JGCC Property Owners Association, Inc

Balance Sheet as of 10/31/2023

Assets	Operating	Reserve	ARC	Total
Assets				
1110 - Cash - CIT Operating	$148,033.16			$148,033.16
1113 - CIT- ACB			$61,590.00	$61,590.00
1130 - CIT - Operating ICS Sweep	$233,450.40			$233,450.40
1140 - Cash - CIT Reserve		$30,001.26		$30,001.26
1141 - Cash - CIT Reserve ICS Sweep		$256,933.73		$256,933.73
1142 - Ameris - Reserve - MM		$241,067.51		$241,067.51
1143 - Bank OZK - Reserve CD		$240,605.98		$240,605.98
1144 - Encore Bank - Reserve - MM		$240,753.93		$240,753.93
1210 - Assessments Receivable	$333,790.33			$333,790.33
1225 - Allowance for Bad Debt	($233,000.45)			($233,000.45)
1610 - Prepaid Insurance	$12,318.72			$12,318.72
1810 - Prepaid Expense	$1,417.50			$1,417.50
1811 - Prepaid Legal -Hotwire	$23,789.00			$23,789.00
1910 - Deposits	$422.19			$422.19
Total Assets	**$520,220.85**	**$1,009,362.41**	**$61,590.00**	**$1,591,173.26**
Total Assets	**$520,220.85**	**$1,009,362.41**	**$61,590.00**	**$1,591,173.26**

JGCC Property Owners Association, Inc

Balance Sheet as of 10/31/2023

Liabilities / Equity	Operating	Reserve	ARC	Total
Liability				
2210 - Accounts Payable	$50,767.45		$2,000.00	$52,767.45
2211 - Accrued Accounts Payable	$9,465.00			$9,465.00
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	$27,864.57			$27,864.57
2245 - ARC Deposits			$59,590.00	$59,590.00
2260 - Deferred Comcast Revenue	$15,862.00			$15,862.00
2265 - Deferred Hotwire Revenue	$149,336.50			$149,336.50
Total Liability	**$521,570.53**		**$61,590.00**	**$583,160.53**
Contract Liabilities				
3110 - Contracted Liabilities (Reserves)		$1,002,245.92		$1,002,245.92
3120 - Contracted Liablities - Interest		$1,912.75		$1,912.75
Total Contract Liabilities		**$1,004,158.67**		**$1,004,158.67**
Fund Balances				
3520 - Prior Years Surplus/Deficit	($81,188.92)			($81,188.92)
3599 - Current Year Surplus/(Deficit)	$79,839.24	$5,203.74		$85,042.98
Total Fund Balances	**($1,349.68)**	**$5,203.74**		**$3,854.06**
Total Liabilities / Equity	**$520,220.85**	**$1,009,362.41**	**$61,590.00**	**$1,591,173.26**

