Monthly Financial Report
Prepared for:

JGCC Property Owners Association, Inc

April 2022

COMMUNITY MANAGER:

Rhiannon Magnuson

MAY Management Services, Inc.

Corporate Headquarters
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JGCC Property Owners Association, Inc
Balance Sheet
Posted 04/30/2022

		Fund Balances			
		Operating	Reserve	ARC	Total
		Assets			
Assets					
1110	Cash - CIT Operating	148,861.17			148,861.17
1111	Cash - CIT Premium Sweep	274,648.78			274,648.78
1112	Cash - CIT ARC Deposits			75,940.00	75,940.00
1140	Cash - CIT Reserve		642,742.95		642,742.95
1210	Assessments Receivable	230,133.49			230,133.49
1225	Allowance for Bad Debt	(164,000.00)			(164,000.00)
1610	Prepaid Insurance	24,500.53			24,500.53
1810	Prepaid Expense	542.50			542.50
1910	Deposits	422.19			422.19
	Total Assets	515,108.66	642,742.95	75,940.00	1,233,791.61
Total Assets		**515,108.66**	**642,742.95**	**75,940.00**	**1,233,791.61**
		Liabilities & Equity			
Liabilities					
2210	Accounts Payable	53,133.59			53,133.59
2220	Unearned Revenue	252,693.34			252,693.34
2221	Unearned Revenue - Beachway	520.00			520.00
2222	Unearned Revenue - Club	6,866.66			6,866.66
2230	Prepaid Assessments	57,580.09			57,580.09
2245	ARC Deposits			75,940.00	75,940.00
2260	Deferred Comcast Revenue	36,256.00			36,256.00
	Total Liabilities	407,049.68		75,940.00	482,989.68
Contract Liabilities					
3110	Contracted Liabilities (Reserves)		641,559.27		641,559.27
3120	Contracted Liablities - Interest		883.79		883.79
3530	Operating Emergency Fund	9,063.43			9,063.43
	Total Contract Liabilities	9,063.43	642,443.06		651,506.49
Fund Balances					
3510	Prior Period Adjustment	(500.00)			(500.00)
3520	Prior Years Surplus/Deficit	69,770.13			69,770.13
	Current Year Surplus(Deficit)	29,725.42	299.89		30,025.31
	Total Fund Balances	98,995.55	299.89		99,295.44
Total Liabilities & Equity		**515,108.66**	**642,742.95**	**75,940.00**	**1,233,791.61**

JGCC Property Owners Association, Inc

Balance Sheet

Posted 04/30/2022

	Fund Balances			
	Operating	Reserve	ARC	Total

JGCC Property Owners Association, Inc
Statement of Revenue and Expenses
Posted 4/1/2022 To 4/30/2022 11:59:00 PM

Description	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	
Revenue							
4110 Assessments	126,209.66	126,622.00	(412.34)	504,838.66	506,486.00	(1,647.34)	1,519,456.00
4111 Assessments-Commercial	137.00	137.00	0.00	548.00	548.00	0.00	1,648.00
4112 Assessments-Club	3,433.34	3,433.00	0.34	13,733.34	13,732.00	1.34	41,200.00
4113 Assessments-Beachway	260.00	260.00	0.00	1,040.00	1,040.00	0.00	3,120.00
4114 Late Fee Income	2,052.69	1,000.00	1,052.69	11,278.18	4,000.00	7,278.18	12,000.00
4115 ARC Fees	1,755.00	833.00	922.00	6,605.00	3,332.00	3,273.00	10,000.00
4116 Bar Code Income	200.00	475.00	(275.00)	2,280.00	1,900.00	380.00	5,700.00
4117 Comcast Easement Revenue	1,133.00	1,133.00	0.00	4,782.00	4,532.00	250.00	13,596.00
4118 Collection Fee	475.00	0.00	475.00	925.00	0.00	925.00	0.00
4410 Interest Income	40.88	0.00	40.88	133.63	0.00	133.63	0.00
4425 Donations	0.00	0.00	0.00	5,250.00	0.00	5,250.00	0.00
4909 Misc Income-Claims	0.00	0.00	0.00	11,631.58	0.00	11,631.58	0.00
4910 Misc. Income	165.00	0.00	165.00	1,039.20	0.00	1,039.20	0.00
4990 Bad Debt	(2,500.00)	(2,500.00)	0.00	(10,000.00)	(10,000.00)	0.00	(30,000.00)
8100 Replacement Fund Transfer	(21,033.00)	(21,033.00)	0.00	(84,136.00)	(84,136.00)	0.00	(252,400.00)
TOTAL Revenue	112,328.57	110,360.00	1,968.57	469,948.59	441,434.00	28,514.59	1,324,320.00
TOTAL Operating Income	112,328.57	110,360.00	1,968.57	469,948.59	441,434.00	28,514.59	1,324,320.00
Administrative							
5120 Insurance	2,227.00	2,136.00	(91.00)	8,051.34	8,544.00	492.66	25,627.00
5130 Legal Fees	5,302.95	2,917.00	(2,385.95)	18,644.15	11,668.00	(6,976.15)	35,000.00
5132 Audit and Tax Prep	5,012.50	4,830.00	(182.50)	6,625.00	6,450.00	(175.00)	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	55,664.00	55,664.00	0.00	167,000.00
5160 Office Supply/Postage/Copies	1,582.73	1,250.00	(332.73)	6,369.38	5,000.00	(1,369.38)	15,000.00
5180 ARC Expenses	702.90	417.00	(285.90)	702.90	1,668.00	965.10	5,000.00
5210 Community Events	500.00	2,500.00	2,000.00	960.29	10,000.00	9,039.71	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	29,245.08	27,967.00	(1,278.08)	97,078.31	99,055.00	1,976.69	285,638.00
Controlled Access							
7110 Access Control Contract	43,363.91	38,417.00	(4,946.91)	130,031.86	153,668.00	23,636.14	461,000.00
7120 JSO Services	7,576.00	3,750.00	(3,826.00)	28,805.50	15,000.00	(13,805.50)	45,000.00
7130 Gatehouse Elec/Water	222.92	350.00	127.08	1,119.14	1,400.00	280.86	4,200.00
7140 Gatehouse Supplies/Misc	0.00	450.00	450.00	0.00	1,800.00	1,800.00	5,400.00
7150 Barcode Supplies	2,914.50	300.00	(2,614.50)	3,225.69	1,200.00	(2,025.69)	3,600.00
TOTAL Controlled Access	54,077.33	43,267.00	(10,810.33)	163,182.19	173,068.00	9,885.81	519,200.00
Landscaping							
6010 Landscape Contract	16,968.66	16,969.00	0.34	67,874.64	67,876.00	1.36	203,624.00
6020 Landscape Impr/Remediation	7,000.00	2,917.00	(4,083.00)	17,250.00	11,668.00	(5,582.00)	35,000.00
6025 Landscape Consulting	0.00	1,800.00	1,800.00	7,200.00	7,200.00	0.00	21,600.00
6030 Park Lawn Maintenance	1,475.00	1,475.00	0.00	5,900.00	5,900.00	0.00	17,700.00
6050 Irrigation Repairs	280.00	700.00	420.00	7,855.42	2,800.00	(5,055.42)	8,400.00
6060 Irrigation Water	971.96	1,250.00	278.04	2,984.76	5,000.00	2,015.24	15,000.00
6070 Irrigation Electric	0.00	750.00	750.00	519.65	3,000.00	2,480.35	9,000.00
TOTAL Landscaping	26,695.62	25,861.00	(834.62)	109,584.47	103,444.00	(6,140.47)	310,324.00
Repairs and Maintenance							
6510 General Repair & Maintenance	0.00	1,058.00	1,058.00	1,546.20	4,232.00	2,685.80	12,700.00
6515 Maintenance Labor	2,836.36	3,033.00	196.64	14,773.35	12,132.00	(2,641.35)	36,400.00
6520 General Repair & Maintenance Park	984.72	1,250.00	265.28	6,950.46	5,000.00	(1,950.46)	15,000.00
6530 Signage	0.00	417.00	417.00	0.00	1,668.00	1,668.00	5,000.00

