



	Operating	Reserve	Total
Assets			
Cash - Operating			
VB-Oper-2705	\$44,209.52	\$0.00	\$44,209.52
VB-Oper-ICS-705/2705	\$28,051.17	\$0.00	\$28,051.17
VC-Oper-MM-2713	(\$36,480.86)	\$0.00	(\$36,480.86)
VB-Oper-ICS-713/2713	\$338,653.97	\$0.00	\$338,653.97
Total: Cash - Operating	\$374,433.80	\$0.00	\$374,433.80
Cash & Assets - Reserves			
VB-Res-4547	\$0.00	\$215,980.48	\$215,980.48
VB-ICS-547	\$0.00	\$530,430.19	\$530,430.19
Total: Cash & Assets - Reserves	\$0.00	\$746,410.67	\$746,410.67
Accounts Receivable			
Accounts Receivable - Homeowner	(\$9,380.85)	\$0.00	(\$9,380.85)
Total: Accounts Receivable	(\$9,380.85)	\$0.00	(\$9,380.85)
Other Current Assets			
Contract Deposit	\$0.00	\$181,350.00	\$181,350.00
Prepaid Insurance	\$272,991.60	\$0.00	\$272,991.60
Total: Other Current Assets	\$272,991.60	\$181,350.00	\$454,341.60
Total: Assets	\$638,044.55	\$927,760.67	\$1,565,805.22
Liabilities & Equity			
Current Liabilities			
Prepaid Assessments	\$76,149.17	\$0.00	\$76,149.17
Insurance Payable	\$263,488.22	\$0.00	\$263,488.22
Total: Current Liabilities	\$339,637.39	\$0.00	\$339,637.39
Other Liabilities			
Loan Payable - Valley Bank - Roof Loan	\$0.00	\$215,111.67	\$215,111.67
Total: Other Liabilities	\$0.00	\$215,111.67	\$215,111.67
Reserves			
Reserve - General	\$0.00	\$710,004.38	\$710,004.38
Reserves - Interest	\$0.00	\$2,644.62	\$2,644.62
Total: Reserves	\$0.00	\$712,649.00	\$712,649.00
Equity			
Retained Earnings	\$150,882.95	\$0.00	\$150,882.95
Total: Equity	\$150,882.95	\$0.00	\$150,882.95
Net Income Gain/Loss	\$147,524.21	\$0.00	\$147,524.21
Total: Liabilities & Equity	\$638,044.55	\$927,760.67	\$1,565,805.22



