Monthly Financial Report
Prepared for:

JGCC Property Owners Association, Inc

February 2022

COMMUNITY MANAGER:

Rhiannon Magnuson

MAY Management Services, Inc.

Corporate Headquarters
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JGCC Property Owners Association, Inc
Balance Sheet
Posted 02/28/2022

		Fund Balances			
		Operating	Reserve	ARC	Total
		Assets			
Assets					
1110	Cash - CIT Operating	149,267.82			149,267.82
1111	Cash - CIT Premium Sweep	194,440.24			194,440.24
1112	Cash - CIT ARC Deposits			71,390.00	71,390.00
1140	Cash - CIT Reserve		600,519.36		600,519.36
1210	Assessments Receivable	217,813.30			217,813.30
1225	Allowance for Bad Debt	(159,000.00)			(159,000.00)
1610	Prepaid Insurance	2,585.46			2,585.46
1810	Prepaid Expense	42.50			42.50
1910	Deposits	422.19			422.19
Total Assets		405,571.51	600,519.36	71,390.00	1,077,480.87
Total Assets		**405,571.51**	**600,519.36**	**71,390.00**	**1,077,480.87**
		Liabilities & Equity			
Liabilities					
2210	Accounts Payable	58,581.34			58,581.34
2220	Unearned Revenue	126,346.66			126,346.66
2221	Unearned Revenue - Beachway	260.00			260.00
2222	Unearned Revenue - Club	3,433.34			3,433.34
2230	Prepaid Assessments	61,110.50			61,110.50
2245	ARC Deposits			71,390.00	71,390.00
2260	Deferred Comcast Revenue	38,522.00			38,522.00
Total Liabilities		288,253.84		71,390.00	359,643.84
Contract Liabilities					
3110	Contracted Liabilities (Reserves)		599,493.27		599,493.27
3120	Contracted Liablities - Interest		883.79		883.79
3530	Operating Emergency Fund	9,063.43			9,063.43
Total Contract Liabilities		9,063.43	600,377.06		609,440.49
Fund Balances					
3520	Prior Years Surplus/Deficit	69,770.13			69,770.13
	Current Year Surplus(Deficit)	38,484.11	142.30		38,626.41
Total Fund Balances		108,254.24	142.30		108,396.54
Total Liabilities & Equity		**405,571.51**	**600,519.36**	**71,390.00**	**1,077,480.87**

JGCC Property Owners Association, Inc
Statement of Revenue and Expenses
Posted 2/1/2022 To 2/28/2022 11:59:00 PM

Description	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	
Revenue							
4110 Assessments	126,209.67	126,621.00	(411.33)	252,419.34	253,243.00	(823.66)	1,519,456.00
4111 Assessments-Commercial	137.00	137.00	0.00	274.00	274.00	0.00	1,648.00
4112 Assessments-Club	3,433.33	3,433.00	0.33	6,866.66	6,866.00	0.66	41,200.00
4113 Assessments-Beachway	260.00	260.00	0.00	520.00	520.00	0.00	3,120.00
4114 Late Fee Income	2,368.13	1,000.00	1,368.13	6,891.32	2,000.00	4,891.32	12,000.00
4115 ARC Fees	1,805.00	833.00	972.00	3,085.00	1,666.00	1,419.00	10,000.00
4116 Bar Code Income	100.00	475.00	(375.00)	920.00	950.00	(30.00)	5,700.00
4117 Comcast Easement Revenue	1,383.00	1,133.00	250.00	2,516.00	2,266.00	250.00	13,596.00
4410 Interest Income	27.84	0.00	27.84	70.83	0.00	70.83	0.00
4909 Misc Income-Claims	11,631.58	0.00	11,631.58	11,631.58	0.00	11,631.58	0.00
4910 Misc. Income	80.00	0.00	80.00	764.20	0.00	764.20	0.00
4990 Bad Debt	(2,500.00)	(2,500.00)	0.00	(5,000.00)	(5,000.00)	0.00	(30,000.00)
8100 Replacement Fund Transfer	(21,033.00)	(21,033.00)	0.00	(42,070.00)	(42,070.00)	0.00	(252,400.00)
TOTAL Revenue	123,902.55	110,359.00	13,543.55	238,888.93	220,715.00	18,173.93	1,324,320.00
TOTAL Operating Income	123,902.55	110,359.00	13,543.55	238,888.93	220,715.00	18,173.93	1,324,320.00
Administrative							
5120 Insurance	1,941.44	2,136.00	194.56	3,882.88	4,272.00	389.12	25,627.00
5130 Legal Fees	6,588.00	2,917.00	(3,671.00)	8,321.75	5,834.00	(2,487.75)	35,000.00
5132 Audit and Tax Prep	0.00	0.00	0.00	1,612.50	1,620.00	7.50	6,450.00
5135 Licenses, Taxes & Fees	0.00	0.00	0.00	61.25	61.00	(0.25)	61.00
5140 Management Fees	13,917.00	13,917.00	0.00	27,830.00	27,830.00	0.00	167,000.00
5160 Office Supply/Postage/Copies	806.93	1,250.00	443.07	2,175.67	2,500.00	324.33	15,000.00
5180 ARC Expenses	0.00	417.00	417.00	0.00	834.00	834.00	5,000.00
5210 Community Events	460.29	2,500.00	2,039.71	460.29	5,000.00	4,539.71	30,000.00
5220 Community Ed/Web Site	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00
TOTAL Administrative	23,713.66	23,137.00	(576.66)	44,344.34	47,951.00	3,606.66	285,638.00
Controlled Access							
7110 Access Control Contract	5,822.00	38,417.00	32,595.00	44,239.00	76,834.00	32,595.00	461,000.00
7120 JSO Services	7,813.50	3,750.00	(4,063.50)	13,938.50	7,500.00	(6,438.50)	45,000.00
7130 Gatehouse Elec/Water	328.88	350.00	21.12	653.28	700.00	46.72	4,200.00
7140 Gatehouse Supplies/Misc	0.00	450.00	450.00	0.00	900.00	900.00	5,400.00
7150 Barcode Supplies	0.00	300.00	300.00	0.00	600.00	600.00	3,600.00
TOTAL Controlled Access	13,964.38	43,267.00	29,302.62	58,830.78	86,534.00	27,703.22	519,200.00
Landscaping							
6010 Landscape Contract	16,968.66	16,969.00	0.34	33,937.32	33,938.00	0.68	203,624.00
6020 Landscape Impr/Remediation	0.00	2,917.00	2,917.00	10,250.00	5,834.00	(4,416.00)	35,000.00
6025 Landscape Consulting	1,800.00	1,800.00	0.00	5,400.00	3,600.00	(1,800.00)	21,600.00
6030 Park Lawn Maintenance	1,475.00	1,475.00	0.00	2,950.00	2,950.00	0.00	17,700.00
6050 Irrigation Repairs	2,762.78	700.00	(2,062.78)	8,161.17	1,400.00	(6,761.17)	8,400.00
6060 Irrigation Water	1,024.35	1,250.00	225.65	1,554.93	2,500.00	945.07	15,000.00
6070 Irrigation Electric	0.00	750.00	750.00	519.65	1,500.00	980.35	9,000.00
TOTAL Landscaping	24,030.79	25,861.00	1,830.21	62,773.07	51,722.00	(11,051.07)	310,324.00
Repairs and Maintenance							
6510 General Repair & Maintenance	1,508.57	1,058.00	(450.57)	4,246.99	2,116.00	(2,130.99)	12,700.00
6515 Maintenance Labor	6,435.49	3,033.00	(3,402.49)	6,435.49	6,066.00	(369.49)	36,400.00
6520 General Repair & Maintenance Parl	0.00	1,250.00	1,250.00	896.10	2,500.00	1,603.90	15,000.00
6530 Signage	0.00	417.00	417.00	0.00	834.00	834.00	5,000.00
6540 Custodial Service/Supplies	967.51	925.00	(42.51)	1,935.02	1,850.00	(85.02)	11,100.00
6550 Maint Gatehouse/Arms/Equip	0.00	500.00	500.00	0.00	1,000.00	1,000.00	6,000.00

