



## Balance Sheet

West Bay at Jonathans Landing Condo Assoc

End Date: 08/31/2024

	Operating	Reserve	Total
<b>Assets</b>			
<b>Cash - Operating</b>			
VB-Oper-2705	\$16,973.69	\$0.00	\$16,973.69
VB-Oper-ICS-705/2705	\$29,656.33	\$0.00	\$29,656.33
VC-Oper-MM-2713	\$80,062.72	\$0.00	\$80,062.72
VB-Oper-ICS-713/2713	\$379,063.91	\$0.00	\$379,063.91
Operating: Due to Reserves	(\$54,647.88)	\$0.00	(\$54,647.88)
<b>Total: Cash - Operating</b>	<b>\$451,108.77</b>	<b>\$0.00</b>	<b>\$451,108.77</b>
<b>Cash &amp; Assets - Reserves</b>			
VB-Res-4547	\$0.00	\$146,182.98	\$146,182.98
VB-ICS-547	\$0.00	\$536,558.61	\$536,558.61
Due from to Reserves	\$0.00	\$54,647.88	\$54,647.88
<b>Total: Cash &amp; Assets - Reserves</b>	<b>\$0.00</b>	<b>\$737,389.47</b>	<b>\$737,389.47</b>
<b>Accounts Receivable</b>			
Accounts Receivable - Homeowner	\$17,753.28	\$0.00	\$17,753.28
<b>Total: Accounts Receivable</b>	<b>\$17,753.28</b>	<b>\$0.00</b>	<b>\$17,753.28</b>
<b>Other Current Assets</b>			
Contract Deposit	\$0.00	\$181,350.00	\$181,350.00
Prepaid Insurance	\$311,980.39	\$0.00	\$311,980.39
<b>Total: Other Current Assets</b>	<b>\$311,980.39</b>	<b>\$181,350.00</b>	<b>\$493,330.39</b>
<b>Total: Assets</b>	<b>\$780,842.44</b>	<b>\$918,739.47</b>	<b>\$1,699,581.91</b>
<b>Liabilities &amp; Equity</b>			
<b>Current Liabilities</b>			
Prepaid Assessments	\$42,230.00	\$0.00	\$42,230.00
Deferred Assessment Income	\$132,255.74	\$0.00	\$132,255.74
Insurance Payable	\$300,869.30	\$0.00	\$300,869.30
<b>Total: Current Liabilities</b>	<b>\$475,355.04</b>	<b>\$0.00</b>	<b>\$475,355.04</b>
<b>Other Liabilities</b>			
Loan Payable - Valley Bank - Roof Loan	\$0.00	\$207,247.91	\$207,247.91
<b>Total: Other Liabilities</b>	<b>\$0.00</b>	<b>\$207,247.91</b>	<b>\$207,247.91</b>
<b>Reserves</b>			
Reserve - General	\$0.00	\$710,004.38	\$710,004.38
Reserves - Interest	\$0.00	\$1,487.18	\$1,487.18
<b>Total: Reserves</b>	<b>\$0.00</b>	<b>\$711,491.56</b>	<b>\$711,491.56</b>
<b>Equity</b>			
Retained Earnings	\$153,375.10	\$0.00	\$153,375.10
<b>Total: Equity</b>	<b>\$153,375.10</b>	<b>\$0.00</b>	<b>\$153,375.10</b>
Net Income Gain/Loss	\$152,112.30	\$0.00	\$152,112.30
<b>Total: Liabilities &amp; Equity</b>	<b>\$780,842.44</b>	<b>\$918,739.47</b>	<b>\$1,699,581.91</b>