Income Statement

West Bay at Jonathans Landing Condo Assoc

End Date: 09/30/2024

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME							
Income							
40-4000 Homeowner Assessments	\$114,532.37	\$114,547.33	(\$14.96)	\$1,026,851.29	\$1,030,925.97	(\$4,074.68)	\$1,374,568.00
40-4005 Special Assessments	17,708.37	17,708.33	0.04	158,965.29	159,374.97	(409.68)	212,500.00
40-4015 Late Fees	(51.98)	-	(51.98)	(51.98)	-	(51.98)	-
40-4020 Late Fees Interest	(61.10)	-	(61.10)	(61.10)	-	(61.10)	-
40-4035 Legal Fees	-	-	-	15.00	-	15.00	-
40-4080 Miscellaneous Income	-	-	-	-	200.00	(200.00)	300.00
40-4085 Application Fee	-	-	-	500.00	-	500.00	-
TOTAL Income	\$132,127.66	\$132,255.66	(\$128.00)	\$1,186,218.50	\$1,190,500.94	(\$4,282.44)	\$1,587,368.00
Other Income							
45-4500 Interest Income - Operating	901.48	150.00	751.48	4,918.75	1,350.00	3,568.75	1,800.00
TOTAL Other Income	\$901.48	\$150.00	\$751.48	\$4,918.75	\$1,350.00	\$3,568.75	\$1,800.00
TOTAL INCOME	\$133,029.14	\$132,405.66	\$623.48	\$1,191,137.25	\$1,191,850.94	(\$713.69)	\$1,589,168.00
EXPENSES							
General & Administrative							
50-5000 Management Contract	1,750.00	1,916.67	166.67	16,203.75	17,250.03	1,046.28	23,000.00
50-5010 Accounting & Tax Services	393.75	393.75	-	3,150.00	3,543.75	393.75	4,725.00
50-5015 Legal & Professional Services	-	-	-	2,150.00	3,175.00	1,025.00	5,000.00
50-5017 Audit	-	-	-	4,550.00	4,550.00	-	4,550.00
50-5030 Reimbursed Expenses	-	-	-	(3,065.00)	-	3,065.00	-
50-5035 Postage & Mailing	5.52	-	(5.52)	1,389.99	-	(1,389.99)	-
50-5040 Copies & Printing	87.50	-	(87.50)	1,274.81	-	(1,274.81)	-
50-5045 Insurance Expense	38,988.79	55,921.00	16,932.21	348,875.71	433,537.00	84,661.29	601,300.00
50-5065 Office Supplies	-	1,000.00	1,000.00	230.01	5,600.00	5,369.99	7,600.00
50-5070 Licenses, Fees & Permits	-	29.17	29.17	-	262.53	262.53	350.00
50-5075 Filing Fees	-	50.00	50.00	-	450.00	450.00	600.00
50-5080 Storage Fees	62.10	-	(62.10)	245.75	-	(245.75)	-
50-5105 Meeting Expense	89.69	-	(89.69)	369.07	-	(369.07)	-
50-5110 Miscellaneous Administrative Expense	-	-	-	48.56	200.00	151.44	300.00
TOTAL General & Administrative	\$41,377.35	\$59,310.59	\$17,933.24	\$375,422.65	\$468,568.31	\$93,145.66	\$647,425.00
Grounds & Landscaping							
60-6000 Landscape Contract	9,070.00	9,070.83	0.83	81,630.00	81,637.47	7.47	108,850.00
60-6005 Landscape - Other	36,805.64	3,750.00	(33,055.64)	48,025.62	33,750.00	(14,275.62)	45,000.00
60-6020 Mulch	-	-	-	-	-	-	5,000.00
60-6025 Irrigation Repairs	1,811.00	1,000.00	(811.00)	14,962.49	14,000.00	(962.49)	20,000.00
60-6030 Tree	-	2,500.00	2,500.00	-	19,000.00	19,000.00	25,000.00
TOTAL Grounds & Landscaping	\$47,686.64	\$16,320.83	(\$31,365.81)	\$144,618.11	\$148,387.47	\$3,769.36	\$203,850.00
Utilities							
62-6200 Electricity	999.39	1,600.00	600.61	10,214.99	11,600.00	1,385.01	15,000.00
62-6205 Gas	-	500.00	500.00	-	1,000.00	1,000.00	1,000.00
62-6215 Water & Sewer	287.01	137.00	(150.01)	3,461.48	1,239.00	(2,222.48)	1,650.00
62-6230 Back Flow	-	-	-	466.00	-	(466.00)	-
TOTAL Utilities	\$1,286.40	\$2,237.00	\$950.60	\$14,142.47	\$13,839.00	(\$303.47)	\$17,650.00
Amenities							
65-6500 Pool Service	647.00	625.00	(22.00)	3,882.00	5,625.00	1,743.00	7,500.00
65-6505 Pool Supplies	-	-	-	2,153.24	-	(2,153.24)	-
65-6510 Pool Maintenance & Repairs	328.10	-	(328.10)	9,592.56	3,000.00	(6,592.56)	3,000.00
65-6515 Pool Janitorial	350.00	350.00	-	2,864.08	3,150.00	285.92	4,200.00
65-6520 Pool Permit	-	-	-	475.00	500.00	25.00	500.00
TOTAL Amenities	\$1,325.10	\$975.00	(\$350.10)	\$18,966.88	\$12,275.00	(\$6,691.88)	\$15,200.00

