

James Landing POA

Balance Sheet
As of 01/31/23

ASSETS

1011	Cash Checking Operating	\$	31,193.25	
1071	Cash Savings Reserves		230,319.25	
1310	Assessments Receivable		901.62	
1610	Prepaid Insurance		670.00	
TOTAL ASSETS				\$ 263,084.12

LIABILITIES & EQUITY

CURRENT LIABILITIES:

3310	Prepaid Owner Assessments	\$	30,871.73	
3320	Prepaid Dues-Replacement Fund		187,912.07	
Subtotal Current Liab.				\$ 218,783.80

RESERVES:

Subtotal Reserves		\$	.00	
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EQUITY:

5410	Operating Fund Balance	\$	5,298.37	
	Current Year Net Income/(Loss)		4,828.86	
Subtotal Equity				\$ 10,127.23
TOTAL LIABILITIES & EQUITY				\$ 228,911.03

Layout: 1, sub-account: "All"

Balance sheet is out of balance by 34,173.09

Make sure that all necessary accounts are included on this balance sheet and that this statement is the first one to print or that it is printed right after a P & L statement for all sub-accounts.

James Landing POA

Income/Expense Statement

Period: 01/01/23 to 01/31/23

Actual	Current Period Budget	Variance	Account	Description	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:								
6,255.04	6,250.00	5.04	06310	Assessment Income	6,255.04	6,250.00	5.04	75,000.00
113.62	29.58	84.04	06911	Interest Income - MMR	113.62	29.58	84.04	355.00
6,368.66	6,279.58	89.08		Subtotal Income	6,368.66	6,279.58	89.08	75,355.00
EXPENSES								
General & Administrative								
575.00	575.00	.00	07010	Management Fees	575.00	575.00	.00	6,900.00
.00	.00	.00	07140	Audit Fees	.00	.00	.00	850.00
.00	20.83	20.83	07160	Legal Fees	.00	20.83	20.83	250.00
.00	13.33	13.33	07260	Postage & Mail	.00	13.33	13.33	160.00
.00	.00	.00	07280	Insurance	.00	.00	.00	1,070.00
.00	14.17	14.17	07320	Office Supplies	.00	14.17	14.17	170.00
.00	12.50	12.50	07500	Residential Activities	.00	12.50	12.50	150.00
.00	38.33	38.33	07505	Website	.00	38.33	38.33	460.00
60.00	5.00	(55.00)	07890	Misc. G & A	60.00	5.00	(55.00)	60.00
635.00	679.16	44.16		General & Administrativ	635.00	679.16	44.16	10,070.00
Building								
.00	29.17	29.17	08320	Repairs	.00	29.17	29.17	350.00
.00	29.17	29.17		Building	.00	29.17	29.17	350.00
Utilities								
.00	.00	.00		Utilities	.00	.00	.00	.00
Maintenance								
.00	89.58	89.58	09025	Grounds (new & replacements)	.00	89.58	89.58	1,075.00
.00	100.00	100.00	09035	Grounds - other	.00	100.00	100.00	1,200.00
160.13	379.17	219.04	09200	Pond Maintenance	160.13	379.17	219.04	4,550.00
.00	8.33	8.33	09260	Sign Maintenance	.00	8.33	8.33	100.00
160.13	577.08	416.95		Maintenance	160.13	577.08	416.95	6,925.00
Contract Services								
744.67	744.67	.00	09610	Lawn Maint. & Landscaping	744.67	744.67	.00	8,936.00

Page: 2

Income/Expense Statement
Period: 01/01/23 to 01/31/23

	Current Period			Account	Description	Year-To-Date			Yearly Budget
	Actual	Budget	Variance			Actual	Budget	Variance	
	744.67	744.67	.00		Contract Services	744.67	744.67	.00	8,936.00
Reserves									
	.00	833.33	833.33	09967	Reserves - Concrete Spillway	.00	833.33	833.33	10,000.00
	.00	1,250.00	1,250.00	09980	Reserves - Upper Pond maint	.00	1,250.00	1,250.00	15,000.00
	.00	2,083.33	2,083.33		Reserves	.00	2,083.33	2,083.33	25,000.00
	1,539.80	4,113.41	2,573.61		TOTAL EXPENSES	1,539.80	4,113.41	2,573.61	51,281.00
	4,828.86	2,166.17	2,662.69		Current Year Net Income/(los	4,828.86	2,166.17	2,662.69	24,074.00

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"
 Ending account #: "Last"
 *** Not a standard period ***

