

James Landing POA

Balance Sheet
As of 06/30/23

ASSETS

1011	Cash Checking Operating	\$	5,896.77	
1071	Cash Savings Reserves		54,995.84	
1210	Certificates of Deposit		200,000.00	
1310	Assessments Receivable		514.56	
1610	Prepaid Insurance		670.00	
	TOTAL ASSETS			\$ 262,077.17

LIABILITIES & EQUITY

CURRENT LIABILITIES:

3310	Prepaid Owner Assessments	\$	17,871.72	
3320	Prepaid Dues-Replacement Fund		221,505.63	
	Subtotal Current Liab.			\$ 239,377.35

RESERVES:

	Subtotal Reserves			\$.00
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EQUITY:

5410	Operating Fund Balance	\$	5,877.90	
	Current Year Net Income/(Loss)		16,821.92	
	Subtotal Equity			\$ 22,699.82
	TOTAL LIABILITIES & EQUITY			\$ 262,077.17

James Landing POA
 Income/Expense Statement
 Period: 06/01/23 to 06/30/23

Actual	Current Period		Account	Description	Actual	Year-To-Date		Yearly Budget
	Budget	Variance				Budget	Variance	
INCOME:								
6,250.03	6,250.00	.03	06310	Assessment Income	37,419.67	37,500.00	(80.33)	75,000.00
49.87	29.58	20.29	06911	Interest Income - MMR	770.21	177.48	592.73	355.00
<u>6,299.90</u>	<u>6,279.58</u>	<u>20.32</u>		Subtotal Income	<u>38,189.88</u>	<u>37,677.48</u>	<u>512.40</u>	<u>75,355.00</u>
EXPENSES								
General & Administrative								
575.00	575.00	.00	07010	Management Fees	3,450.00	3,450.00	.00	6,900.00
900.00	.00	(900.00)	07140	Audit Fees	900.00	850.00	(50.00)	850.00
.00	20.83	20.83	07160	Legal Fees	.00	124.98	124.98	250.00
.00	13.33	13.33	07260	Postage & Mail	8.10	79.98	71.88	160.00
.00	.00	.00	07280	Insurance	.00	.00	.00	1,070.00
.00	14.17	14.17	07320	Office Supplies	5.45	85.02	79.57	170.00
.00	12.50	12.50	07500	Residential Activities	.00	75.00	75.00	150.00
.00	38.33	38.33	07505	Website	.00	229.98	229.98	460.00
.00	5.00	5.00	07890	Misc. G & A	60.00	30.00	(30.00)	60.00
<u>1,475.00</u>	<u>679.16</u>	<u>(795.84)</u>		General & Administrativ	<u>4,423.55</u>	<u>4,924.96</u>	<u>501.41</u>	<u>10,070.00</u>
Building								
.00	29.17	29.17	08320	Repairs	109.00	175.02	66.02	350.00
<u>.00</u>	<u>29.17</u>	<u>29.17</u>		Building	<u>109.00</u>	<u>175.02</u>	<u>66.02</u>	<u>350.00</u>
Utilities								
<u>.00</u>	<u>.00</u>	<u>.00</u>		Utilities	<u>.00</u>	<u>.00</u>	<u>.00</u>	<u>.00</u>
Maintenance								
.00	.00	.00	09020	Grounds Maint. - Pine Needle	108.00	.00	(108.00)	.00
.00	89.58	89.58	09025	Grounds (new & replacements)	615.00	537.48	(77.52)	1,075.00
.00	100.00	100.00	09035	Grounds - other	400.00	600.00	200.00	1,200.00
160.13	379.17	219.04	09200	Pond Maintenance	3,564.39	2,275.02	(1,289.37)	4,550.00
.00	8.33	8.33	09260	Sign Maintenance	.00	49.98	49.98	100.00
<u>160.13</u>	<u>577.08</u>	<u>416.95</u>		Maintenance	<u>4,687.39</u>	<u>3,462.48</u>	<u>(1,224.91)</u>	<u>6,925.00</u>
Contract Services								
744.67	744.67	.00	09610	Lawn Maint. & Landscaping	4,468.02	4,468.02	.00	8,936.00

