

**West Bay at Jonathans Landing  
Balance Sheet**

As of January 31, 2024

	<u>Jan 31, 24</u>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
2000 · Accounts Payable	7,033.77
<b>Total Accounts Payable</b>	<u>7,033.77</u>
<b>Other Current Liabilities</b>	
<b>Liabilities</b>	
3355 · Insurance Payable	73,529.72
4510 · Deferred Assessments	264,894.26
<b>Total Liabilities</b>	<u>338,423.98</u>
<b>Total Other Current Liabilities</b>	<u>338,423.98</u>
<b>Total Current Liabilities</b>	345,457.75
<b>Long Term Liabilities</b>	
5000 · Valley Bank - Roof Loan	262,026.58
<b>Total Long Term Liabilities</b>	<u>262,026.58</u>
<b>Total Liabilities</b>	607,484.33
<b>Equity</b>	
<b>Pooled Reserves</b>	
3001 · Reserve Fund Balance	488,249.98
<b>Total Pooled Reserves</b>	488,249.98
3900 · Fund Balance	137,905.60
Net Income	-70,768.42
<b>Total Equity</b>	<u>555,387.16</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>1,162,871.49</u></u>

West Bay at Jonathans Landing  
Profit & Loss Budget Performance

January 2024

	Jan 24	Budget	\$ Over Budget	Jan 24	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
0610 · Maintenance Fees	114,547.37	114,547.37	0.00	114,547.37	114,547.37	0.00	1,374,568.00
06225 · Bank Interest Income	540.91	150.00	390.91	540.91	150.00	390.91	1,800.00
06270 · Application Fee Income	100.00	25.00	75.00	100.00	25.00	75.00	300.00
6100 · Special Assessments	17,708.37	17,708.37	0.00	17,708.37	17,708.37	0.00	212,500.00
<b>Total Income</b>	132,896.65	132,430.74	465.91	132,896.65	132,430.74	465.91	1,589,168.00
<b>Total Income</b>	132,896.65	132,430.74	465.91	132,896.65	132,430.74	465.91	1,589,168.00
<b>Expense</b>							
<b>1 · Administrative Expenses</b>							
08010 · Property Management	2,173.75	1,916.63	257.12	2,173.75	1,916.63	257.12	23,000.00
08020 · Accounting	0.00	394.00	-394.00	0.00	394.00	-394.00	4,725.00
08025 · Background Search	90.00	0.00	90.00	90.00	0.00	90.00	300.00
08030 · Division Fees	0.00	0.00	0.00	0.00	0.00	0.00	600.00
08040 · Engineering / Legal	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00
08050 · Audit / Reveiw	0.00	0.00	0.00	0.00	0.00	0.00	4,550.00
08060 · Office / Postage / Printing	413.05	1,000.00	-586.95	413.05	1,000.00	-586.95	7,600.00
08070 · Fees and Dues	0.00	0.00	0.00	0.00	0.00	0.00	350.00
08080 · Insurance - Prop. Casualty	38,482.94	38,483.00	-0.06	38,482.94	38,483.00	-0.06	601,300.00
<b>Total 1 · Administrative Expenses</b>	41,159.74	41,793.63	-633.89	41,159.74	41,793.63	-633.89	647,425.00
<b>2 · Landscaping</b>							
08410 · Landscaping Maintenance	9,070.00	9,070.87	-0.87	9,070.00	9,070.87	-0.87	108,850.00
08415 · Landscape Extras	0.00	3,750.00	-3,750.00	0.00	3,750.00	-3,750.00	45,000.00
08420 · Irrigation Repair	797.78	1,666.74	-868.96	797.78	1,666.74	-868.96	20,000.00
08424 · Mulch	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00
08425 · Tree Trimming /Removal	0.00	2,000.00	-2,000.00	0.00	2,000.00	-2,000.00	25,000.00
<b>Total 2 · Landscaping</b>	9,867.78	16,487.61	-6,619.83	9,867.78	16,487.61	-6,619.83	203,850.00
<b>3 · General Maintenance</b>							
08440 · Street Light Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
08452 · Community Pest Control	2,351.75	2,300.00	51.75	2,351.75	2,300.00	51.75	21,500.00
08480 · Pressure Clean / Walkways	0.00	0.00	0.00	0.00	0.00	0.00	4,500.00
08490 · Contingency	0.00	0.00	0.00	0.00	0.00	0.00	10,000.00
<b>Total 3 · General Maintenance</b>	2,351.75	2,300.00	51.75	2,351.75	2,300.00	51.75	37,000.00