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Description	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	
6560 Gate Software Maintenance	2,103.78	1,058.00	(1,045.78)	2,103.78	2,116.00	12.22	12,700.00
6620 Janitorial Supplies	0.00	375.00	375.00	335.57	750.00	414.43	4,500.00
6780 Termite Bond	0.00	0.00	0.00	622.74	0.00	(622.74)	0.00
TOTAL Repairs and Maintenance	11,015.35	8,616.00	(2,399.35)	16,575.69	17,232.00	656.31	103,400.00
Utilities							
7040 Electric - Accent & Other	2,494.22	2,417.00	(77.22)	5,049.47	4,834.00	(215.47)	29,000.00
7050 Electric - Street Lights	2,023.66	1,967.00	(56.66)	4,062.24	3,934.00	(128.24)	23,600.00
7060 Electric - Rec Center	359.31	420.00	60.69	746.63	840.00	93.37	5,040.00
7070 Telephone/Internet	669.30	733.00	63.70	1,340.60	1,466.00	125.40	8,800.00
TOTAL Utilities	5,546.49	5,537.00	(9.49)	11,198.94	11,074.00	(124.94)	66,440.00
Waterways							
7210 Drainage - Aquatic Maint	396.00	396.00	0.00	792.00	792.00	0.00	4,752.00
7220 Aquatic Treatment	2,538.00	2,538.00	0.00	5,076.00	5,076.00	0.00	30,456.00
7230 Lake Gauge Reading	116.00	116.00	0.00	232.00	232.00	0.00	1,392.00
7240 Waterway Debris Removal	291.00	300.00	9.00	582.00	600.00	18.00	3,600.00
TOTAL Waterways	3,341.00	3,350.00	9.00	6,682.00	6,700.00	18.00	40,200.00
TOTAL Operating Expense	81,611.67	109,768.00	28,156.33	200,404.82	221,213.00	20,808.18	1,325,202.00
Current Operating Net Income/Loss	42,290.88	591.00	41,699.88	38,484.11	(498.00)	38,982.11	(882.00)

JGCC Property Owners Association, Inc
Statement of Revenue and Expenses
Posted 2/1/2022 To 2/28/2022 11:59:00 PM

Description	Current Month Reserve			Year to Date Reserve			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve							
4510 Repl - General	21,033.00	0.00	21,033.00	42,070.00	0.00	42,070.00	0.00
4590 Replacement - Interest	68.93	0.00	68.93	142.30	0.00	142.30	0.00
4599 Increase Contracted Liabilities	(21,033.00)	0.00	(21,033.00)	(42,070.00)	0.00	(42,070.00)	0.00
TOTAL Reserve	68.93	0.00	68.93	142.30	0.00	142.30	0.00
TOTAL Reserve Income	68.93	0.00	68.93	142.30	0.00	142.30	0.00
Current Reserve Net Income/Loss	68.93	0.00	68.93	142.30	0.00	142.30	0.00