Starting date: 01/01/23
 Ending date: 01/31/23

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance																																																																																																																																																																
1011	Cash Checking Operating	10,036.74	31,396.31	10,239.80	21,156.51	31,193.25																																																																																																																																																																
	<table><tr><th>DATE</th><th>SOURCE</th><th>REFERENCE</th><th>DR-AMOUNT</th><th>CR-AMOUNT</th><th>DESCRIPTION</th><th>A/P REFERENCE</th></tr><tr><td>01/01/23</td><td>AP0069</td><td>CK123</td><td></td><td>575.00</td><td>GOLDEN PROPERTY MANAGEMEN</td><td>MANAGEMENT FEES</td></tr><tr><td>01/12/23</td><td>AR0363</td><td>AR-363</td><td>6,598.00</td><td></td><td>Owner Cash Receipts</td><td></td></tr><tr><td>01/16/23</td><td>AP1043</td><td>3733</td><td></td><td>744.67</td><td>TWO BROTHERS INC.</td><td>January Grounds Maint.</td></tr><tr><td>01/18/23</td><td>AR0364</td><td>AR-364</td><td>1,247.56</td><td></td><td>Owner Cash Receipts</td><td></td></tr><tr><td>01/23/23</td><td>AP0143</td><td>3734</td><td></td><td>160.13</td><td>CAROLINA PONDSCAPES, INC</td><td>December Maintenance</td></tr><tr><td>01/23/23</td><td>AP1046</td><td>3735</td><td></td><td>60.00</td><td>GOLDEN PROPERTY MANAGEMEN</td><td>Storage</td></tr><tr><td>01/26/23</td><td>AR0000</td><td>AR04</td><td>1,014.00</td><td></td><td>Owner Cash Receipts</td><td></td></tr><tr><td>01/26/23</td><td>AR0365</td><td>AR-365</td><td>22,536.75</td><td></td><td>Owner Cash Receipts</td><td></td></tr><tr><td>01/27/23</td><td>GJ0121</td><td>GCD123</td><td></td><td>8,700.00</td><td>op to mmr</td><td></td></tr></table>	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	01/01/23	AP0069	CK123		575.00	GOLDEN PROPERTY MANAGEMEN	MANAGEMENT FEES	01/12/23	AR0363	AR-363	6,598.00		Owner Cash Receipts		01/16/23	AP1043	3733		744.67	TWO BROTHERS INC.	January Grounds Maint.	01/18/23	AR0364	AR-364	1,247.56		Owner Cash Receipts		01/23/23	AP0143	3734		160.13	CAROLINA PONDSCAPES, INC	December Maintenance	01/23/23	AP1046	3735		60.00	GOLDEN PROPERTY MANAGEMEN	Storage	01/26/23	AR0000	AR04	1,014.00		Owner Cash Receipts		01/26/23	AR0365	AR-365	22,536.75		Owner Cash Receipts		01/27/23	GJ0121	GCD123		8,700.00	op to mmr																																																																																																
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 Ending account #: "Last"
 *** Not a standard period ***