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Repairs & Maintenance							
67-6725 General Repairs & Maintenance	\$-	\$5,000.00	\$5,000.00	\$8,706.08	\$20,000.00	\$11,293.92	\$20,000.00
67-6735 Building Repairs & Maintenance	4,319.37	-	(4,319.37)	28,136.60	45,000.00	16,863.40	50,000.00
67-6740 Wood Repairs & Replacement	-	1,000.00	1,000.00	-	2,000.00	2,000.00	2,000.00
67-6750 Roof Repairs & Maintenance	-	-	-	170.00	12,000.00	11,830.00	15,000.00
67-6810 Lighting Repairs & Maintenance	831.25	-	(831.25)	831.25	1,800.00	968.75	2,500.00
67-6830 Powerwashing	-	-	-	-	-	-	4,500.00
67-6835 Pest Control	906.75	1,000.00	93.25	13,220.75	16,350.00	3,129.25	21,500.00
67-6845 Janitorial Supplies	87.46	-	(87.46)	259.98	-	(259.98)	-
67-6850 Common Area Repairs & Maintenance	-	-	-	13,164.40	-	(13,164.40)	-
67-6885 Contingency	-	833.33	833.33	-	7,499.97	7,499.97	10,000.00
TOTAL Repairs & Maintenance	\$6,144.83	\$7,833.33	\$1,688.50	\$64,489.06	\$104,649.97	\$40,160.91	\$125,500.00
Other Expense							
75-7500 Loan	-	8,683.33	8,683.33	69,466.66	78,149.97	8,683.31	104,200.00
TOTAL Other Expense	\$-	\$8,683.33	\$8,683.33	\$69,466.66	\$78,149.97	\$8,683.31	\$104,200.00
Reserve Contributions							
80-8000 Reserve - General	21,903.58	21,903.58	-	197,132.23	197,132.22	(0.01)	262,843.00
80-8025 Reserve - Electrical Project	17,708.33	17,708.33	-	159,374.98	159,374.97	(0.01)	212,500.00
TOTAL Reserve Contributions	\$39,611.91	\$39,611.91	\$-	\$356,507.21	\$356,507.19	(\$0.02)	\$475,343.00
TOTAL EXPENSES	\$137,432.23	\$134,971.99	(\$2,460.24)	\$1,043,613.04	\$1,182,376.91	\$138,763.87	\$1,589,168.00
NET INCREASE (DECREASE)	(\$4,403.09)	(\$2,566.33)	(\$1,836.76)	\$147,524.21	\$9,474.03	\$138,050.18	\$-



Bank Account Register

West Bay at Jonathans Landing Condo Assoc

9/1/2024 - 9/30/2024

Date	Description	Ref No	R	P	Transaction Amount
VB-Res-4547 - ***4547		Prior Balance			\$146,182.98
09/14/2024	Valley National Bank - Bank Adjustment - 09.24 Loan Payment	0	X	X	(\$8,682.57)
09/30/2024	West Bay Condominium Association Inc. - EFT - To clear open item 7-22-24 CONF 62	0	X	X	(21,171.00)
09/30/2024	West Bay Condominium Association Inc. - EFT - Reversal of 31825 entry SS	0	X	X	(8,682.57)
09/30/2024	Transfer to VB-Res ICS-547			X	(1,034.33)
09/30/2024	Transfer to VB-Res ICS-547		X	X	(371.09)
09/30/2024	Interest		X	X	338.63
09/30/2024	Transfer from VB-Res ICS-547		X	X	8,682.57
09/30/2024	Transfer from VB-MM-2713				39,611.91
09/30/2024	Transfer from VB-MM-2713				52,064.27
VB-Res-4547 Total					\$215,621.37
VB-Oper-2705 - ***2705		Prior Balance			\$16,973.69
09/11/2024	FPL - 6883706324 / 3971 Pool July - august	0	X	X	(715.83)
09/11/2024	FPL - 3931202505 / 15998 Pump July-August	0	X	X	(114.93)
09/11/2024	FPL - 3189578481 / 3973 Pump / July-August	0	X	X	(99.04)
09/11/2024	FPL - 0229909312 / 16050 Lights / July-August	0	X	X	(69.59)
09/12/2024	Revival Landscape Services, LLC - Inv #33766 / September	600096	X	X	(18,486.11)
09/12/2024	Revival Landscape Services, LLC - Inv #33767 / September	600097	X	X	(11,421.53)
09/12/2024	Revival Landscape Services, LLC - Inv #18417 / September	600094	X	X	(9,070.00)
09/12/2024	Revival Landscape Services, LLC - Inv #33765 / September	600093	X	X	(3,575.00)
09/12/2024	Pool Services of North Palm Beach - Inv #24-5093 / September	600090	X	X	(647.00)
09/12/2024	Eagle Plumbing Services, Inc. - Inv #2332 / August	600089	X	X	(632.00)
09/12/2024	Pool Services of North Palm Beach - Inv #24-4931 / august	600092	X	X	(215.60)
09/12/2024	Pool Services of North Palm Beach - Inv #24-5137 / September	600091	X	X	(112.50)
09/12/2024	Revival Landscape Services, LLC - Inv #33746 / September	600095	X	X	(73.80)
09/12/2024	Transfer from VB-MM-2713		X	X	30,000.00
09/25/2024	Jupiter Management LLC - Inv #2024956	600103	X	X	(5,425.31)
09/25/2024	Revival Landscape Services, LLC - Inv #33810 / September	600106	X	X	(1,510.00)
09/25/2024	Revival Landscape Services, LLC - Inv #33851	600104	X	X	(1,300.00)
09/25/2024	Revival Landscape Services, LLC - Inv #300809 / September	600107	X	X	(1,080.00)
09/25/2024	Bayside Exterminating, Inc. - Inv #40541 / September	600098		X	(906.75)
09/25/2024	Eagle Plumbing Services, Inc. - Inv #23278 / August	600100	X	X	(622.33)
09/25/2024	Eagle Plumbing Services, Inc. - Inv #23286 / August	600101	X	X	(475.00)
09/25/2024	Eagle Plumbing Services, Inc. - Inv #23361 September	600099	X	X	(475.00)
09/25/2024	Revival Landscape Services, LLC - Inv #33874 / September	600105	X	X	(437.20)
09/25/2024	Revival Landscape Services, LLC - Inv #33807 / September	600109	X	X	(408.00)
09/25/2024	Eagle Plumbing Services, Inc. - Inv 323377 / September	600102	X	X	(347.00)
09/25/2024	Revival Landscape Services, LLC - Inv #33808 / September	600108	X	X	(325.00)
09/25/2024	Transfer from VB-MM-2713			X	20,000.00
09/27/2024	Town of Jupiter Utilities - 029752 / 0020181 / 9480868 / 3971 Rec August-September	0	X	X	(287.01)
09/30/2024	Transfer to VB-Oper-ICS 705		X		(30,000.00)
09/30/2024	West Bay Condominium Association Inc. - EFT - To clear open items from August SS	0	X	X	(3,489.55)
09/30/2024	Interest		X	X	2.77
09/30/2024	Transfer from VB-Oper-ICS 705		X		80.06
09/30/2024	Transfer from VB-Oper-ICS 705		X		90.00
09/30/2024	Transfer from VB-Oper-ICS 705		X		287.01
09/30/2024	Transfer from VB-Oper-ICS 705		X		450.00