# Income Statement

West Bay at Jonathans Landing Condo Assoc

End Date: 08/31/2024

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>INCOME</b>							
<b>Income</b>							
40-4000 Homeowner Assessments	\$114,547.37	\$114,547.33	\$0.04	\$912,503.92	\$916,378.64	(\$3,874.72)	\$1,374,568.00
40-4005 Special Assessments	17,708.37	17,708.33	0.04	141,256.92	141,666.64	(409.72)	212,500.00
40-4035 Legal Fees	15.00	-	15.00	15.00	-	15.00	-
40-4080 Miscellaneous Income	-	-	-	-	200.00	(200.00)	300.00
40-4085 Application Fee	200.00	-	200.00	500.00	-	500.00	-
<b>TOTAL Income</b>	<b>\$132,470.74</b>	<b>\$132,255.66</b>	<b>\$215.08</b>	<b>\$1,054,275.84</b>	<b>\$1,058,245.28</b>	<b>(\$3,969.44)</b>	<b>\$1,587,368.00</b>
<b>Other Income</b>							
45-4500 Interest Income - Operating	862.19	150.00	712.19	4,017.27	1,200.00	2,817.27	1,800.00
<b>TOTAL Other Income</b>	<b>\$862.19</b>	<b>\$150.00</b>	<b>\$712.19</b>	<b>\$4,017.27</b>	<b>\$1,200.00</b>	<b>\$2,817.27</b>	<b>\$1,800.00</b>
<b>TOTAL INCOME</b>	<b>\$133,332.93</b>	<b>\$132,405.66</b>	<b>\$927.27</b>	<b>\$1,058,293.11</b>	<b>\$1,059,445.28</b>	<b>(\$1,152.17)</b>	<b>\$1,589,168.00</b>
<b>EXPENSES</b>							
<b>General &amp; Administrative</b>							
50-5000 Management Contract	1,750.00	1,916.67	166.67	14,453.75	15,333.36	879.61	23,000.00
50-5010 Accounting & Tax Services	393.75	393.75	-	2,756.25	3,150.00	393.75	4,725.00
50-5015 Legal & Professional Services	642.50	900.00	257.50	2,150.00	3,175.00	1,025.00	5,000.00
50-5017 Audit	4,550.00	-	(4,550.00)	4,550.00	4,550.00	-	4,550.00
50-5030 Reimbursed Expenses	-	-	-	(3,065.00)	-	3,065.00	-
50-5035 Postage & Mailing	13.30	-	(13.30)	1,384.47	-	(1,384.47)	-
50-5040 Copies & Printing	250.26	-	(250.26)	1,187.31	-	(1,187.31)	-
50-5045 Insurance Expense	38,988.79	55,921.00	16,932.21	309,886.92	377,616.00	67,729.08	601,300.00
50-5065 Office Supplies	-	500.00	500.00	230.01	4,600.00	4,369.99	7,600.00
50-5070 Licenses, Fees & Permits	-	29.17	29.17	-	233.36	233.36	350.00