Starting date: 01/01/23
 Ending date: 01/31/23

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3010	Accounts Payable	.00	964.80	964.80	.00	.00																																																																																																																						
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01/23/23	AP3379	VH747		160.13	CAROLINA PONDSAPES, INC	December Maintenance																																																																																																																						
3310	Prepaid Owner Assessments	5,340.44CR	553.66	26,084.95	25,531.29CR	30,871.73CR																																																																																																																						
	<table><tr><th>DATE</th><th>SOURCE</th><th>REFERENCE</th><th>DR-AMOUNT</th><th>CR-AMOUNT</th><th>DESCRIPTION</th><th>A/P REFERENCE</th></tr><tr><td>01/01/23</td><td>AR0000</td><td>AR08</td><td>520.26</td><td></td><td>Prepaid Application</td><td></td></tr><tr><td>01/12/23</td><td>AR0000</td><td>AR08</td><td>33.40</td><td></td><td>Prepaid Application</td><td></td></tr><tr><td>01/12/23</td><td>AR0363</td><td>AR-363</td><td></td><td>6,071.34</td><td>Owner Cash Receipts</td><td></td></tr><tr><td>01/26/23</td><td>AR0000</td><td>AR04</td><td></td><td>922.33</td><td>Owner Cash Receipts</td><td></td></tr><tr><td>01/26/23</td><td>AR0365</td><td>AR-365</td><td></td><td>19,091.28</td><td>Owner Cash Receipts</td><td></td></tr></table>	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	01/01/23	AR0000	AR08	520.26		Prepaid Application		01/12/23	AR0000	AR08	33.40		Prepaid Application		01/12/23	AR0363	AR-363		6,071.34	Owner Cash Receipts		01/26/23	AR0000	AR04		922.33	Owner Cash Receipts		01/26/23	AR0365	AR-365		19,091.28	Owner Cash Receipts																																																																																		
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01/26/23	AR0365	AR-365		19,091.28	Owner Cash Receipts																																																																																																																							
3320	Prepaid Dues-Replacement Fund	187,912.07CR	.00	.00	.00	187,912.07CR																																																																																																																						
5410	Operating Fund Balance	5,298.37CR	.00	.00	.00	5,298.37CR																																																																																																																						
5420	Capital Improvement Reserve	.00	.00	.00	.00	.00																																																																																																																						
5510	Prior Year Net Inc./Loss	.00	.00	.00	.00	.00																																																																																																																						
6310	Assessment Income	69,999.96CR	.00	6,255.04	6,255.04CR	76,255.00CR																																																																																																																						
	<table><tr><th>DATE</th><th>SOURCE</th><th>REFERENCE</th><th>DR-AMOUNT</th><th>CR-AMOUNT</th><th>DESCRIPTION</th><th>A/P REFERENCE</th></tr><tr><td>01/01/23</td><td>AR0000</td><td>AR01</td><td></td><td>5,833.33</td><td>Apply Assmt/Opt Charges</td><td></td></tr><tr><td>01/01/23</td><td>AR0000</td><td>AR06</td><td></td><td>81.09</td><td>Owner Expense Adjust.</td><td></td></tr><tr><td>01/01/23</td><td>AR0000</td><td>AR06</td><td></td><td>16.13</td><td>Owner Expense Adjust.</td><td></td></tr><tr><td>01/01/23</td><td>AR0000</td><td>AR06</td><td></td><td>8.42</td><td>Owner Expense Adjust.</td><td></td></tr><tr><td>01/01/23</td><td>AR0000</td><td>AR06</td><td></td><td>7.17</td><td>Owner Expense Adjust.</td><td></td></tr><tr><td>01/01/23</td><td>AR0000</td><td>AR06</td><td></td><td>3.59</td><td>Owner Expense Adjust.</td><td></td></tr><tr><td>01/01/23</td><td>AR0000</td><td>AR06</td><td></td><td>109.75</td><td>Owner Expense Adjust.</td><td></td></tr><tr><td>01/01/23</td><td>AR0000</td><td>AR06</td><td></td><td>14.58</td><td>Owner Expense Adjust.</td><td></td></tr><tr><td>01/01/23</td><td>AR0000</td><td>AR06</td><td></td><td>29.24</td><td>Owner Expense Adjust.</td><td></td></tr><tr><td>01/01/23</td><td>AR0000</td><td>AR06</td><td></td><td>4.16</td><td>Owner Expense Adjust.</td><td></td></tr><tr><td>01/01/23</td><td>AR0000</td><td>AR06</td><td></td><td>3.59</td><td>Owner Expense Adjust.</td><td></td></tr><tr><td>01/01/23</td><td>AR0000</td><td>AR06</td><td></td><td>2.25</td><td>Owner Expense Adjust.</td><td></td></tr><tr><td>01/01/23</td><td>AR0000</td><td>AR06</td><td></td><td>85.31</td><td>Owner Expense Adjust.</td><td></td></tr><tr><td>01/01/23</td><td>AR0000</td><td>AR06</td><td></td><td>49.25</td><td>Owner Expense Adjust.</td><td></td></tr><tr><td>01/01/23</td><td>AR0000</td><td>AR06</td><td></td><td>3.59</td><td>Owner Expense Adjust.</td><td></td></tr><tr><td>01/01/23</td><td>AR0000</td><td>AR06</td><td></td><td>3.59</td><td>Owner Expense Adjust.</td><td></td></tr></table>	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	01/01/23	AR0000	AR01		5,833.33	Apply Assmt/Opt Charges		01/01/23	AR0000	AR06		81.09	Owner Expense Adjust.		01/01/23	AR0000	AR06		16.13	Owner Expense Adjust.		01/01/23	AR0000	AR06		8.42	Owner Expense Adjust.		01/01/23	AR0000	AR06		7.17	Owner Expense Adjust.		01/01/23	AR0000	AR06		3.59	Owner Expense Adjust.		01/01/23	AR0000	AR06		109.75	Owner Expense Adjust.		01/01/23	AR0000	AR06		14.58	Owner Expense Adjust.		01/01/23	AR0000	AR06		29.24	Owner Expense Adjust.		01/01/23	AR0000	AR06		4.16	Owner Expense Adjust.		01/01/23	AR0000	AR06		3.59	Owner Expense Adjust.		01/01/23	AR0000	AR06		2.25	Owner Expense Adjust.		01/01/23	AR0000	AR06		85.31	Owner Expense Adjust.		01/01/23	AR0000	AR06		49.25	Owner Expense Adjust.		01/01/23	AR0000	AR06		3.59	Owner Expense Adjust.		01/01/23	AR0000	AR06		3.59	Owner Expense Adjust.					
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GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"
 Ending account #: "Last"
 *** Not a standard period ***