Date	Description	Ref No	R	P	Transaction Amount
09/30/2024	Transfer from VB-Oper-ICS 705		X		\$632.00
09/30/2024	Transfer from VB-Oper-ICS 705		X		742.18
09/30/2024	Transfer from VB-Oper-ICS 705		X		2,123.94
09/30/2024	Transfer from VB-Oper-ICS 705		X		4,772.68
09/30/2024	Transfer from VB-Oper-ICS 705		X		4,840.77
09/30/2024	Transfer from VB-Oper-ICS 705		X		5,425.31
09/30/2024	Transfer from VB-Oper-ICS 705				7,093.03
09/30/2024	Transfer from VB-Oper-ICS 705		X		43,601.54
VB-Oper-2705 Total					\$44,209.52
VB-MM-2713 - ***2713		Prior Balance			\$76,992.72
09/04/2024	IPFS - Acct# FLS-230867 PAYMENT #4 pd online	0	X	X	(37,381.08)
09/04/2024	Deposit from batch 1687	82	X	X	3,116.05
09/09/2024	Deposit from batch 1741	83	X	X	8,393.34
09/10/2024	Deposit from batch 1756	84	X	X	4,600.83
09/11/2024	Transfer from Inlet Waters		X	X	3,055.00
09/12/2024	Transfer to VB-Oper-2705 to fund payables		X	X	(30,000.00)
09/16/2024	Deposit from batch 1784	86	X	X	3,055.00
09/16/2024	Deposit from batch 1773	85	X	X	3,055.00
09/24/2024	Deposit from batch 1845	89	X	X	3,055.00
09/24/2024	Deposit from batch 1866	88	X	X	4,555.00
09/25/2024	Transfer to VB-Oper-2705			X	(20,000.00)
09/25/2024	Deposit from batch 1895	90	X	X	3,055.00
09/26/2024	Deposit from batch 1905	91	X	X	3,055.00
09/27/2024	- Misc Scanned Deposit	92	X	X	3,070.00
09/27/2024	Deposit from batch 1948	94	X	X	14,220.00
09/30/2024	Transfer to VB-Res-4547				(52,064.27)
09/30/2024	Transfer to VB-Res-4547				(39,611.91)
09/30/2024	Transfer to VB-Oper-ICS 713		X		(23,400.00)
09/30/2024	Transfer to VB-Oper-ICS 713		X		(8,393.34)
09/30/2024	West Bay Condominium Association Inc. - Reversal of 31825 entry SS	700003	X		(4,695.00)
09/30/2024	Transfer to VB-Oper-ICS 713		X		(4,600.83)
09/30/2024	Transfer to VB-Oper-ICS 713		X		(4,555.00)
09/30/2024	Transfer to VB-Oper-ICS 713		X		(3,055.00)
09/30/2024	Transfer to VB-Oper-ICS 713		X		(3,055.00)
09/30/2024	Transfer to VB-Oper-ICS 713		X		(3,055.00)
09/30/2024	Transfer to VB-Oper-ICS 713		X		(3,055.00)
09/30/2024	Transfer to VB-Oper-ICS 713		X		(3,055.00)
09/30/2024	Transfer to VB-Oper-ICS 713		X		(212.72)
09/30/2024	West Bay Condominium Association Inc. - EFT - Reconcile system to bank SS	0	X	X	(140.00)
09/30/2024	Interest		X	X	195.32
09/30/2024	Deposit from batch 1951	97	X	X	3,055.00
09/30/2024	Deposit from batch 1961	95	X	X	3,055.00
09/30/2024	Deposit from batch 1965	96	X	X	3,055.00
09/30/2024	Transfer from VB-Oper-ICS 713		X		26,945.00
09/30/2024	Transfer from VB-Oper-ICS 713		X		34,265.03
VB-MM-2713 Total					(\$36,480.86)
VB-Res ICS-547 - ***547		Prior Balance			\$536,558.61
09/30/2024	Transfer to VB-Res-4547		X	X	(8,682.57)