50-5075 Filing Fees	-	50.00	50.00	-	400.00	400.00	600.00
50-5080 Storage Fees	-	-	-	183.65	-	(183.65)	-
50-5105 Meeting Expense	89.69	-	(89.69)	279.38	-	(279.38)	-
50-5110 Miscellaneous Administrative Expense	-	-	-	48.56	200.00	151.44	300.00
<b>TOTAL General &amp; Administrative</b>	<b>\$46,678.29</b>	<b>\$59,710.59</b>	<b>\$13,032.30</b>	<b>\$334,045.30</b>	<b>\$409,257.72</b>	<b>\$75,212.42</b>	<b>\$647,425.00</b>
<b>Grounds &amp; Landscaping</b>							
60-6000 Landscape Contract	9,070.00	9,070.83	0.83	72,560.00	72,566.64	6.64	108,850.00
60-6005 Landscape - Other	-	3,750.00	3,750.00	11,219.98	30,000.00	18,780.02	45,000.00
60-6020 Mulch	-	-	-	-	-	-	5,000.00
60-6025 Irrigation Repairs	140.00	1,000.00	860.00	13,151.49	13,000.00	(151.49)	20,000.00
60-6030 Tree	-	2,000.00	2,000.00	-	16,500.00	16,500.00	25,000.00
<b>TOTAL Grounds &amp; Landscaping</b>	<b>\$9,210.00</b>	<b>\$15,820.83</b>	<b>\$6,610.83</b>	<b>\$96,931.47</b>	<b>\$132,066.64</b>	<b>\$35,135.17</b>	<b>\$203,850.00</b>
<b>Utilities</b>							
62-6200 Electricity	1,054.42	1,000.00	(54.42)	9,215.60	10,000.00	784.40	15,000.00
62-6205 Gas	-	-	-	-	500.00	500.00	1,000.00
62-6215 Water & Sewer	948.06	137.00	(811.06)	3,174.47	1,102.00	(2,072.47)	1,650.00
62-6230 Back Flow	466.00	-	(466.00)	466.00	-	(466.00)	-
<b>TOTAL Utilities</b>	<b>\$2,468.48</b>	<b>\$1,137.00</b>	<b>(\$1,331.48)</b>	<b>\$12,856.07</b>	<b>\$11,602.00</b>	<b>(\$1,254.07)</b>	<b>\$17,650.00</b>
<b>Amenities</b>							
65-6500 Pool Service	647.00	625.00	(22.00)	3,235.00	5,000.00	1,765.00	7,500.00
65-6505 Pool Supplies	26.95	-	(26.95)	2,153.24	-	(2,153.24)	-
65-6510 Pool Maintenance & Repairs	512.80	-	(512.80)	9,264.46	3,000.00	(6,264.46)	3,000.00
65-6515 Pool Janitorial	350.00	350.00	-	2,514.08	2,800.00	285.92	4,200.00
65-6520 Pool Permit	-	-	-	475.00	500.00	25.00	500.00
<b>TOTAL Amenities</b>	<b>\$1,536.75</b>	<b>\$975.00</b>	<b>(\$561.75)</b>	<b>\$17,641.78</b>	<b>\$11,300.00</b>	<b>(\$6,341.78)</b>	<b>\$15,200.00</b>



