

Jupiter Bay Condominium Association, Inc.

Balance Sheet

As of September 30, 2022

10/08/22

Accrual Basis

	<u>Sep 30, 22</u>
ASSETS	
Current Assets	
Checking/Savings	
10005 · Petty Cash	262.94
10010 3 · TRUIST Operating Account	321,231.92
10010 4 · TRUIST Reserve Account	949,175.69
10010 6 · TRUIST Investment Services, Inc	845,618.02
10010 7 · CD's TRUIST	1,200,000.00
Total Checking/Savings	<u>3,316,288.57</u>
Accounts Receivable	
11000 · Accounts Receivable	-235,715.06
Total Accounts Receivable	<u>-235,715.06</u>
Other Current Assets	
10500 · Prepaid Insurance	19,534.64
10506 · Prepaid LRECD	-0.22
10507 · Prepaid Elevator	9,217.89
12100 · Due to Operating	118,283.68
Total Other Current Assets	<u>147,035.99</u>
Total Current Assets	<u>3,227,609.50</u>
TOTAL ASSETS	<u><u>3,227,609.50</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	187,959.86
Total Accounts Payable	<u>187,959.86</u>
Other Current Liabilities	
20010 · SCIB & Tennis Club Exchange	20,360.25
21000 · Due from Reserves	118,283.68
22002 · Comcast contract bonus	10,770.00
23000 · Contract Liability Repl Fund	2,548,217.00
Total Other Current Liabilities	<u>2,697,630.93</u>
Total Current Liabilities	<u>2,885,590.79</u>
Total Liabilities	2,885,590.79
Equity	
Building Reserve	
30110 · Building Restoration/Spalling	1,060,901.85
30120 · Elevators Reserve	356,930.35
30130 · Paint Building Reserve	123,089.32
30140 · Roof Reserve	896,112.09
30150 · Generator/Wells/Life Safety Res	109,209.72
30160 · Reserve Interest	123,244.07
Total Building Reserve	<u>2,669,487.40</u>
Common Reserve	
30010 · Restoration Brlge,Lake,Tennis	19,961.69
30020 · East & West Pools Reserve	31,444.30
30030 · Irrigation Reserve	21,516.78

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30040 · Paving Reserve	211,198.09
30050 · Restoration General-Buildings	<u>-36,223.23</u>
Total Common Reserve	247,897.63
Retained Earnings	734.04
33000 · Contract Liability-Reserves	-2,548,217.00
38880 · Fund Balance	
38880 E · Fund Balance East	40,153.37
38880AW · Fund Balance A West	-5,755.20
38880BW · Fund Balance B West	-10,826.20
38880CW · Fund Balance C West	-9,932.20
38880DW · Fund Balance D West	-5,214.20
38880EW · Fund Balance E West	1,953.80
38880FW · Fund Balance F West	-80,914.20
38880VI · Fund Balance Villas	<u>17,489.80</u>
Total 38880 · Fund Balance	-53,045.03
Net Income	<u>25,161.67</u>
Total Equity	<u>342,018.71</u>
TOTAL LIABILITIES & EQUITY	<u><u>3,227,609.50</u></u>

Jupiter Bay Condominium Association, Inc.
Profit & Loss Budget vs. Actual
January through September 2022

