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12/13/23
Accrual Basis

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

Nov 30, 23

ASSETS	
Current Assets	
Checking/Savings	
Operating Cash	
1110 · Valley National MM 2713	75,216.05
1111 · ICS Account 713 /2713	80,384.29
1112 · Valley National Op 2705	18,033.02
1113 · ICS Account 705/2705	8,075.57
Total Operating Cash	181,708.93
Reserve Assets	
2105 · Valley Reserve MM Account ...	125,360.09
2115 · ICS Account 547	329,863.67
2116 · Contract Dep./Exterior Electric	181,350.00
Total Reserve Assets	636,573.76
Total Checking/Savings	818,282.69
Accounts Receivable	
1210 · Accounts Receivable	4,050.00
Total Accounts Receivable	4,050.00
Total Current Assets	822,332.69
Other Assets	
Other Assets	
2190 · Prepaid Insurance	192,414.72
Total Other Assets	192,414.72
Total Other Assets	192,414.72
TOTAL ASSETS	1,014,747.41

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LIABILITIES & EQUITY

Liabilities

Current Liabilities

Other Current Liabilities

Liabilities

3355 - Insurance Payable

4510 - Deferred Assessments

147,135.44

99,233.34

Total Liabilities

246,368.78

Total Other Current Liabilities

246,368.78

Total Current Liabilities

246,368.78

Long Term Liabilities

5000 - Valley Bank - Roof Loan

277,422.08

Total Long Term Liabilities

277,422.08

Total Liabilities

523,790.86

Equity

Pooled Reserves

3001 - Reserve Fund Balance

359,151.68

Total Pooled Reserves

359,151.68

3900 - Fund Balance

123,103.80

Net Income

8,701.07

Total Equity

490,956.55

TOTAL LIABILITIES & EQUITY

1,014,747.41

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 Accrual Basis

**West Bay at Jonathans Landing
 Profit & Loss Budget Performance**
 November 2023

	Nov 23	Budget	Jan - Nov 23	YTD Budget	Annual Bud...
Ordinary Income/Expense					
Income					
0610 · Maintenance Fees	99,233.33	99,233.33	1,016,167.66	1,016,168.65	1,115,401.98
06225 · Bank Interest Income	231.38	17.00	1,964.44	183.00	200.00
06250 · Interest - homeowners	45.00	0.00	165.00	0.00	0.00
06270 · Application Fee Income	100.00	100.00	400.00	500.00	500.00
Total Income	99,609.71	99,350.33	1,018,697.10	1,016,851.65	1,116,101.98
Expense					
1 · Administrative Expenses					
08010 · Property Management	1,804.17	1,667.00	19,373.37	18,334.00	20,000.00
08020 · Accounting	0.00	400.00	4,125.00	4,400.00	4,800.00
08025 · Background Search	0.00	100.00	180.00	500.00	500.00
08030 · Division Fees	0.00	0.00	0.00	0.00	600.00
08040 · Engineering / Legal	0.00	0.00	2,325.00	4,650.00	5,900.00
08050 · Audit / Reveiw	0.00	0.00	4,350.00	4,350.00	4,350.00
08060 · Office / Postage / Printing	235.96	400.00	5,798.53	5,000.00	7,000.00
08070 · Fees and Dues	0.00	0.00	315.88	0.00	175.00
08080 · Insurance - Prop. Casua...	38,482.94	40,866.67	341,954.81	337,998.35	378,865.02
Total 1 · Administrative Expenses	40,523.07	43,433.67	378,422.59	375,232.35	422,190.02
2 · Landscaping					
08410 · Landscaping Maintenan...	8,806.00	8,806.00	96,866.00	96,866.00	105,675.00
08415 · Landscape Extras	1,895.00	2,500.00	42,426.87	27,500.00	30,000.00
08420 · Irrigation Repair	3,008.79	1,666.00	16,713.37	18,332.00	20,000.00
08424 · Mulch	0.00	0.00	0.00	5,000.00	5,000.00
08425 · Tree Trimming /Removal	0.00	2,500.00	3,510.00	25,000.00	25,000.00
Total 2 · Landscaping	13,709.79	15,472.00	159,516.24	172,698.00	185,675.00

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Profit & Loss Budget Performance
November 2023

	Nov 23	Budget	Jan - Nov 23	YTD Budget	Annual Bud...
3 · General Maintenance					
08440 · Street Light Cleaning	0.00	0.00	330.00	250.00	250.00
08452 · Community Pest Control	1,331.75	1,625.00	16,963.75	16,000.00	18,500.00
08480 · Pressure Clean / Walkw...	4,885.70	4,500.00	4,885.70	4,500.00	4,500.00
08490 · Contingency	0.00	0.00	0.00	7,500.00	10,000.00
Total 3 · General Maintenance	6,217.45	6,125.00	22,179.45	28,250.00	33,250.00
4 · Repairs					
08430 · Repairs / Service	0.00	2,500.00	17,289.58	27,500.00	30,000.00
08435 · Street Light / Bulb / Strnds	0.00	500.00	1,244.94	1,000.00	1,000.00
08465 · Pool Repairs	147.00	500.00	7,964.00	3,000.00	3,000.00
08484 · Building Repairs	890.28	2,925.00	43,487.43	32,175.00	35,000.00
08487 · Wood Repairs	0.00	0.00	0.00	3,000.00	4,000.00
08488 · Roof Repairs	0.00	1,666.00	8,122.43	18,326.00	20,000.00
Total 4 · Repairs	1,037.28	8,091.00	78,108.38	85,001.00	93,000.00
5 · Pool Expenses					
08455 · Pool Maintenance	1,421.48	520.00	8,908.48	5,720.00	6,250.00
08460 · Pool Janitorial	550.00	275.00	3,541.25	3,025.00	3,300.00
08470 · Pool Propane	0.00	200.00	419.63	4,000.00	4,000.00
08475 · Pool Health Dept.	0.00	0.00	475.35	500.00	500.00
Total 5 · Pool Expenses	1,971.48	995.00	13,344.71	13,245.00	14,050.00
6 · Utilities					
08610 · Electricity	1,137.62	1,500.00	13,697.59	16,500.00	18,000.00
08620 · Water & Sewer	133.61	125.00	1,627.07	1,375.00	1,500.00
Total 6 · Utilities	1,271.23	1,625.00	15,324.66	17,875.00	19,500.00
7 · Reserve Funding					
9000 · Pooled Reserve Funding	0.00	0.00	238,900.00	238,900.00	238,900.00

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9150 - Roof Loan Payoff Funding	0.00	0.00	104,200.00	104,200.00	104,200.00
Total 7 - Reserve Funding	0.00	0.00	343,100.00	343,100.00	343,100.00
Total Expense	64,730.30	75,741.67	1,009,996.03	1,035,401.35	1,110,765.02
Net Ordinary Income	34,879.41	23,608.66	8,701.07	-18,549.70	5,336.96
Net Income	<u>34,879.41</u>	<u>23,608.66</u>	<u>8,701.07</u>	<u>-18,549.70</u>	<u>5,336.96</u>