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

January 2024

	Jan 24	Budget	\$ Over Budget	Jan 24	YTD Budget	\$ Over Budget	Annual Budget
<b>4 . Repairs</b>							
08430 . Repairs / Service	386.25	2,000.00	-1,613.75	386.25	2,000.00	-1,613.75	20,000.00
08435 . Street Light / Bulb / Strnds	0.00	1,000.00	-1,000.00	0.00	1,000.00	-1,000.00	1,500.00
08465 . Pool Repairs	379.24	0.00	379.24	379.24	0.00	379.24	3,000.00
08484 . Building Repairs	1,819.01	2,500.00	-680.99	1,819.01	2,500.00	-680.99	50,000.00
08487 . Wood Repairs	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00
08488 . Roof Repairs	85.00	0.00	85.00	85.00	0.00	85.00	15,000.00
<b>Total 4 . Repairs</b>	<b>2,669.50</b>	<b>5,500.00</b>	<b>-2,830.50</b>	<b>2,669.50</b>	<b>5,500.00</b>	<b>-2,830.50</b>	<b>91,500.00</b>
<b>5 . Pool Expenses</b>							
08455 . Pool Maintenance	759.50	625.00	134.50	759.50	625.00	134.50	7,500.00
08460 . Pool Janitorial	375.61	350.00	25.61	375.61	350.00	25.61	4,200.00
08470 . Pool Propane	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
08475 . Pool Health Dept.	0.00	0.00	0.00	0.00	0.00	0.00	500.00
<b>Total 5 . Pool Expenses</b>	<b>1,135.11</b>	<b>975.00</b>	<b>160.11</b>	<b>1,135.11</b>	<b>975.00</b>	<b>160.11</b>	<b>13,200.00</b>
<b>6 . Utilities</b>							
08610 . Electricity	1,392.48	1,500.00	-107.52	1,392.48	1,500.00	-107.52	15,000.00
08620 . Water & Sewer	202.96	138.00	64.96	202.96	138.00	64.96	1,650.00
<b>Total 6 . Utilities</b>	<b>1,595.44</b>	<b>1,638.00</b>	<b>-42.56</b>	<b>1,595.44</b>	<b>1,638.00</b>	<b>-42.56</b>	<b>16,650.00</b>
<b>7 . Reserve Funding</b>							
9000 . Pooled Reserve Funding	65,710.75	21,903.00	43,807.75	65,710.75	21,903.00	43,807.75	262,843.00
9050 . Loan	26,050.00	8,684.00	17,366.00	26,050.00	8,684.00	17,366.00	104,200.00
9150 . Electrical Project Ass. Fun...	53,125.00	17,709.00	35,416.00	53,125.00	17,709.00	35,416.00	212,500.00
<b>Total 7 . Reserve Funding</b>	<b>144,885.75</b>	<b>48,296.00</b>	<b>96,589.75</b>	<b>144,885.75</b>	<b>48,296.00</b>	<b>96,589.75</b>	<b>579,543.00</b>
<b>Total Expense</b>	<b>203,665.07</b>	<b>116,990.24</b>	<b>86,674.83</b>	<b>203,665.07</b>	<b>116,990.24</b>	<b>86,674.83</b>	<b>1,589,168.00</b>
<b>Net Ordinary Income</b>	<b>-70,768.42</b>	<b>15,440.50</b>	<b>-86,208.92</b>	<b>-70,768.42</b>	<b>15,440.50</b>	<b>-86,208.92</b>	<b>0.00</b>
<b>Net Income</b>	<b>-70,768.42</b>	<b>15,440.50</b>	<b>-86,208.92</b>	<b>-70,768.42</b>	<b>15,440.50</b>	<b>-86,208.92</b>	<b>0.00</b>

