# JGCC Property Owners Association, Inc

## Balance Sheet as of 7/31/2023

| Assets | Operating | Reserve | ARC | Total |
|---|---|---|---|---|
| **Assets** | | | | |
| 1110 - Cash - CIT Operating | $138,192.36 | | | $138,192.36 |
| 1112 - Cash - CIT ARC Deposits | | | $20,460.00 | $20,460.00 |
| 1113 - CIT- ACB | | | $39,590.00 | $39,590.00 |
| 1130 - CIT - Operating ICS Sweep | $253,591.17 | | | $253,591.17 |
| 1140 - Cash - CIT Reserve | | $30,001.27 | | $30,001.27 |
| 1141 - Cash - CIT Reserve ICS Sweep | | $914,154.86 | | $914,154.86 |
| 1210 - Assessments Receivable | $294,191.79 | | | $294,191.79 |
| 1225 - Allowance for Bad Debt | ($171,894.45) | | | ($171,894.45) |
| 1610 - Prepaid Insurance | $20,643.72 | | | $20,643.72 |
| 1810 - Prepaid Expense | $3,430.00 | | | $3,430.00 |
| 1910 - Deposits | $422.19 | | | $422.19 |
| **Total Assets** | **$538,576.78** | **$944,156.13** | **$60,050.00** | **$1,542,782.91** |
| **Total Assets** | **$538,576.78** | **$944,156.13** | **$60,050.00** | **$1,542,782.91** |

# JGCC Property Owners Association, Inc

## Balance Sheet as of 7/31/2023

| Liabilities / Equity | Operating | Reserve | ARC | Total |
|---|---|---|---|---|
| **Liability** | | | | |
| 2210 - Accounts Payable | $37,662.40 | | $3,150.00 | $40,812.40 |
| 2211 - Accrued Accounts Payable | $5,641.04 | | | $5,641.04 |
| 2220 - Unearned Revenue | $260,666.67 | | | $260,666.67 |
| 2221 - Unearned Revenue - Beachway | $535.67 | | | $535.67 |
| 2222 - Unearned Revenue - Club | $7,072.67 | | | $7,072.67 |
| 2230 - Prepaid Assessments | $57,429.00 | | | $57,429.00 |
| 2245 - ARC Deposits | | | $56,900.00 | $56,900.00 |
| 2260 - Deferred Comcast Revenue | $19,261.00 | | | $19,261.00 |
| 2265 - Deferred Hotwire Revenue | $155,080.50 | | | $155,080.50 |
| **Total Liability** | **$543,348.95** | | **$60,050.00** | **$603,398.95** |
| **Contract Liabilities** | | | | |
| 3110 - Contracted Liabilities (Reserves) | | $940,754.27 | | $940,754.27 |
| 3120 - Contracted Liablities - Interest | | $1,912.75 | | $1,912.75 |
| **Total Contract Liabilities** | | **$942,667.02** | | **$942,667.02** |
| **Fund Balances** | | | | |
| 3510 - Prior Period Adjustment | ($19,438.26) | | | ($19,438.26) |
| 3520 - Prior Years Surplus/Deficit | ($43,872.09) | | | ($43,872.09) |
| 3530 - Operating Emergency Fund | $9,063.43 | | | $9,063.43 |
| 3599 - Current Year Surplus/(Deficit) | $49,474.75 | $1,489.11 | | $50,963.86 |
| **Total Fund Balances** | **($4,772.17)** | **$1,489.11** | | **($3,283.06)** |
| **Total Liabilities / Equity** | **$538,576.78** | **$944,156.13** | **$60,050.00** | **$1,542,782.91** |