					TOTAL			
	Sep 22	Budget	\$ Over Budget	% of Budget	Jan - Sep 22	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense								
Income								
40000 · Owner Maintenance Fees	0.00	0.00	0.00	0.0%	1,980,816.00	1,980,816.00	0.00	100.0%
40020 · Late Charge & Interest	439.59	291.66	147.93	150.72%	5,522.97	2,625.02	2,897.95	210.4%
40030 · Bank Interest & Dividends	2.24				23.73			
41000 · Miscellaneous	619.00	1,015.26	-396.26	60.97%	10,334.00	9,138.22	1,195.78	113.09%
41010 · Application Fee West C	225.00	250.00	-25.00	90.0%	2,050.00	2,250.00	-200.00	91.11%
44000 · Reimbursed Attorney Fees	331.28				331.28			
45500 · Reimbursed Expenses Twisted Tun	100.00	166.66	-66.66	60.0%	1,099.56	1,500.02	-400.46	73.3%
48000 · Special Assessment	0.00				349,180.86			
49000 · Comcast Compensation Agreement	0.00	149.59	-149.59	0.0%	0.00	1,346.23	-1,346.23	0.0%
49100 · Grant Income	0.00				0.00			
Total Income	1,717.11	1,873.17	-156.06	91.67%	2,349,358.40	1,997,675.49	351,682.91	117.61%
Gross Profit	1,717.11	1,873.17	-156.06	91.67%	2,349,358.40	1,997,675.49	351,682.91	117.61%
Expense								
51200 · Annual Condo Fees (FI)	0.00	119.66	-119.66	0.0%	70.00	1,077.02	-1,007.02	6.5%
51300-1 · Office Supplies								
51300 · Office Supplies & Postage	1,022.78	1,666.66	-643.88	61.37%	15,147.19	15,000.02	147.17	100.98%
51310 · Bank Charges	0.00				254.51			
Total 51300-1 · Office Supplies	1,022.78	1,666.66	-643.88	61.37%	15,401.70	15,000.02	401.68	102.68%
51330 · Board Expenses	0.00	83.34	-83.34	0.0%	0.00	749.98	-749.98	0.0%
51400-1 · Payroll & Benefits								
51401 · Contract Property Manger	30,165.58	31,250.00	-1,084.42	96.53%	295,424.95	281,250.00	14,174.95	105.04%
Total 51400-1 · Payroll & Benefits	30,165.58	31,250.00	-1,084.42	96.53%	295,424.95	281,250.00	14,174.95	105.04%
51430 · Security Contracts	4,586.46	4,750.00	-163.54	96.56%	35,327.79	42,750.00	-7,422.21	82.64%
51435-1 · Professional Fees								
51435 · Accounting	0.00	2,166.66	-2,166.66	0.0%	13,650.00	19,500.02	-5,850.02	70.0%
51436 · Auditing	0.00	500.00	-500.00	0.0%	2,750.00	4,500.00	-1,750.00	61.11%
51438 · Legal Fees	0.00	1,333.34	-1,333.34	0.0%	12,519.87	11,999.98	519.89	104.33%
Total 51435-1 · Professional Fees	0.00	4,000.00	-4,000.00	0.0%	28,919.87	36,000.00	-7,080.13	80.33%
51440-1 · Pool & Tennis								
51440 · Pool Maintenance & Repair	1,958.00	2,000.00	-42.00	97.9%	26,271.07	18,000.00	8,271.07	145.95%
51445 · Pool Permits	0.00	75.00	-75.00	0.0%	775.00	675.00	100.00	114.82%
51450 · Natural Gas	272.20	416.66	-144.46	65.33%	3,560.59	3,750.02	-189.43	94.95%
51455 · Tennis Court Maintenance	0.00	41.66	-41.66	0.0%	0.00	375.02	-375.02	0.0%
51460 · Bocce Ball Court Maintenance	0.00	108.34	-108.34	0.0%	1,228.85	974.98	253.87	126.04%
Total 51440-1 · Pool & Tennis	2,230.20	2,641.66	-411.46	84.42%	31,835.51	23,775.02	8,060.49	133.9%
51465 · Maint & Janitorial Supplies	674.84	833.34	-158.70	80.96%	6,077.96	7,499.98	-1,422.02	81.04%
51475 · Golf Cart Expenses	0.00	458.34	-458.34	0.0%	6,220.32	4,124.98	2,095.34	150.8%
51480 · Lake/Irrigation Maintenance	2,313.44	1,500.00	813.44	154.23%	24,430.94	13,500.00	10,930.94	180.97%
51485 · Telephone (Office & Pools)	171.16	291.66	-120.50	58.69%	2,698.76	2,625.02	73.74	102.81%
51510 · Common Repair & Maintenance	4,564.57	4,583.34	-18.77	99.59%	43,574.30	41,249.98	2,324.32	105.64%
51550 · Landscape Contract/Svc	8,629.20	12,870.59	-4,241.39	67.05%	108,191.28	115,835.23	-7,643.95	93.4%

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Profit & Loss Budget vs. Actual
January through September 2022