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Actual	Current Period		Account	Description	Actual	Year-To-Date		Yearly Budget
	Budget	Variance				Budget	Variance	
744.67	744.67	.00		Contract Services	4,468.02	4,468.02	.00	8,936.00
Reserves								
.00	833.33	833.33	09967	Reserves - Concrete Spillway	.00	4,999.98	4,999.98	10,000.00
.00	1,250.00	1,250.00	09980	Reserves - Upper Pond maint	.00	7,500.00	7,500.00	15,000.00
.00	.00	.00	09985	Reserves - Drainage Imp	1,680.00	.00	(1,680.00)	.00
1,050.00	.00	(1,050.00)	09986	Reserves - Pond	6,000.00	.00	(6,000.00)	.00
1,050.00	2,083.33	1,033.33		Reserves	7,680.00	12,499.98	4,819.98	25,000.00
3,429.80	4,113.41	683.61		TOTAL EXPENSES	21,367.96	25,530.46	4,162.50	51,281.00
2,870.10	2,166.17	703.93		Current Year Net Income/(los)	16,821.92	12,147.02	4,674.90	24,074.00

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"
Ending account #: "Last"

Starting date: 06/01/23
Ending date: 06/30/23

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1011	Cash Checking Operating	11,357.39	6,669.18	12,129.80	5,460.62CR	5,896.77
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	06/05/23 AP1121 3756 900.00 FRANK IRUELA, CPA Taxes					
	06/05/23 AP1121 3757 575.00 GOLDEN PROPERTY MANAGEMEN MANAGEMENT FEES					
	06/05/23 AP1121 3758 1,050.00 TREMONT ENGINEERING Monthly					
	06/05/23 GJ0130 GCD623 1,050.00 mmr to op					
	06/06/23 AR0381 AR-381 1,915.84 Owner Cash Receipts					
	06/15/23 AP1132 3759 744.67 TWO BROTHERS INC. June Maintenance					
	06/20/23 AR0382 AR-382 1,247.50 Owner Cash Receipts					
	06/26/23 AP0218 3760 160.13 CAROLINA PONDSCAPES, INC May Maintenance					
	06/28/23 GJ0132 GCD623 8,700.00 op to mmr					
	06/30/23 AR0383 AR-383 2,455.84 Owner Cash Receipts					
1071	Cash Savings Reserves	47,295.97	8,749.87	1,050.00	7,699.87	54,995.84
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	06/05/23 GJ0130 GCD623 1,050.00 mmr to op					
	06/28/23 GJ0132 GCD623 8,700.00 op to mmr					
	06/30/23 CR0000 ADJUST 49.87 Interest					
1210	Certificates of Deposit	200,000.00	.00	.00	.00	200,000.00
1310	Assessments Receivable	2,704.56	6,250.03	8,440.03	2,190.00CR	514.56
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	06/01/23 AR0000 AR01 6,250.03 Apply Assmt/Opt Charges					
	06/01/23 AR0000 AR08 2,820.97 Prepaid Application					
	06/06/23 AR0381 AR-381 1,915.84 Owner Cash Receipts					
	06/20/23 AR0382 AR-382 1,247.38 Owner Cash Receipts					
	06/30/23 AR0383 AR-383 2,455.84 Owner Cash Receipts					
1610	Prepaid Insurance	670.00	.00	.00	.00	670.00
3010	Accounts Payable	.00	3,429.80	3,429.80	.00	.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	06/05/23 AP0001 VH771 575.00 GOLDEN PROPERTY MANAGEMEN MANAGEMENT FEES					
	06/05/23 AP0056 VH772 1,050.00 TREMONT ENGINEERING Monthly					
	06/05/23 AP0056 VH773 900.00 FRANK IRUELA, CPA Taxes					
	06/05/23 AP1121 3756 900.00 FRANK IRUELA, CPA Taxes					
	06/05/23 AP1121 3757 575.00 GOLDEN PROPERTY MANAGEMEN MANAGEMENT FEES					
	06/05/23 AP1121 3758 1,050.00 TREMONT ENGINEERING Monthly					
	06/15/23 AP1132 3759 744.67 TWO BROTHERS INC. June Maintenance					
	06/15/23 AP3437 VH774 744.67 TWO BROTHERS INC. June Maintenance					
	06/26/23 AP0067 VH775 160.13 CAROLINA PONDSCAPES, INC May Maintenance					
	06/26/23 AP0218 3760 160.13 CAROLINA PONDSCAPES, INC May Maintenance					
3310	Prepaid Owner Assessments	20,692.57CR	2,820.97	.12	2,820.85	17,871.72CR

