful Life (Years)	Estimated Replacement Cost	Contract Liabilities and Fund Balance (Deficit) December 31, 2024	2025 Budgeted Funding
Pooled:				
Driveway/Sidewalk Concrete - Repair	2	\$ 40,000		
Concrete Curbs & Gutters - Repair	1	50,000		
Asphalt - Seal/Repair	1	20,000		
Asphalt - Resurface	1	200,000		
Sign/Monument - Refurbish/Replace	10	82,750		
Street Lights (Bases) - Repairs	-	12,000		
Street Lights - Replace	16	310,500		
Street Lights - LED Conversion	1	45,500		
Boardwalk - Repair/Resurface	5	75,100		
Boardwalk - Replace/Rebuild	25	250,500		
Mailboxes - Replace	10	19,950		
Building Exteriors - Seal/Paint	3	203,500		
Roofing (Tile) - Pressure Wash	2	26,000		
Roofing (Tile) - Replace	12	2,079,000		
Roofing (Tile) - Replace	15	1,400,000		
Gutters - Replace	12	50,000		
Electrical System - Project (2025)	-	25,000		
Electrical Systems - Repair/Replace	30	425,000		
Irrigation Pump (A) - Replace	14	25,000		
Irrigation Pump (B) - Replace	14	25,000		
Irrigation Controller (A) - Replace	14	12,500		
Irrigation Controller (B) - Replace	14	12,500		
Kitchen - Remodel	10	15,000		
Bathrooms - Remodel	10	17,350		
Pool Deck Furniture - Replace	1	19,100		
Pool Deck (Coated) - Seal/ Repair	-	19,400		
Pool Deck (Coated) - Resurface	10	72,750		
Pool Fence - Replace	10	7,310		
Swimming Pool - Resurface	6	42,000		
Kiddie Pool - Resurface	6	3,415		
Pool Heaters - Replace	7	13,700		
Pool Enclosure/Equipment - Replace	3	36,750		
Pooled reserves	-	-	763,157	505,300
Total pooled		\$ 5,636,575	\$ 763,157	\$ 505,300

See independent auditors' report.