

JGCC Property Owners Association, Inc

Balance Sheet as of 8/31/2023

| Assets | Operating | Reserve | ARC | Total |
|-------------------------------------|---------------------|-----------------------|--------------------|-----------------------|
| Assets | | | | |
| 1110 - Cash - CIT Operating | \$133,325.11 | | | \$133,325.11 |
| 1112 - Cash - CIT ARC Deposits | | | \$20,460.00 | \$20,460.00 |
| 1113 - CIT- ACB | | | \$37,540.00 | \$37,540.00 |
| 1130 - CIT - Operating ICS Sweep | \$140,729.56 | | | \$140,729.56 |
| 1140 - Cash - CIT Reserve | | \$30,001.27 | | \$30,001.27 |
| 1141 - Cash - CIT Reserve ICS Sweep | | \$935,733.14 | | \$935,733.14 |
| 1195 - Funds in Transit | | \$720,000.00 | | \$720,000.00 |
| 1210 - Assessments Receivable | \$300,288.69 | | | \$300,288.69 |
| 1225 - Allowance for Bad Debt | (\$174,394.45) | | | (\$174,394.45) |
| 1610 - Prepaid Insurance | \$17,868.72 | | | \$17,868.72 |
| 1810 - Prepaid Expense | \$1,667.50 | | | \$1,667.50 |
| 1910 - Deposits | \$422.19 | | | \$422.19 |
| Total Assets | \$419,907.32 | \$1,685,734.41 | \$58,000.00 | \$2,163,641.73 |
| Total Assets | \$419,907.32 | \$1,685,734.41 | \$58,000.00 | \$2,163,641.73 |

JGCC Property Owners Association, Inc

Balance Sheet as of 8/31/2023

| Liabilities / Equity | Operating | Reserve | ARC | Total |
|--|---------------------|-----------------------|--------------------|-----------------------|
| Liability | | | | |
| 2210 - Accounts Payable | \$28,212.48 | \$720,000.00 | \$1,100.00 | \$749,312.48 |
| 2211 - Accrued Accounts Payable | \$11,871.04 | | | \$11,871.04 |
| 2220 - Unearned Revenue | \$130,333.34 | | | \$130,333.34 |
| 2221 - Unearned Revenue - Beachway | \$267.84 | | | \$267.84 |
| 2222 - Unearned Revenue - Club | \$3,536.34 | | | \$3,536.34 |
| 2230 - Prepaid Assessments | \$63,921.31 | | | \$63,921.31 |
| 2245 - ARC Deposits | | | \$56,900.00 | \$56,900.00 |
| 2260 - Deferred Comcast Revenue | \$18,128.00 | | | \$18,128.00 |
| 2265 - Deferred Hotwire Revenue | \$152,208.50 | | | \$152,208.50 |
| Total Liability | \$408,478.85 | \$720,000.00 | \$58,000.00 | \$1,186,478.85 |
| Contract Liabilities | | | | |
| 3110 - Contracted Liabilities (Reserves) | | \$961,787.27 | | \$961,787.27 |
| 3120 - Contracted Liabilities - Interest | | \$1,912.75 | | \$1,912.75 |
| Total Contract Liabilities | | \$963,700.02 | | \$963,700.02 |
| 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) | \$65,675.39 | \$2,034.39 | | \$67,709.78 |
| Total Fund Balances | \$11,428.47 | \$2,034.39 | | \$13,462.86 |
| Total Liabilities / Equity | \$419,907.32 | \$1,685,734.41 | \$58,000.00 | \$2,163,641.73 |