JGCC Property Owners Association, Inc

Statement of Revenues and Expenses 10/1/2023 - 10/31/2023

	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)	1,301,919.13	1,306,158.30	(4,239.17)	1,567,390.00
4111 - Assessments-Commercial	141.42	141.42	-	1,414.20	1,414.20	-	1,697.00
4112 - Assessments-Club	3,536.33	3,536.33	-	35,363.33	35,363.30	.03	42,436.00
4113 - Assessments - Beachway	267.83	267.83	-	2,678.33	2,678.30	.03	3,214.00
4114 - Late Fee Income	4,265.07	1,000.00	3,265.07	25,519.78	10,000.00	15,519.78	12,000.00
4115 - ARC Fees	895.00	833.00	62.00	11,085.00	8,330.00	2,755.00	10,000.00
4116 - Bar Code Income	760.00	475.00	285.00	6,290.00	4,750.00	1,540.00	5,700.00
4117 - Comcast Easement Revenue	1,133.00	1,133.00	-	11,330.00	11,330.00	-	13,596.00
4118 - Collection Fee	8,529.50	-	8,529.50	37,581.38	-	37,581.38	-
4119 - Hotwire Easement Revenue	1,436.00	-	1,436.00	14,360.00	-	14,360.00	-
4410 - Interest Income	90.16	-	90.16	500.88	-	500.88	-
4425 - Donations	-	-	-	3,000.00	-	3,000.00	-
4450 - Violation Fines	-	-	-	8,000.00	-	8,000.00	-
4910 - Misc. Income	110.00	-	110.00	900.00	-	900.00	-
4990 - Bad Debt	(2,500.00)	(2,500.00)	-	(25,000.00)	(25,000.00)	-	(30,000.00)
8100 - Replacement Fund Transfer	(21,033.00)	(21,033.00)	-	(210,330.00)	(210,330.00)	-	(252,400.00)
Total Revenue	**127,823.22**	**114,469.41**	**13,353.81**	**1,224,612.03**	**1,144,694.10**	**79,917.93**	**1,373,633.00**
Total Income	**127,823.22**	**114,469.41**	**13,353.81**	**1,224,612.03**	**1,144,694.10**	**79,917.93**	**1,373,633.00**
Operating Expense							
Administrative							
5120 - Insurance	2,775.00	2,199.75	(575.25)	26,109.53	21,997.50	(4,112.03)	26,397.00
5130 - Legal Fees	9,323.50	3,064.58	(6,258.92)	36,012.56	30,645.80	(5,366.76)	36,775.00
5132 - Audit and Tax Prep	-	554.08	554.08	6,725.00	5,540.80	(1,184.20)	6,649.00
5135 - Licenses, Taxes & Fees	900.00	-	(900.00)	961.25	61.00	(900.25)	61.00
5140 - Management Fees	14,333.00	14,333.00	-	137,050.00	143,330.00	6,280.00	172,000.00
5160 - Office Supply/Postage/Copies	2,258.68	1,295.75	(962.93)	22,286.67	12,957.50	(9,329.17)	15,549.00
5180 - ARC Expenses	-	421.17	421.17	-	4,211.70	4,211.70	5,054.00
5210 - Community Events	3,007.84	2,519.33	(488.51)	11,120.97	25,193.30	14,072.33	30,232.00
5220 - Community Ed/Web Site	865.16	-	(865.16)	3,012.33	1,500.00	(1,512.33)	1,500.00
Total Administrative	**33,463.18**	**24,387.66**	**(9,075.52)**	**243,278.31**	**245,437.60**	**2,159.29**	**294,217.00**
Controlled Access							
7110 - Access Control Contract	36,174.28	40,833.33	4,659.05	431,366.29	408,333.30	(23,032.99)	490,000.00
7120 - JSO Services	2,995.00	4,000.00	1,005.00	26,846.50	40,000.00	13,153.50	48,000.00
7130 - Gatehouse Elec/Water	263.68	358.50	94.82	3,568.59	3,585.00	16.41	4,302.00
7140 - Gatehouse Supplies/Misc	(379.58)	450.58	830.16	6,354.03	4,505.80	(1,848.23)	5,407.00
7150 - Barcode Supplies	-	310.75	310.75	3,033.77	3,107.50	73.73	3,729.00
Total Controlled Access	**39,053.38**	**45,953.16**	**6,899.78**	**471,169.18**	**459,531.60**	**(11,637.58)**	**551,438.00**
Landscaping							