JGCC Property Owners Association, Inc
Statement of Revenue and Expenses
Posted 4/1/2022 To 4/30/2022 11:59:00 PM

Description	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	
6540 Custodial Service/Supplies	1,597.73	925.00	(672.73)	4,387.35	3,700.00	(687.35)	11,100.00
6550 Maint Gatehouse/Arms/Equip	0.00	500.00	500.00	0.00	2,000.00	2,000.00	6,000.00
6560 Gate Software Maintenance	2,721.00	1,058.00	(1,663.00)	5,727.96	4,232.00	(1,495.96)	12,700.00
6620 Janitorial Supplies	0.00	375.00	375.00	426.08	1,500.00	1,073.92	4,500.00
6780 Termite Bond	0.00	0.00	0.00	622.74	0.00	(622.74)	0.00
TOTAL Repairs and Maintenance	8,139.81	8,616.00	476.19	34,434.14	34,464.00	29.86	103,400.00
Utilities							
7040 Electric - Accent & Other	2,427.58	2,417.00	(10.58)	9,873.37	9,668.00	(205.37)	29,000.00
7050 Electric - Street Lights	2,000.47	1,967.00	(33.47)	8,055.86	7,868.00	(187.86)	23,600.00
7060 Electric - Rec Center	377.03	420.00	42.97	1,500.03	1,680.00	179.97	5,040.00
7070 Telephone/Internet	751.41	733.00	(18.41)	2,683.06	2,932.00	248.94	8,800.00
TOTAL Utilities	5,556.49	5,537.00	(19.49)	22,112.32	22,148.00	35.68	66,440.00
Waterways							
7210 Drainage - Aquatic Maint	423.72	396.00	(27.72)	1,639.44	1,584.00	(55.44)	4,752.00
7220 Aquatic Treatment	2,715.66	2,538.00	(177.66)	10,507.32	10,152.00	(355.32)	30,456.00
7230 Lake Gauge Reading	124.12	116.00	(8.12)	480.24	464.00	(16.24)	1,392.00
7240 Waterway Debris Removal	311.37	300.00	(11.37)	1,204.74	1,200.00	(4.74)	3,600.00
TOTAL Waterways	3,574.87	3,350.00	(224.87)	13,831.74	13,400.00	(431.74)	40,200.00
TOTAL Operating Expense	127,289.20	114,598.00	(12,691.20)	440,223.17	445,579.00	5,355.83	1,325,202.00
Current Operating Net Income/Loss	(14,960.63)	(4,238.00)	(10,722.63)	29,725.42	(4,145.00)	33,870.42	(882.00)

JGCC Property Owners Association, Inc
Statement of Revenue and Expenses
Posted 4/1/2022 To 4/30/2022 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	84,136.00	0.00	84,136.00	0.00
4590 Replacement - Interest	78.64	0.00	78.64	299.89	0.00	299.89	0.00
4599 Increase Contracted Liabilities	(21,033.00)	0.00	(21,033.00)	(84,136.00)	0.00	(84,136.00)	0.00
TOTAL Reserve	78.64	0.00	78.64	299.89	0.00	299.89	0.00
TOTAL Reserve Income	78.64	0.00	78.64	299.89	0.00	299.89	0.00
Current Reserve Net Income/Loss	78.64	0.00	78.64	299.89	0.00	299.89	0.00