RISE
ASSOCIATION MANAGEMENT GROUP

Financials Report

Board Insights Report – Jamestown Colony Homeowners Association

June 2026
Prepared by RISE Management for Board Review

Cash, Payables & Accounts Receivable Overview

The Association remains in a strong financial position with **$644,466** in total cash, including **$288,734 in Operating** and **$355,732 in Reserve funds**. Accounts Receivable decreased to **$46,768**, while Accounts Payable declined to **$663**, reflecting continued collection efforts and timely vendor payments. The prior interfund balance was cleared during the month, indicating proper fund reconciliation.

Wins & Progress Highlights

- Operating surplus of **$36,098 YTD**, exceeding budget by **$17,471**.
- Operating expenses remain **$18,840 under budget** through June.
- Reserve Fund generated **$18,043** in net income year-to-date, supported by strong interest earnings.
- Vendor payables remain current with minimal outstanding obligations.

Budget Variances & Operating Trends

Favorable results continue to be driven by lower-than-budgeted professional services, administrative expenses, and landscape costs. June electric and insurance expenses were higher due to seasonal usage and insurance true-up activity but remain within expected annual trends. Assessment revenue continues to perform near budget.

Opportunities

Management will continue focusing on reducing outstanding receivables, monitoring seasonal utility costs, and maintaining disciplined spending while maximizing reserve investment earnings.

Outlook

The Association enters the second half of the year in a strong financial position with healthy cash reserves and operating results well ahead of budget. RISE Management will continue proactively monitoring collections, expenses, and vendor performance to support the Association's long-term financial stability.

Balance Sheet	Date:	7/2/2026
Jamestown Colony Homeowners Association, Inc.	Time:	11:39 pm
End Date: 06/30/2026	Page:	1

	Operating	Reserve	Total
Assets			
Current Assets			
JAC - HTB - Operating x 1594	$ 72,783.75	$ -	$ 72,783.75
JAC - HTB - Reserve x 1581	-	10,175.86	10,175.86
JAC - NFNB - Reserve MM x9769	-	230,110.60	230,110.60
JAC - FB - Operating X0576	215,950.57	-	215,950.57
JAC - FB - Reserve X0584	-	115,445.34	115,445.34
Total: Current Assets	**$ 288,734.32**	**$ 355,731.80**	**$ 644,466.12**
Accounts Receivable			
Accounts Receivable	46,767.78	-	46,767.78
Due from Operating Fund	-	771.32	771.32
Total: Accounts Receivable	**$ 46,767.78**	**$ 771.32**	**$ 47,539.10**
Prepaids			
Prepaid Insur- Prop/GL	3,727.75	-	3,727.75
Prepaid Insur- D & O	137.50	-	137.50
Prepaid - Reserve Contribution	15,450.00	-	15,450.00
Total: Prepaids	**$ 19,315.25**	**$ -**	**$ 19,315.25**
Total: Assets	**$ 354,817.35**	**$ 356,503.12**	**$ 711,320.47**
Liabilities & Equity			
Current Liabilities			
Accounts Payable	662.50	-	662.50
Deferred Revenue	97,639.22	-	97,639.22
Deferred Revenue - Reserve Contribution	-	15,450.00	15,450.00
Prepaid Assessment	4,817.96	-	4,817.96
Total: Current Liabilities	**$ 103,119.68**	**$ 15,450.00**	**$ 118,569.68**
Equity			
Prior Year Adjustment	3,626.57	-	3,626.57
Retained Earnings	211,972.76	-	211,972.76
Reserve Equity	-	323,010.01	323,010.01
Total: Equity	**$ 215,599.33**	**$ 323,010.01**	**$ 538,609.34**
Net Income Gain/Loss	-	18,043.11	18,043.11
Net Income Gain/Loss	36,098.34	-	36,098.34
Total: Liabilities & Equity	**$ 354,817.35**	**$ 356,503.12**	**$ 711,320.47**