## Income Statement

West Bay at Jonathans Landing Condo Assoc

End Date: 08/31/2024

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Repairs &amp; Maintenance</b>							
67-6725 General Repairs & Maintenance	\$-	\$2,000.00	\$2,000.00	\$8,706.08	\$15,000.00	\$6,293.92	\$20,000.00
67-6735 Building Repairs & Maintenance	8,948.18	2,500.00	(6,448.18)	23,817.23	45,000.00	21,182.77	50,000.00
67-6740 Wood Repairs & Replacement	-	-	-	-	1,000.00	1,000.00	2,000.00
67-6750 Roof Repairs & Maintenance	-	-	-	170.00	12,000.00	11,830.00	15,000.00
67-6810 Lighting Repairs & Maintenance	-	-	-	-	1,800.00	1,800.00	2,500.00
67-6830 Powerwashing	-	-	-	-	-	-	4,500.00
67-6835 Pest Control	906.75	1,000.00	93.25	12,314.00	15,350.00	3,036.00	21,500.00
67-6845 Janitorial Supplies	43.58	-	(43.58)	172.52	-	(172.52)	-
67-6850 Common Area Repairs & Maintenance	-	-	-	13,164.40	-	(13,164.40)	-
67-6885 Contingency	-	833.33	833.33	-	6,666.64	6,666.64	10,000.00
<b>TOTAL Repairs &amp; Maintenance</b>	<b>\$9,898.51</b>	<b>\$6,333.33</b>	<b>(\$3,565.18)</b>	<b>\$58,344.23</b>	<b>\$96,816.64</b>	<b>\$38,472.41</b>	<b>\$125,500.00</b>
<b>Other Expense</b>							
75-7500 Loan	17,366.66	8,683.33	(8,683.33)	69,466.66	69,466.64	(0.02)	104,200.00
<b>TOTAL Other Expense</b>	<b>\$17,366.66</b>	<b>\$8,683.33</b>	<b>(\$8,683.33)</b>	<b>\$69,466.66</b>	<b>\$69,466.64</b>	<b>(\$0.02)</b>	<b>\$104,200.00</b>
<b>Reserve Contributions</b>							
80-8000 Reserve - General	43,807.16	21,903.58	(21,903.58)	175,228.65	175,228.64	(0.01)	262,843.00
80-8025 Reserve - Electrical Project	35,416.66	17,708.33	(17,708.33)	141,666.65	141,666.64	(0.01)	212,500.00
<b>TOTAL Reserve Contributions</b>	<b>\$79,223.82</b>	<b>\$39,611.91</b>	<b>(\$39,611.91)</b>	<b>\$316,895.30</b>	<b>\$316,895.28</b>	<b>(\$0.02)</b>	<b>\$475,343.00</b>
<b>TOTAL EXPENSES</b>	<b>\$166,382.51</b>	<b>\$132,271.99</b>	<b>(\$34,110.52)</b>	<b>\$906,180.81</b>	<b>\$1,047,404.92</b>	<b>\$141,224.11</b>	<b>\$1,589,168.00</b>
<b>NET INCREASE (DECREASE)</b>	<b>(\$33,049.58)</b>	<b>\$133.67</b>	<b>(\$33,183.25)</b>	<b>\$152,112.30</b>	<b>\$12,040.36</b>	<b>\$140,071.94</b>	<b>\$-</b>