# JGCC Property Owners Association, Inc

## Statement of Revenues and Expenses 7/1/2023 - 7/31/2023

| | Current Period | | | Year To Date | | | Annual |
|---|---|---|---|---|---|---|---|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| **Operating Income** | | | | | | | |
| **Revenue** | | | | | | | |
| 4110 - Assessments | 130,191.91 | 130,615.83 | (423.92) | 911,343.39 | 914,310.81 | (2,967.42) | 1,567,390.00 |
| 4111 - Assessments-Commercial | 141.42 | 141.42 | - | 989.94 | 989.94 | - | 1,697.00 |
| 4112 - Assessments-Club | 3,536.33 | 3,536.33 | - | 24,754.33 | 24,754.31 | .02 | 42,436.00 |
| 4113 - Assessments - Beachway | 267.83 | 267.83 | - | 1,874.83 | 1,874.81 | .02 | 3,214.00 |
| 4114 - Late Fee Income | 4,427.37 | 1,000.00 | 3,427.37 | 17,004.49 | 7,000.00 | 10,004.49 | 12,000.00 |
| 4115 - ARC Fees | 490.00 | 833.00 | (343.00) | 7,570.00 | 5,831.00 | 1,739.00 | 10,000.00 |
| 4116 - Bar Code Income | 340.00 | 475.00 | (135.00) | 4,730.00 | 3,325.00 | 1,405.00 | 5,700.00 |
| 4117 - Comcast Easement Revenue | 1,133.00 | 1,133.00 | - | 7,931.00 | 7,931.00 | - | 13,596.00 |
| 4118 - Collection Fee | 2,643.50 | - | 2,643.50 | 14,991.96 | - | 14,991.96 | - |
| 4119 - Hotwire Easement Revenue | - | - | - | 8,616.00 | - | 8,616.00 | - |
| 4410 - Interest Income | 118.83 | - | 118.83 | 261.64 | - | 261.64 | - |
| 4425 - Donations | - | - | - | 3,000.00 | - | 3,000.00 | - |
| 4450 - Violation Fines | - | - | - | 6,000.00 | - | 6,000.00 | - |
| 4910 - Misc. Income | - | - | - | 290.00 | - | 290.00 | - |
| 4990 - Bad Debt | (2,500.00) | (2,500.00) | - | (17,500.00) | (17,500.00) | - | (30,000.00) |
| 8100 - Replacement Fund Transfer | (21,033.00) | (21,033.00) | - | (147,231.00) | (147,231.00) | - | (252,400.00) |
| **Total Revenue** | **119,757.19** | **114,469.41** | **5,287.78** | **844,626.58** | **801,285.87** | **43,340.71** | **1,373,633.00** |
| **Total Income** | **119,757.19** | **114,469.41** | **5,287.78** | **844,626.58** | **801,285.87** | **43,340.71** | **1,373,633.00** |
| **Operating Expense** | | | | | | | |
| **Administrative** | | | | | | | |
| 5120 - Insurance | 2,775.00 | 2,199.75 | (575.25) | 17,784.53 | 15,398.25 | (2,386.28) | 26,397.00 |
| 5130 - Legal Fees | 4,348.00 | 3,064.58 | (1,283.42) | 12,137.14 | 21,452.06 | 9,314.92 | 36,775.00 |
| 5132 - Audit and Tax Prep | 5,087.50 | 554.08 | (4,533.42) | 5,087.50 | 3,878.56 | (1,208.94) | 6,649.00 |
| 5135 - Licenses, Taxes & Fees | - | - | - | 61.25 | 61.00 | (.25) | 61.00 |
| 5140 - Management Fees | 14,873.00 | 14,333.00 | (540.00) | 93,871.00 | 100,331.00 | 6,460.00 | 172,000.00 |
| 5160 - Office Supply/Postage/Copies | 907.22 | 1,295.75 | 388.53 | 15,992.11 | 9,070.25 | (6,921.86) | 15,549.00 |
| 5180 - ARC Expenses | - | 421.17 | 421.17 | - | 2,948.19 | 2,948.19 | 5,054.00 |
| 5210 - Community Events | 250.88 | 2,519.33 | 2,268.45 | 4,910.33 | 17,635.31 | 12,724.98 | 30,232.00 |
| 5220 - Community Ed/Web Site | 325.00 | - | (325.00) | 1,275.00 | 1,500.00 | 225.00 | 1,500.00 |
| **Total Administrative** | **28,566.60** | **24,387.66** | **(4,178.94)** | **151,118.86** | **172,274.62** | **21,155.76** | **294,217.00** |
| **Controlled Access** | | | | | | | |
| 7110 - Access Control Contract | 47,201.91 | 40,833.33 | (6,368.58) | 303,411.23 | 285,833.31 | (17,577.92) | 490,000.00 |
| 7120 - JSO Services | 3,226.00 | 4,000.00 | 774.00 | 17,344.50 | 28,000.00 | 10,655.50 | 48,000.00 |
| 7130 - Gatehouse Elec/Water | 279.64 | 358.50 | 78.86 | 1,906.85 | 2,509.50 | 602.65 | 4,302.00 |
| 7140 - Gatehouse Supplies/Misc | 2,192.42 | 450.58 | (1,741.84) | 4,107.16 | 3,154.06 | (953.10) | 5,407.00 |
| 7150 - Barcode Supplies | - | 310.75 | 310.75 | - | 2,175.25 | 2,175.25 | 3,729.00 |
| **Total Controlled Access** | **52,899.97** | **45,953.16** | **(6,946.81)** | **326,769.74** | **321,672.12** | **(5,097.62)** | **551,438.00** |
| **Landscaping** | | | | | | | |