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Starting date: 06/01/23
Ending date: 06/30/23

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	DATE SOURCE REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	06/01/23 AR0000 AR08	2,820.97		Prepaid Application		
	06/20/23 AR0382 AR-382		.12	Owner Cash Receipts		
3320	Prepaid Dues-Replacement Fund	221,505.63CR	.00	.00	.00	221,505.63CR
5410	Operating Fund Balance	5,877.90CR	.00	.00	.00	5,877.90CR
5420	Capital Improvement Reserve	.00	.00	.00	.00	.00
5510	Prior Year Net Inc./Loss	.00	.00	.00	.00	.00
6310	Assessment Income	31,169.64CR	.00	6,250.03	6,250.03CR	37,419.67CR
	DATE SOURCE REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	06/01/23 AR0000 AR01		6,250.03	Apply Assmt/Opt Charges		
6911	Interest Income - MMR	720.34CR	.00	49.87	49.87CR	770.21CR
	DATE SOURCE REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	06/30/23 CR0000 ADJUST		49.87	Interest		
7010	Management Fees	2,875.00	575.00	.00	575.00	3,450.00
	DATE SOURCE REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	06/05/23 AP0001 VH771	575.00		GOLDEN PROPERTY MANAGEMEN	MANAGEMENT FEES	
7140	Audit Fees	.00	900.00	.00	900.00	900.00
	DATE SOURCE REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	06/05/23 AP0056 VH773	900.00		FRANK IRUELA, CPA	Taxes	
7260	Postage & Mail	8.10	.00	.00	.00	8.10
7320	Office Supplies	5.45	.00	.00	.00	5.45
7890	Misc. G & A	60.00	.00	.00	.00	60.00
8320	Repairs	109.00	.00	.00	.00	109.00
9020	Grounds Maint. - Pine Needles	108.00	.00	.00	.00	108.00
9025	Grounds (new & replacements)	615.00	.00	.00	.00	615.00
9035	Grounds - other	400.00	.00	.00	.00	400.00
9200	Pond Maintenance	3,404.26	160.13	.00	160.13	3,564.39

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"
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Starting date: 06/01/23
 Ending date: 06/30/23

Acct-#	Description		Begin-balance	Total-DR	Total-CR	Net-change	End-balance	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	06/26/23	AP0067	VH775	160.13		CAROLINA PONDSCAPES, INC	May Maintenance	
9610	Lawn Maint. & Landscaping		3,723.35	744.67	.00	744.67	4,468.02	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	06/15/23	AP3437	VH774	744.67		TWO BROTHERS INC.	June Maintenance	
9985	Reserves - Drainage Imp		1,680.00	.00	.00	.00	1,680.00	
9986	Reserves - Pond		4,950.00	1,050.00	.00	1,050.00	6,000.00	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	06/05/23	AP0056	VH772	1,050.00		TREMONT ENGINEERING	Monthly	
Gnd Total:				.00	31,349.65	31,349.65	.00	.00

PREPAYS AS OF June 30, 2023
Account Number Sequence

* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER	PREPAID AMOUNT
CURRENT OWNERS			
Barrington Place		1071001	1,312.50
BP Oil - MM Fowler		1071002	279.98
Guilford Professional Center		1071003	549.98
Childtime Childcare, Inc.		1071004	257.52
Crowne at James Landing		1071005	9,651.82
Highlands @ James Landing		1071007	2,484.83
James Landing Veterinary Cl.		1071008	955.45
Mary Oak Plaza, LLC		1071010	2,161.76
The Peninsula HOA		1071011	0.12
McDonald's Restaurant		1071014	217.76
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TOTAL HOMES:	10	TOTAL PREPAYS	17,871.72
		TOTAL DISTR: PP	17,871.72

AGED OWNER BALANCES: AS OF June 30, 2023
ACCOUNT NUMBER SEQUENCE

* - Previous Owner or Renter

ACCOUNT #	UNIT #	NAME/ADDRESS	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL
1071009		Merchant's LLC	42.92	0.00	42.92	171.48	257.32
1071013		CVS Pharmacy	42.92	0.00	42.92	171.40	257.24
TOTAL:			85.84	0.00	85.84	342.88	514.56