JGCC Property Owners Association, Inc

Statement of Revenues and Expenses 8/1/2023 - 8/31/2023

| | Current Period | | | Year To Date | | | Annual Budget |
|----------------------------------|-------------------|-------------------|------------------|-------------------|-------------------|------------------|---------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | |
| Operating Income | | | | | | | |
| Revenue | | | | | | | |
| 4110 - Assessments | 130,191.91 | 130,615.83 | (423.92) | 1,041,535.30 | 1,044,926.64 | (3,391.34) | 1,567,390.00 |
| 4111 - Assessments-Commercial | 141.42 | 141.42 | - | 1,131.36 | 1,131.36 | - | 1,697.00 |
| 4112 - Assessments-Club | 3,536.33 | 3,536.33 | - | 28,290.66 | 28,290.64 | .02 | 42,436.00 |
| 4113 - Assessments - Beachway | 267.83 | 267.83 | - | 2,142.66 | 2,142.64 | .02 | 3,214.00 |
| 4114 - Late Fee Income | 2,229.10 | 1,000.00 | 1,229.10 | 19,233.59 | 8,000.00 | 11,233.59 | 12,000.00 |
| 4115 - ARC Fees | 1,155.00 | 833.00 | 322.00 | 8,725.00 | 6,664.00 | 2,061.00 | 10,000.00 |
| 4116 - Bar Code Income | 800.00 | 475.00 | 325.00 | 5,530.00 | 3,800.00 | 1,730.00 | 5,700.00 |
| 4117 - Comcast Easement Revenue | 1,133.00 | 1,133.00 | - | 9,064.00 | 9,064.00 | - | 13,596.00 |
| 4118 - Collection Fee | 9,254.42 | - | 9,254.42 | 24,246.38 | - | 24,246.38 | - |
| 4119 - Hotwire Easement Revenue | 1,436.00 | - | 1,436.00 | 11,488.00 | - | 11,488.00 | - |
| 4410 - Interest Income | 98.68 | - | 98.68 | 360.32 | - | 360.32 | - |
| 4425 - Donations | - | - | - | 3,000.00 | - | 3,000.00 | - |
| 4450 - Violation Fines | 3,000.00 | - | 3,000.00 | 9,000.00 | - | 9,000.00 | - |
| 4910 - Misc. Income | 100.00 | - | 100.00 | 390.00 | - | 390.00 | - |
| 4990 - Bad Debt | (2,500.00) | (2,500.00) | - | (20,000.00) | (20,000.00) | - | (30,000.00) |
| 8100 - Replacement Fund Transfer | (21,033.00) | (21,033.00) | - | (168,264.00) | (168,264.00) | - | (252,400.00) |
| Total Revenue | 129,810.69 | 114,469.41 | 15,341.28 | 975,873.27 | 915,755.28 | 60,117.99 | 1,373,633.00 |
| Total Income | 129,810.69 | 114,469.41 | 15,341.28 | 975,873.27 | 915,755.28 | 60,117.99 | 1,373,633.00 |