# JGCC Property Owners Association, Inc

## Statement of Revenues and Expenses 7/1/2023 - 7/31/2023

| | Current Period | | | Year To Date | | | Annual |
|---|---|---|---|---|---|---|---|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| **Operating Expense** | | | | | | | |
| 6010 - Landscape Contract | 17,968.66 | 17,583.33 | (385.33) | 125,780.62 | 123,083.31 | (2,697.31) | 211,000.00 |
| 6020 - Landscape Impr/Remediation | - | 3,033.33 | 3,033.33 | 19,940.00 | 21,233.31 | 1,293.31 | 36,400.00 |
| 6025 - Landscape Consulting | 3,600.00 | 1,872.00 | (1,728.00) | 14,400.00 | 13,104.00 | (1,296.00) | 22,464.00 |
| 6030 - Park Lawn Maintenance | 4,930.60 | 1,534.00 | (3,396.60) | 14,288.33 | 10,738.00 | (3,550.33) | 18,408.00 |
| 6050 - Irrigation Repairs | 2,964.86 | 728.00 | (2,236.86) | 10,583.53 | 5,096.00 | (5,487.53) | 8,736.00 |
| **Total Landscaping** | **29,464.12** | **24,750.66** | **(4,713.46)** | **184,992.48** | **173,254.62** | **(11,737.86)** | **297,008.00** |
| **Repair & Maintenance** | | | | | | | |
| 6060 - Irrigation Water | 757.19 | 1,300.00 | 542.81 | 6,883.05 | 9,100.00 | 2,216.95 | 15,600.00 |
| 6070 - Irrigation Electric | - | 780.00 | 780.00 | - | 5,460.00 | 5,460.00 | 9,360.00 |
| 6510 - General Repair & Maintenance | - | 1,100.67 | 1,100.67 | 7,412.71 | 7,704.69 | 291.98 | 13,208.00 |
| 6515 - Maintenance Labor | 2,702.73 | 3,154.67 | 451.94 | 23,046.33 | 22,082.69 | (963.64) | 37,856.00 |
| 6520 - General Repair & Maintenance Park | - | 1,300.00 | 1,300.00 | 2,662.25 | 9,100.00 | 6,437.75 | 15,600.00 |
| 6530 - Signage | - | 433.33 | 433.33 | - | 3,033.31 | 3,033.31 | 5,200.00 |
| 6540 - Custodial Service/Supplies | - | 962.00 | 962.00 | 6,769.54 | 6,734.00 | (35.54) | 11,544.00 |
| 6550 - Maint Gatehouse/Arms/Equip | 1,382.84 | 520.00 | (862.84) | 26,469.48 | 3,640.00 | (22,829.48) | 6,240.00 |
| 6560 - Gate Software Maintenance | - | 1,100.67 | 1,100.67 | 181.90 | 7,704.69 | 7,522.79 | 13,208.00 |
| 6620 - Janitorial Supplies | 328.63 | 390.00 | 61.37 | 799.04 | 2,730.00 | 1,930.96 | 4,680.00 |
| **Total Repair & Maintenance** | **5,171.39** | **11,041.34** | **5,869.95** | **74,224.30** | **77,289.38** | **3,065.08** | **132,496.00** |
| **Utilities** | | | | | | | |
| 7040 - Electric - Accent & Other | 2,445.90 | 2,513.33 | 67.43 | 18,263.56 | 17,593.31 | (670.25) | 30,160.00 |
| 7050 - Electric - Street Lights | 1,997.26 | 2,045.33 | 48.07 | 14,340.38 | 14,317.31 | (23.07) | 24,544.00 |
| 7060 - Electric - Rec Center | 700.57 | 436.83 | (263.74) | 4,210.68 | 3,057.81 | (1,152.87) | 5,242.00 |
| 7070 - Telephone/Internet | 587.74 | 762.67 | 174.93 | 4,617.09 | 5,338.69 | 721.60 | 9,152.00 |
| **Total Utilities** | **5,731.47** | **5,758.16** | **26.69** | **41,431.71** | **40,307.12** | **(1,124.59)** | **69,098.00** |
| **Waterways** | | | | | | | |
| 7220 - Aquatic Treatment | 3,155.00 | 3,155.00 | - | 16,614.74 | 22,085.00 | 5,470.26 | 37,860.00 |
| **Total Waterways** | **3,155.00** | **3,155.00** | **-** | **16,614.74** | **22,085.00** | **5,470.26** | **37,860.00** |
| **Total Expense** | **124,988.55** | **115,045.98** | **(9,942.57)** | **795,151.83** | **806,882.86** | **11,731.03** | **1,382,117.00** |
| **Operating Net Total** | **(5,231.36)** | **(576.57)** | **(4,654.79)** | **49,474.75** | **(5,596.99)** | **55,071.74** | **(8,484.00)** |