## West Bay at Jonathans Landing Check Detail January 2024

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Deposit		01/12/2024			1110 · Valley Ba...		0.00
TOTAL						0.00	0.00
Bill Pmt -Check	146	01/09/2024	Revival Landsca...		2105 · Valley Ba...		-22,171.00
Bill	32011	01/05/2024			3001 · Reserve F...	-22,171.00	22,171.00
TOTAL						-22,171.00	22,171.00
Check	1139	01/09/2024	West Bay Condo...		1110 · Valley Ba...		-35,000.00
					1112 · Valley Ban...	-35,000.00	35,000.00
TOTAL						-35,000.00	35,000.00
Bill Pmt -Check	4902	01/09/2024	Addison Drywall...		1112 · Valley Ba...		-886.25
Bill	2023...	12/14/2023			08430 · Repairs /...	-500.00	500.00
Bill	2024...	01/08/2024			08430 · Repairs /...	-386.25	386.25
TOTAL						-886.25	886.25
Bill Pmt -Check	4903	01/09/2024	Bayside Extermi...		1112 · Valley Ba...		-1,306.75
Bill	39000	12/27/2023			08452 · Commun...	-400.00	400.00
Bill	38923	12/27/2023			08452 · Commun...	-906.75	906.75
TOTAL						-1,306.75	1,306.75
Bill Pmt -Check	4904	01/09/2024	Campany Roof ...		1112 · Valley Ba...		-85.00
Bill	7003...	01/05/2024			08488 · Roof Rep...	-85.00	85.00
TOTAL						-85.00	85.00
Bill Pmt -Check	4905	01/09/2024	DBPR		1112 · Valley Ba...		-520.00
Bill	MA0...	12/18/2023			08030 · Division ...	-520.00	520.00
TOTAL						-520.00	520.00
Bill Pmt -Check	4906	01/09/2024	Eagle Plumbing ...		1112 · Valley Ba...		-1,020.00
Bill	22675	12/14/2023			08484 · Building ...	-725.00	725.00
Bill	22696	12/27/2023			08484 · Building ...	-295.00	295.00
TOTAL						-1,020.00	1,020.00
Bill Pmt -Check	4907	01/09/2024	Fields & Bachov...		1112 · Valley Ba...		-450.00
Bill	1194 ...	12/11/2023			08040 · Engineeri...	-450.00	450.00
TOTAL						-450.00	450.00
Bill Pmt -Check	4908	01/09/2024	Frederick Muir		1112 · Valley Ba...		-296.76
Bill	Dece...	12/21/2023			08430 · Repairs /...	-296.76	296.76
TOTAL						-296.76	296.76

## West Bay at Jonathans Landing Check Detail January 2024

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>4909</b>	<b>01/09/2024</b>	<b>Highland Pest C...</b>		<b>1112 - Valley Ba...</b>		<b>-205.00</b>
Bill	796053	12/27/2023			08452 - Commun...	-145.00	145.00
Bill	796223	12/28/2023			08452 - Commun...	-60.00	60.00
TOTAL						-205.00	205.00
<b>Bill Pmt -Check</b>	<b>4910</b>	<b>01/09/2024</b>	<b>Jupiter Manage...</b>		<b>1112 - Valley Ba...</b>		<b>-4,871.42</b>
Bill	2024...	01/09/2024			08010 - Property ...	-1,750.00	1,750.00
					08060 - Office / P...	-270.48	270.48
					08010 - Property ...	-393.75	393.75
					08060 - Office / P...	-20.00	20.00
					08010 - Property ...	-30.00	30.00
					08060 - Office / P...	-32.13	32.13
					08060 - Office / P...	-29.69	29.69
					08025 - Backgrou...	-90.00	90.00
					08060 - Office / P...	-60.75	60.75
					08460 - Pool Jani...	-350.00	350.00
					08460 - Pool Jani...	-25.61	25.61
					08484 - Building ...	-347.63	347.63
					08484 - Building ...	-41.38	41.38
					08484 - Building ...	-632.50	632.50
					08484 - Building ...	-797.50	797.50
TOTAL						-4,871.42	4,871.42
<b>Bill Pmt -Check</b>	<b>4911</b>	<b>01/09/2024</b>	<b>Pool Services of...</b>		<b>1112 - Valley Ba...</b>		<b>-907.00</b>
Bill	22-1...	12/27/2023			08455 - Pool Mai...	-147.50	147.50
Bill	22-1...	01/05/2024			08455 - Pool Mai...	-112.50	112.50
Bill	22-1...	01/05/2024			08455 - Pool Mai...	-647.00	647.00
TOTAL						-907.00	907.00
<b>Bill Pmt -Check</b>	<b>4912</b>	<b>01/09/2024</b>	<b>Revival Landsc...</b>		<b>1112 - Valley Ba...</b>		<b>0.00</b>
TOTAL						0.00	0.00
<b>Bill Pmt -Check</b>	<b>4913</b>	<b>01/09/2024</b>	<b>Revival Landsc...</b>		<b>1112 - Valley Ba...</b>		<b>-31,264.00</b>
Bill	31883	12/27/2023			08415 - Landsc...	-2,000.00	2,000.00
Bill	31884	12/27/2023			08415 - Landsc...	-1,980.00	1,980.00
Bill	17509	01/08/2024			08410 - Landsc...	-9,070.00	9,070.00
Bill	32006	12/31/2023			08425 - Tree Tri...	-13,264.00	13,264.00
Bill	31978	12/31/2023			08425 - Tree Tri...	-3,250.00	3,250.00
Bill	31977	12/31/2023			08425 - Tree Tri...	-1,700.00	1,700.00
TOTAL						-31,264.00	31,264.00