**Bank Account Register**

West Bay at Jonathans Landing Condo Assoc

8/1/2024 - 8/31/2024

Date	Description	Ref No	R	P	Transaction Amount
<b>VB-Res-4547 - ***4547</b>		Prior Balance			\$146,182.98
08/14/2024	Valley National Bank - Bank Adjustment - Misc. Check	0		X	(\$8,682.57)
08/31/2024	Transfer to VB-Res ICS-547		X	X	(371.09)
08/31/2024	Interest		X	X	371.09
08/31/2024	Transfer from VB-Res ICS-547				8,682.57
<b>VB-Res-4547 Total</b>					<b>\$146,182.98</b>
<b>VB-Oper-2705 - ***2705</b>		Prior Balance			\$15,519.60
08/09/2024	Revival Landscape Services, LLC - Inv #18384 / August	600077	X	X	(9,070.00)
08/09/2024	Pool Services of North Palm Beach - Invoice: 24-4576	600075	X	X	(647.00)
08/09/2024	Jupiter Plumbing Services Inc - Inv #156496-88 / July	600074	X	X	(376.00)
08/09/2024	Eagle Plumbing Services, Inc. - Inv #23268 / August	600072	X	X	(295.00)
08/09/2024	Fields & Bachove, PLLC - Inv #2333 / File #00345001 / July	600073	X	X	(192.50)
08/09/2024	Revival Landscape Services, LLC - Inv #33541 / July	600076	X	X	(140.00)
08/09/2024	Transfer from VB-MM-2713		X	X	20,000.00
08/13/2024	FPL - 6883706324 / 3971 Pool / June-July	0	X	X	(794.29)
08/13/2024	FPL - 3931202505 / 15998 Pump June-July	0	X	X	(93.23)
08/13/2024	FPL - 31809878481 / 3973 Pump / June-July	0	X	X	(92.20)
08/13/2024	FPL - 0229909312 / 16050 Lights / June-July	0	X	X	(74.70)
08/27/2024	Town of Jupiter Utilities - 029752 / 0020181 / 9480866 / 3971 Rec July-August	0	X	X	(948.06)
08/28/2024	Jupiter Management LLC - Inv #2024892	600086	X	X	(7,093.03)
08/28/2024	Friedman, Feldmesser & Carpeles, CPA, LLC - Inv #3734 / 12/31/23 Tax Prep	600085	X	X	(4,550.00)
08/28/2024	Eagle Plumbing Services, Inc. - Inv #23304 / August	600080	X	X	(1,350.35)
08/28/2024	Eagle Plumbing Services, Inc. - Inv #23324 / August	600084	X	X	(1,350.00)
08/28/2024	Eagle Plumbing Services, Inc. - Inv #23199 / June	600082	X	X	(975.00)
08/28/2024	Bayside Exterminating, Inc. - Inv #40332 / August	600079	X	X	(906.75)
08/28/2024	Return	0		X	(765.00)
08/28/2024	Eagle Plumbing Services, Inc. - Inv #23278 / August	600083	X	X	(622.33)
08/28/2024	Eagle Plumbing Services, Inc. - Inv #23286 / August	600081	X	X	(475.00)
08/28/2024	Association Reserves - 2024 Reserve Update	600078	X	X	(450.00)
08/28/2024	Pool Services of North Palm Beach - Inv #24-4861 / August	600088	X	X	(217.80)
08/28/2024	Jupiter Plumbing Services Inc - Inv #156380-88 / June	600087	X	X	(90.00)
08/28/2024	Transfer from VB-MM-2713		X	X	30,000.00
08/30/2024	Interest		X	X	4.23
08/30/2024	Transfer from VB-Oper-ICS 705		X		7,093.03
08/31/2024	Transfer to VB-Oper-ICS 705		X		(30,000.00)
08/31/2024	Transfer to VB-Oper-ICS 705		X		(20,000.00)
08/31/2024	Transfer to VB-Oper-ICS 705		X		(3.39)
08/31/2024	Transfer from VB-Oper-ICS 705		X		192.50
08/31/2024	Transfer from VB-Oper-ICS 705		X		1,054.42
08/31/2024	Transfer from VB-Oper-ICS 705		X		1,324.06
08/31/2024	Transfer from VB-Oper-ICS 705		X		1,350.00
08/31/2024	Transfer from VB-Oper-ICS 705		X		2,351.75
08/31/2024	Transfer from VB-Oper-ICS 705		X		3,432.31
08/31/2024	Transfer from VB-Oper-ICS 705		X		6,366.42
08/31/2024	Transfer from VB-Oper-ICS 705		X		9,857.00
<b>VB-Oper-2705 Total</b>					<b>\$16,973.69</b>
<b>VB-MM-2713 - ***2713</b>		Prior Balance			\$87,280.90