					TOTAL			
	Sep 22	Budget	\$ Over Budget	% of Budget	Jan - Sep 22	Budget	\$ Over Budget	% of Budget
52000-1 · General Insurance (Common)								
52012 · Crime & Theft Insurance	0.00	94.91	-94.91	0.0%	1,811.00	854.27	956.73	211.99%
52036 · Directors & Officers	0.00	448.00	-448.00	0.0%	5,376.00	4,032.00	1,344.00	133.33%
52070 · Inland Marine	0.00	83.34	-83.34	0.0%	1,007.00	749.98	257.02	134.27%
52090 · Property & General Liability	355.59	244.25	111.34	145.58%	3,574.68	2,198.25	1,376.43	162.62%
52092 · Umbrella	0.00	498.34	-498.34	0.0%	8,728.00	4,484.98	4,243.02	194.61%
52095 · What if Policy	0.00	51.34	-51.34	0.0%	599.00	461.98	137.02	129.66%
52097 · Wind Insurance	0.00	764.91	-764.91	0.0%	6,927.82	6,884.27	43.55	100.63%
Total 52000-1 · General Insurance (Common)	355.59	2,185.09	-1,829.50	16.27%	28,023.50	19,665.73	8,357.77	142.5%
60100 · License/Fire Inspe Fee	0.00	1,416.66	-1,416.66	0.0%	12,600.92	12,750.02	-149.10	98.83%
60200-1 · Utilities								
60200 · Electric	5,364.29	5,833.34	-469.05	91.96%	57,592.55	52,499.98	5,092.57	109.7%
60205 · Telephone (Elevators)	0.00	550.00	-550.00	0.0%	5,004.97	4,950.00	54.97	101.11%
60210 · Water	13,522.24	12,791.66	730.58	105.71%	120,567.67	115,125.02	5,442.65	104.73%
60215 · Sewerage	7,776.56	7,791.66	-15.10	99.81%	70,565.30	70,125.02	440.28	100.63%
60220 · Cable TV	28,482.47	27,552.50	929.97	103.38%	248,597.08	247,972.50	624.58	100.25%
Total 60200-1 · Utilities	55,145.56	54,519.16	626.40	101.15%	502,327.57	490,672.52	11,655.05	102.38%
60230-1 · Insurance (Buildings)								
60230 · Property Insurance	16,558.28	11,373.16	5,185.12	145.59%	166,461.68	102,358.52	64,103.16	162.63%
60240 · Wind Insurance	0.00	13,369.00	-13,369.00	0.0%	339,618.07	120,321.00	219,297.07	282.26%
Total 60230-1 · Insurance (Buildings)	16,558.28	24,742.16	-8,183.88	66.92%	506,079.75	222,679.52	283,400.23	227.27%
60350 · Fire Protection	888.05	2,000.00	-1,111.95	44.4%	20,888.00	18,000.00	2,888.00	116.04%
60400 · Elevator Repair & Maint	3,077.07	3,000.00	77.07	102.57%	40,995.13	27,000.00	13,995.13	151.83%
60500 · East Generator R&M	0.00	333.34	-333.34	0.0%	1,144.47	2,999.98	-1,855.51	38.15%
60600 · Pest Control	512.00	1,541.66	-1,029.66	33.21%	13,358.00	13,875.02	-517.02	96.27%
60650 · Trash Removal/Recycle	2,565.45	2,916.66	-351.21	87.96%	23,089.05	26,250.02	-3,160.97	87.96%
60700 · Bldg Repair & Maintenance	2,975.00	4,833.34	-1,858.34	61.55%	41,371.38	43,499.98	-2,128.60	95.11%
60800 · Special Assessment Expenditure	0.00				1,300.00			
61000-1 · Reserves								
61000 · Common Reserves	0.00	7,716.08	-7,716.08	0.0%	69,444.57	69,444.76	-0.19	100.0%
61100 · Building Reserves	0.00	51,711.16	-51,711.16	0.0%	465,401.01	465,400.52	0.49	100.0%
Total 61000-1 · Reserves	0.00	59,427.24	-59,427.24	0.0%	534,845.58	534,845.28	0.30	100.0%
Total Expense	136,435.03	221,963.90	-85,528.87	61.47%	2,324,196.73	1,997,675.30	326,521.43	116.35%
Net Ordinary Income	-134,717.92	-220,090.73	85,372.81	61.21%	25,161.67	0.19	25,161.48	13,242,984.21%
Net Income	-134,717.92	-220,090.73	85,372.81	61.21%	25,161.67	0.19	25,161.48	13,242,984.21%