# JGCC Property Owners Association, Inc

## Statement of Revenues and Expenses 7/1/2023 - 7/31/2023

| | Current Period | | | Year To Date | | | Annual |
|---|---|---|---|---|---|---|---|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| **Reserve Income** | | | | | | | |
| **Revenue** | | | | | | | |
| 4510 - Repl - General | 21,033.00 | - | 21,033.00 | 147,231.00 | - | 147,231.00 | - |
| 4590 - Replacement - Interest | 539.95 | - | 539.95 | 1,489.11 | - | 1,489.11 | - |
| 4599 - Increase Contracted Liabilities | (21,033.00) | - | (21,033.00) | (147,231.00) | - | (147,231.00) | - |
| **Total Revenue** | **539.95** | **-** | **539.95** | **1,489.11** | **-** | **1,489.11** | **-** |
| **Total Income** | **539.95** | **-** | **539.95** | **1,489.11** | **-** | **1,489.11** | **-** |
| **Reserve Expense** | | | | | | | |
| **Reserve Expense** | | | | | | | |
| 8570 - Replacement - Furniture, Fixtures & Equipment | 8,150.00 | - | (8,150.00) | 16,300.00 | - | (16,300.00) | - |
| 8599 - Decrease Contracted Liabilities | (8,150.00) | - | 8,150.00 | (16,300.00) | - | 16,300.00 | - |
| **Total Reserve Expense** | **-** | **-** | **-** | **-** | **-** | **-** | **-** |
| **Total Expense** | **-** | **-** | **-** | **-** | **-** | **-** | **-** |
| **Reserve Net Total** | **539.95** | **-** | **539.95** | **1,489.11** | **-** | **1,489.11** | **-** |
| **Net Total** | **(4,691.41)** | **(576.57)** | **(4,114.84)** | **50,963.86** | **(5,596.99)** | **56,560.85** | **(8,484.00)** |