JGCC Property Owners Association, Inc

Statement of Revenues and Expenses 10/1/2023 - 10/31/2023

	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)	179,686.60	175,833.30	(3,853.30)	211,000.00
6020 - Landscape Impr/Remediation	-	3,033.33	3,033.33	22,940.00	30,333.30	7,393.30	36,400.00
6025 - Landscape Consulting	-	1,872.00	1,872.00	18,000.00	18,720.00	720.00	22,464.00
6030 - Park Lawn Maintenance	7,773.88	1,534.00	(6,239.88)	26,165.95	15,340.00	(10,825.95)	18,408.00
6050 - Irrigation Repairs	(1,052.52)	728.00	1,780.52	14,311.99	7,280.00	(7,031.99)	8,736.00
Total Landscaping	**24,690.02**	**24,750.66**	**60.64**	**261,104.54**	**247,506.60**	**(13,597.94)**	**297,008.00**
Repair & Maintenance							
6060 - Irrigation Water	711.90	1,300.00	588.10	10,206.66	13,000.00	2,793.34	15,600.00
6070 - Irrigation Electric	-	780.00	780.00	-	7,800.00	7,800.00	9,360.00
6510 - General Repair & Maintenance	825.83	1,100.67	274.84	8,907.29	11,006.70	2,099.41	13,208.00
6515 - Maintenance Labor	3,687.72	3,154.67	(533.05)	33,059.01	31,546.70	(1,512.31)	37,856.00
6520 - General Repair & Maintenance Park	38.52	1,300.00	1,261.48	5,640.77	13,000.00	7,359.23	15,600.00
6530 - Signage	-	433.33	433.33	-	4,333.30	4,333.30	5,200.00
6540 - Custodial Service/Supplies	825.00	962.00	137.00	12,394.39	9,620.00	(2,774.39)	11,544.00
6550 - Maint Gatehouse/Arms/Equip	380.18	520.00	139.82	7,272.54	5,200.00	(2,072.54)	6,240.00
6560 - Gate Software Maintenance	-	1,100.67	1,100.67	531.90	11,006.70	10,474.80	13,208.00
6620 - Janitorial Supplies	1,472.04	390.00	(1,082.04)	2,271.08	3,900.00	1,628.92	4,680.00
Total Repair & Maintenance	**7,941.19**	**11,041.34**	**3,100.15**	**80,283.64**	**110,413.40**	**30,129.76**	**132,496.00**
Utilities							
7040 - Electric - Accent & Other	2,374.62	2,513.33	138.71	25,633.06	25,133.30	(499.76)	30,160.00
7050 - Electric - Street Lights	1,990.93	2,045.33	54.40	20,369.56	20,453.30	83.74	24,544.00
7060 - Electric - Rec Center	662.45	436.83	(225.62)	6,290.89	4,368.30	(1,922.59)	5,242.00
7070 - Telephone/Internet	802.90	762.67	(40.23)	7,408.87	7,626.70	217.83	9,152.00
Total Utilities	**5,830.90**	**5,758.16**	**(72.74)**	**59,702.38**	**57,581.60**	**(2,120.78)**	**69,098.00**
Waterways							
7220 - Aquatic Treatment	3,235.00	3,155.00	(80.00)	29,234.74	31,550.00	2,315.26	37,860.00
Total Waterways	**3,235.00**	**3,155.00**	**(80.00)**	**29,234.74**	**31,550.00**	**2,315.26**	**37,860.00**
Total Expense	**114,213.67**	**115,045.98**	**832.31**	**1,144,772.79**	**1,152,020.80**	**7,248.01**	**1,382,117.00**
Operating Net Total	**13,609.55**	**(576.57)**	**14,186.12**	**79,839.24**	**(7,326.70)**	**87,165.94**	**(8,484.00)**

JGCC Property Owners Association, Inc

Statement of Revenues and Expenses 10/1/2023 - 10/31/2023

	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	210,330.00	-	210,330.00	-
4590 - Replacement - Interest	2,040.87	-	2,040.87	4,597.76	-	4,597.76	-
4595 - Replacement CD - Interest	605.98	-	605.98	605.98	-	605.98	-
4599 - Increase Contracted Liabilities	(21,033.00)	-	(21,033.00)	(210,330.00)	-	(210,330.00)	-
Total Revenue	**2,646.85**	**-**	**2,646.85**	**5,203.74**	**-**	**5,203.74**	**-**
Total Income	**2,646.85**	**-**	**2,646.85**	**5,203.74**	**-**	**5,203.74**	**-**
Reserve Expense							
Reserve Expense							
8570 - Replacement - Furniture, Fixtures & Equipment	-	-	-	17,907.35	-	(17,907.35)	-
8599 - Decrease Contracted Liabilities	-	-	-	(17,907.35)	-	17,907.35	-
Total Reserve Expense	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Total Expense	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Reserve Net Total	**2,646.85**	**-**	**2,646.85**	**5,203.74**	**-**	**5,203.74**	**-**
Net Total	**16,256.40**	**(576.57)**	**16,832.97**	**85,042.98**	**(7,326.70)**	**92,369.68**	**(8,484.00)**