Operating Expense

| | | | | | | | |
|-------------------------------------|------------------|------------------|--------------------|-------------------|-------------------|--------------------|-------------------|
| Administrative | | | | | | | |
| 5120 - Insurance | 2,775.00 | 2,199.75 | (575.25) | 20,559.53 | 17,598.00 | (2,961.53) | 26,397.00 |
| 5130 - Legal Fees | 4,162.92 | 3,064.58 | (1,098.34) | 16,300.06 | 24,516.64 | 8,216.58 | 36,775.00 |
| 5132 - Audit and Tax Prep | 1,637.50 | 554.08 | (1,083.42) | 6,725.00 | 4,432.64 | (2,292.36) | 6,649.00 |
| 5135 - Licenses, Taxes & Fees | - | - | - | 61.25 | 61.00 | (.25) | 61.00 |
| 5140 - Management Fees | 14,513.00 | 14,333.00 | (180.00) | 108,384.00 | 114,664.00 | 6,280.00 | 172,000.00 |
| 5160 - Office Supply/Postage/Copies | 2,710.50 | 1,295.75 | (1,414.75) | 18,702.61 | 10,366.00 | (8,336.61) | 15,549.00 |
| 5180 - ARC Expenses | - | 421.17 | 421.17 | - | 3,369.36 | 3,369.36 | 5,054.00 |
| 5210 - Community Events | 3,202.80 | 2,519.33 | (683.47) | 8,113.13 | 20,154.64 | 12,041.51 | 30,232.00 |
| 5220 - Community Ed/Web Site | 525.00 | - | (525.00) | 1,800.00 | 1,500.00 | (300.00) | 1,500.00 |
| Total Administrative | 29,526.72 | 24,387.66 | (5,139.06) | 180,645.58 | 196,662.28 | 16,016.70 | 294,217.00 |
| Controlled Access | | | | | | | |
| 7110 - Access Control Contract | 54,874.96 | 40,833.33 | (14,041.63) | 358,286.19 | 326,666.64 | (31,619.55) | 490,000.00 |
| 7120 - JSO Services | 3,512.00 | 4,000.00 | 488.00 | 20,856.50 | 32,000.00 | 11,143.50 | 48,000.00 |
| 7130 - Gatehouse Elec/Water | 910.08 | 358.50 | (551.58) | 2,816.93 | 2,868.00 | 51.07 | 4,302.00 |
| 7140 - Gatehouse Supplies/Misc | 1,742.67 | 450.58 | (1,292.09) | 5,849.83 | 3,604.64 | (2,245.19) | 5,407.00 |
| 7150 - Barcode Supplies | - | 310.75 | 310.75 | - | 2,486.00 | 2,486.00 | 3,729.00 |
| Total Controlled Access | 61,039.71 | 45,953.16 | (15,086.55) | 387,809.45 | 367,625.28 | (20,184.17) | 551,438.00 |
| Landscaping | | | | | | | |

JGCC Property Owners Association, Inc

Statement of Revenues and Expenses 8/1/2023 - 8/31/2023

| | Current Period | | | Year To Date | | | Annual Budget |
|--|--------------------|-------------------|-------------------|-------------------|-------------------|--------------------|---------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | |
| Operating Expense | | | | | | | |
| 6010 - Landscape Contract | 17,968.66 | 17,583.33 | (385.33) | 143,749.28 | 140,666.64 | (3,082.64) | 211,000.00 |
| 6020 - Landscape Impr/Remediation | - | 3,033.33 | 3,033.33 | 19,940.00 | 24,266.64 | 4,326.64 | 36,400.00 |
| 6025 - Landscape Consulting | - | 1,872.00 | 1,872.00 | 14,400.00 | 14,976.00 | 576.00 | 22,464.00 |
| 6030 - Park Lawn Maintenance | 2,035.75 | 1,534.00 | (501.75) | 16,324.08 | 12,272.00 | (4,052.08) | 18,408.00 |
| 6050 - Irrigation Repairs | 3,651.00 | 728.00 | (2,923.00) | 14,234.53 | 5,824.00 | (8,410.53) | 8,736.00 |
| Total Landscaping | 23,655.41 | 24,750.66 | 1,095.25 | 208,647.89 | 198,005.28 | (10,642.61) | 297,008.00 |
| Repair & Maintenance | | | | | | | |
| 6060 - Irrigation Water | 1,886.88 | 1,300.00 | (586.88) | 8,769.93 | 10,400.00 | 1,630.07 | 15,600.00 |
| 6070 - Irrigation Electric | - | 780.00 | 780.00 | - | 6,240.00 | 6,240.00 | 9,360.00 |
| 6510 - General Repair & Maintenance | - | 1,100.67 | 1,100.67 | 7,412.71 | 8,805.36 | 1,392.65 | 13,208.00 |
| 6515 - Maintenance Labor | 2,464.25 | 3,154.67 | 690.42 | 25,510.58 | 25,237.36 | (273.22) | 37,856.00 |
| 6520 - General Repair & Maintenance Park | - | 1,300.00 | 1,300.00 | 2,662.25 | 10,400.00 | 7,737.75 | 15,600.00 |
| 6530 - Signage | - | 433.33 | 433.33 | - | 3,466.64 | 3,466.64 | 5,200.00 |
| 6540 - Custodial Service/Supplies | 3,974.85 | 962.00 | (3,012.85) | 10,744.39 | 7,696.00 | (3,048.39) | 11,544.00 |
| 6550 - Maint Gatehouse/Arms/Equip | (19,851.25) | 520.00 | 20,371.25 | 6,618.23 | 4,160.00 | (2,458.23) | 6,240.00 |
| 6560 - Gate Software Maintenance | - | 1,100.67 | 1,100.67 | 181.90 | 8,805.36 | 8,623.46 | 13,208.00 |
| 6620 - Janitorial Supplies | - | 390.00 | 390.00 | 799.04 | 3,120.00 | 2,320.96 | 4,680.00 |
| Total Repair & Maintenance | (11,525.27) | 11,041.34 | 22,566.61 | 62,699.03 | 88,330.72 | 25,631.69 | 132,496.00 |
| Utilities | | | | | | | |
| 7040 - Electric - Accent & Other | 2,476.04 | 2,513.33 | 37.29 | 20,739.60 | 20,106.64 | (632.96) | 30,160.00 |
| 7050 - Electric - Street Lights | 2,006.47 | 2,045.33 | 38.86 | 16,346.85 | 16,362.64 | 15.79 | 24,544.00 |
| 7060 - Electric - Rec Center | 686.29 | 436.83 | (249.46) | 4,896.97 | 3,494.64 | (1,402.33) | 5,242.00 |
| 7070 - Telephone/Internet | 950.68 | 762.67 | (188.01) | 5,567.77 | 6,101.36 | 533.59 | 9,152.00 |
| Total Utilities | 6,119.48 | 5,758.16 | (361.32) | 47,551.19 | 46,065.28 | (1,485.91) | 69,098.00 |
| Waterways | | | | | | | |
| 7220 - Aquatic Treatment | 6,230.00 | 3,155.00 | (3,075.00) | 22,844.74 | 25,240.00 | 2,395.26 | 37,860.00 |
| Total Waterways | 6,230.00 | 3,155.00 | (3,075.00) | 22,844.74 | 25,240.00 | 2,395.26 | 37,860.00 |
| Total Expense | 115,046.05 | 115,045.98 | (.07) | 910,197.88 | 921,928.84 | 11,730.96 | 1,382,117.00 |
| Operating Net Total | 14,764.64 | (576.57) | 15,341.21 | 65,675.39 | (6,173.56) | 71,848.95 | (8,484.00) |