Bank Account Register

West Bay at Jonathans Landing Condo Assoc

9/1/2024 - 9/30/2024

Date	Description	Ref No	R	P	Transaction Amount
09/30/2024	West Bay Condominium Association Inc. - EFT - Reconcile system to bank SS	0	X	X	(\$7,162.75)
09/30/2024	West Bay Condominium Association Inc. - EFT - clear debit of transaction ss	0	X	X	(371.09)
09/30/2024	Transfer from VB-Res-4547		X	X	371.09
09/30/2024	Transfer from VB-Res-4547		X	X	1,034.33
VB-Res ICS-547 Total					\$530,430.19
VB-Oper-ICS 705 - ***705					
		Prior Balance			\$29,656.87
09/30/2024	Transfer to VB-Oper-2705		X		(43,601.54)
09/30/2024	Transfer to VB-Oper-2705		X		(7,093.03)
09/30/2024	Transfer to VB-Oper-2705		X		(5,425.31)
09/30/2024	Transfer to VB-Oper-2705		X		(4,840.77)
09/30/2024	Transfer to VB-Oper-2705		X		(4,772.68)
09/30/2024	Transfer to VB-Oper-2705		X		(2,123.94)
09/30/2024	Transfer to VB-Oper-2705		X		(742.18)
09/30/2024	Transfer to VB-Oper-2705		X		(632.00)
09/30/2024	Transfer to VB-Oper-2705		X		(450.00)
09/30/2024	Transfer to VB-Oper-2705		X		(287.01)
09/30/2024	Transfer to VB-Oper-2705		X		(90.00)
09/30/2024	Transfer to VB-Oper-2705		X		(80.06)
09/30/2024	Interest		X	X	90.19
09/30/2024	Transfer from VB-Oper-2705		X		30,000.00
09/30/2024	- Correct ICS account see file. SS	113	X		37,863.83
VB-Oper-ICS 705 Total					\$28,051.17
VB-Oper-ICS 713 - ***713					
		Prior Balance			\$379,063.91
09/30/2024	West Bay Condominium Association Inc. - EFT - Uncleared interbank transactions SS	0	X	X	(36,250.00)
09/30/2024	Transfer to VB-MM-2713		X		(34,265.03)
09/30/2024	Transfer to VB-MM-2713		X		(26,945.00)
09/30/2024	Transfer from VB-MM-2713		X		212.72
09/30/2024	Interest		X	X	613.20
09/30/2024	Transfer from VB-MM-2713		X		3,055.00
09/30/2024	Transfer from VB-MM-2713		X		3,055.00
09/30/2024	Transfer from VB-MM-2713		X		3,055.00
09/30/2024	Transfer from VB-MM-2713		X		3,055.00
09/30/2024	Transfer from VB-MM-2713		X		3,055.00
09/30/2024	Transfer from VB-MM-2713		X		4,555.00
09/30/2024	Transfer from VB-MM-2713		X		4,600.83
09/30/2024	Transfer from VB-MM-2713		X		8,393.34
09/30/2024	Transfer from VB-MM-2713		X		23,400.00
VB-Oper-ICS 713 Total					\$338,653.97
Association Total					\$1,120,485.36