Starting date: 01/01/23
 Ending date: 01/31/23

Acct-#	Description			Begin-balance	Total-DR	Total-CR	Net-change	End-balance
6911	Interest Income - MMR			423.89CR	.00	113.62	113.62CR	537.51CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	01/31/23	CR0000	ADJUST		113.62	Interest		
7010	Management Fees			6,900.00	575.00	.00	575.00	7,475.00
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	01/01/23	AP0069	CK123	575.00		GOLDEN PROPERTY MANAGEMEN	MANAGEMENT FEES	
7140	Audit Fees			850.00	.00	.00	.00	850.00
7260	Postage & Mail			38.50	.00	.00	.00	38.50
7280	Insurance			1,060.00	.00	.00	.00	1,060.00
7320	Office Supplies			59.50	.00	.00	.00	59.50
7500	Residential Activities			195.00	.00	.00	.00	195.00
7505	Website			460.00	.00	.00	.00	460.00
7890	Misc. G & A			60.00	60.00	.00	60.00	120.00
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	01/23/23	AP3355	VH748	60.00		GOLDEN PROPERTY MANAGEMEN	Storage	
8320	Repairs			309.00	.00	.00	.00	309.00
9025	Grounds (new & replacements)			1,385.00	.00	.00	.00	1,385.00
9035	Grounds - other			1,554.00	.00	.00	.00	1,554.00
9200	Pond Maintenance			4,541.17	160.13	.00	160.13	4,701.30
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	01/23/23	AP3379	VH747	160.13		CAROLINA PONDSAPES, INC	December Maintenance	
9260	Sign Maintenance			194.50	.00	.00	.00	194.50
9610	Lawn Maint. & Landscaping			9,714.09	744.67	.00	744.67	10,458.76
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	01/16/23	AP3353	VH746	744.67		TWO BROTHERS INC.	January Grounds Maint.	
9967	Reserves - Concrete Spillway R			8,000.00	.00	.00	.00	8,000.00
9986	Reserves - Pond			930.00	.00	.00	.00	930.00

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"
Ending account #: "Last"
*** Not a standard period ***

Starting date: 01/01/23
Ending date: 01/31/23

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
Gnd Total:		.00	49,523.23	49,523.23	.00	.00

PREPAYS AS OF Jan. 31, 2023
Account Number Sequence

* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER	PREPAID AMOUNT
CURRENT OWNERS			
Barrington Place		1071001	2,211.25
BP Oil - MM Fowler		1071002	513.33
Guilford Professional Center		1071003	922.33
Crowne at James Landing		1071005	17,672.67
Highlands @ James Landing		1071007	4,204.68
James Landing Veterinary Cl.		1071008	1,222.10
Mary Oak Plaza, LLC		1071010	3,693.01
McDonald's Restaurant		1071014	432.36
=====			
TOTAL HOMES:	8	TOTAL PREPAYS	30,871.73
		TOTAL DISTR: PP	30,871.73

AGED OWNER BALANCES: AS OF Jan. 31, 2023
ACCOUNT NUMBER SEQUENCE

* - Previous Owner or Renter

ACCOUNT #	UNIT #	NAME/ADDRESS	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL
1071000		Akela Cove HOA	0.00	81.09	0.00	0.00	81.09
1071004		Childtime Childcare, Inc.	0.00	42.92	39.33	432.43	514.68
1071006		Guilford Crossing	0.00	171.24	0.00	0.00	171.24
1071009		Merchant's LLC	0.00	42.72	0.00	0.00	42.72
1071012		Yorktown Pointe HOA	0.00	49.25	0.00	0.00	49.25
1071013		CVS Pharmacy	0.00	42.64	0.00	0.00	42.64
TOTAL:			0.00	429.86	39.33	432.43	901.62