JGCC Property Owners Association, Inc

Statement of Revenues and Expenses 8/1/2023 - 8/31/2023

| | Current Period | | | Year To Date | | | Annual Budget |
|--|------------------|-----------------|------------------|------------------|-------------------|------------------|-------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | |
| Reserve Income | | | | | | | |
| Revenue | | | | | | | |
| 4510 - Repl - General | 21,033.00 | - | 21,033.00 | 168,264.00 | - | 168,264.00 | - |
| 4590 - Replacement - Interest | 545.28 | - | 545.28 | 2,034.39 | - | 2,034.39 | - |
| 4599 - Increase Contracted Liabilities | (21,033.00) | - | (21,033.00) | (168,264.00) | - | (168,264.00) | - |
| Total Revenue | 545.28 | - | 545.28 | 2,034.39 | - | 2,034.39 | - |
| Total Income | 545.28 | - | 545.28 | 2,034.39 | - | 2,034.39 | - |
| Reserve Expense | | | | | | | |
| Reserve Expense | | | | | | | |
| 8570 - Replacement - Furniture, Fixtures & Equipment | - | - | - | 16,300.00 | - | (16,300.00) | - |
| 8599 - Decrease Contracted Liabilities | - | - | - | (16,300.00) | - | 16,300.00 | - |
| Total Reserve Expense | - | - | - | - | - | - | - |
| Total Expense | - | - | - | - | - | - | - |
| Reserve Net Total | 545.28 | - | 545.28 | 2,034.39 | - | 2,034.39 | - |
| Net Total | 15,309.92 | (576.57) | 15,886.49 | 67,709.78 | (6,173.56) | 73,883.34 | (8,484.00) |