### Bank Account Register

West Bay at Jonathans Landing Condo Assoc

8/1/2024 - 8/31/2024

Date	Description	Ref No	R	P	Transaction Amount
08/02/2024	IPFS - Payment #03 pd online FLS-230867	0	X	X	(\$37,382.08)
08/03/2024	- Misc Scanned Deposit	59	X	X	200.00
08/05/2024	Deposit from batch 1424	61	X	X	29,135.00
08/06/2024	Deposit from batch 1441	73	X	X	6,110.00
08/09/2024	Transfer to VB-Oper-2705		X	X	(20,000.00)
08/09/2024	Deposit from batch 1481	76	X	X	1,018.34
08/09/2024	Deposit from batch 1464	74	X	X	3,055.00
08/09/2024	Deposit from batch 1469	75	X	X	17,570.00
08/15/2024	Deposit from batch 1522	78	X	X	3,055.00
08/15/2024	Deposit from batch 1524	79	X	X	3,055.00
08/15/2024	Deposit from batch 1540	80	X	X	3,305.00
08/27/2024	Deposit from batch 1619	81		X	3,070.00
08/28/2024	Transfer to VB-Oper-2705		X	X	(30,000.00)
08/30/2024	Interest		X	X	212.72
08/31/2024	Transfer to VB-Oper-ICS 713		X		(18,588.34)
08/31/2024	Transfer to VB-Oper-ICS 713				(12,220.00)
08/31/2024	Transfer to VB-Oper-ICS 713		X		(6,110.00)
08/31/2024	Transfer to VB-Oper-ICS 713		X		(3,305.00)
08/31/2024	Transfer to VB-Oper-ICS 713		X		(3,055.00)
08/31/2024	Transfer to VB-Oper-ICS 713		X		(3,055.00)
08/31/2024	Transfer to VB-Oper-ICS 713		X		(3,055.00)
08/31/2024	Transfer to VB-Oper-ICS 713		X		(186.68)
08/31/2024	Transfer from VB-Oper-ICS 713		X	X	765.00
08/31/2024	Transfer from VB-Oper-ICS 713		X		8,047.08
08/31/2024	Transfer from VB-Oper-ICS 713		X		20,000.00
08/31/2024	Transfer from VB-Oper-ICS 713		X		30,000.00
<b>VB-MM-2713 Total</b>					<b>\$80,062.72</b>
<b>VB-Res ICS-547 - ***547</b>		Prior Balance			\$544,870.09
08/31/2024	Transfer to VB-Res-4547		X		(8,682.57)
08/31/2024	Transfer from VB-Res-4547		X		371.09
<b>VB-Res ICS-547 Total</b>					<b>\$536,558.61</b>
<b>VB-Oper-ICS 705 - ***705</b>		Prior Balance			\$12,598.61
08/30/2024	Transfer to VB-Oper-2705		X	X	(7,093.03)
08/31/2024	Transfer to VB-Oper-2705		X		(9,857.00)
08/31/2024	Transfer to VB-Oper-2705		X		(6,366.42)
08/31/2024	Transfer to VB-Oper-2705		X	X	(3,432.31)
08/31/2024	Transfer to VB-Oper-2705		X		(2,351.75)
08/31/2024	Transfer to VB-Oper-2705		X		(1,350.00)
08/31/2024	Transfer to VB-Oper-2705		X		(1,324.06)
08/31/2024	Transfer to VB-Oper-2705		X		(1,054.42)
08/31/2024	Transfer to VB-Oper-2705		X		(192.50)
08/31/2024	Transfer from VB-Oper-2705		X		3.39
08/31/2024	Interest		X	X	76.36
08/31/2024	Transfer from VB-Oper-2705		X		20,000.00
08/31/2024	Transfer from VB-Oper-2705		X		30,000.00
<b>VB-Oper-ICS 705 Total</b>					<b>\$29,656.87</b>
<b>VB-Oper-ICS 713 - ***713</b>		Prior Balance			\$387,519.37
08/31/2024	Transfer to VB-MM-2713		X		(30,000.00)



**Bank Account Register**

West Bay at Jonathans Landing Condo Assoc

8/1/2024 - 8/31/2024

Date	Description	Ref No	R	P	Transaction Amount
08/31/2024	Transfer to VB-MM-2713		X		(\$20,000.00)
08/31/2024	Transfer to VB-MM-2713		X		(8,047.08)
08/31/2024	Transfer to VB-MM-2713		X		(765.00)
08/31/2024	Transfer from VB-MM-2713		X		186.68
08/31/2024	Interest		X	X	781.60
08/31/2024	Transfer from VB-MM-2713		X		3,055.00
08/31/2024	Transfer from VB-MM-2713		X		3,055.00
08/31/2024	Transfer from VB-MM-2713		X		3,055.00
08/31/2024	Transfer from VB-MM-2713		X		3,305.00
08/31/2024	Transfer from VB-MM-2713		X		6,110.00
08/31/2024	Transfer from VB-MM-2713		X		12,220.00
08/31/2024	Transfer from VB-MM-2713		X		18,588.34
<b>VB-Oper-ICS 713 Total</b>					<b>\$379,063.91</b>
<b>Association Total</b>					<b>\$1,188,498.78</b>