		Current Balance at 6/30/2026	Prior Month Balance at 05/31/2026	Change
Assets				
Current Assets				
10-1009-00	JAC - HTB - Operating x 1594	$ 72,783.75	$ 281,316.57	$ (208,532.82)
10-1100-00	JAC - FB - Operating X0576	215,950.57	-	215,950.57
Total Current Assets:		**$ 288,734.32**	**$ 281,316.57**	**$ 7,417.75**
Accounts Receivable				
13-1300-00	Accounts Receivable	$ 46,767.78	$ 48,500.20	$ (1,732.42)
13-1302-00	Due from Reserve Fund	-	14,566.06	(14,566.06)
Total Accounts Receivable:		**$ 46,767.78**	**$ 63,066.26**	**$ (16,298.48)**
Prepaids				
14-1410-00	Prepaid Insur- Prop/GL	$ 3,727.75	$ 6,060.75	$ (2,333.00)
14-1415-00	Prepaid Insur- D & O	137.50	165.00	(27.50)
14-1450-00	Prepaid - Reserve Contribution	15,450.00	18,025.00	(2,575.00)
Total Prepaids:		**$ 19,315.25**	**$ 24,250.75**	**$ (4,935.50)**
Total Assets:		**$ 354,817.35**	**$ 368,633.58**	**$ (13,816.23)**
Liabilities & Equity				
Current Liabilities				
20-2010-00	Accounts Payable	$ 662.50	$ 4,188.39	$ (3,525.89)
20-2020-00	Deferred Revenue	97,639.22	113,912.35	(16,273.13)
20-2150-00	Prepaid Assessment	4,817.96	4,096.87	721.09
Total Current Liabilities:		**$ 103,119.68**	**$ 122,197.61**	**$ (19,077.93)**
Equity				
39-3025-00	Prior Year Adjustment	$ 3,626.57	$ 3,626.57	$ -
39-3030-00	Retained Earnings	211,972.76	211,972.76	-
Total Equity:		**$ 215,599.33**	**$ 215,599.33**	**$ -**
Net Income / (Loss)		**$ 36,098.34**	**$ 30,836.64**	**$ 5,261.70**
Total Liabilities & Equity:		**$ 354,817.35**	**$ 368,633.58**	**$ (13,816.23)**

		Current Balance at 6/30/2026	Prior Month Balance at 05/31/2026	Change
Assets				
Current Assets				
10-1010-01	JAC - HTB - Reserve x 1581	$ 10,175.86	$ 140,117.68	$ (129,941.82)
10-1020-01	JAC - NFNB - Reserve MM x9769	230,110.60	230,110.60	-
10-1101-01	JAC - FB - Reserve X0584	115,445.34	-	115,445.34
Total Current Assets:		**$ 355,731.80**	**$ 370,228.28**	**$ (14,496.48)**
Accounts Receivable				
13-1303-01	Due from Operating Fund	$ 771.32	$ 771.32	$ -
Total Accounts Receivable:		**$ 771.32**	**$ 771.32**	**$ -**
Total Assets:		**$ 356,503.12**	**$ 370,999.60**	**$ (14,496.48)**
Liabilities & Equity				
Current Liabilities				
20-2016-01	Due to Operating	$ -	$ 14,566.06	$ (14,566.06)
20-2021-01	Deferred Revenue - Reserve Contribution	15,450.00	18,025.00	(2,575.00)
Total Current Liabilities:		**$ 15,450.00**	**$ 32,591.06**	**$ (17,141.06)**
Equity				
39-3040-01	Reserve Equity	$ 323,010.01	$ 323,010.01	$ -
Total Equity:		**$ 323,010.01**	**$ 323,010.01**	**$ -**
Net Income / (Loss)		**$ 18,043.11**	**$ 15,398.53**	**$ 2,644.58**
Total Liabilities & Equity:		**$ 356,503.12**	**$ 370,999.60**	**$ (14,496.48)**

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
OPERATING INCOME							
Assessments Revenue							
4110 Owner Assessment	$ 16,273.13	$ 16,305.88	($ 32.75)	$ 97,638.78	$ 97,835.28	($ 196.50)	$195,670.56
Total Assessments Revenue	$ 16,273.13	$ 16,305.88	($ 32.75)	$ 97,638.78	$ 97,835.28	($196.50)	$195,670.56
Interest and Investment Revenue							
4220 Interest Income	4.40	8.33	(3.93)	4.40	49.98	(45.58)	100.00
Total Interest and Investment Revenue	$ 4.40	$ 8.33	($ 3.93)	$ 4.40	$ 49.98	($45.58)	$ 100.00
Other Revenue							
4325 Late Fees and Interest	-	106.64	(106.64)	(125.00)	639.84	(764.84)	1,279.65
Total Other Revenue	$ -	$ 106.64	($ 106.64)	($ 125.00)	$ 639.84	($764.84)	$ 1,279.65
Utility Assessments							
4120 Legal Reimbursements	-	60.35	(60.35)	-	362.10	(362.10)	724.18
Total Utility Assessments	$ -	$ 60.35	($ 60.35)	$ -	$ 362.10	($362.10)	$ 724.18
Total OPERATING INCOME	**$ 16,277.53**	**$ 16,481.20**	**($ 203.67)**	**$ 97,518.18**	**$ 98,887.20**	**($ 1,369.02)**	**$197,774.39**
OPERATING EXPENSE							
Facility Repair and Maintenance							
6010 General - Repair and Service	-	269.08	269.08	453.20	1,614.48	1,161.28	3,228.93
6015 Electrical - Repair and Service	-	272.02	272.02	225.00	1,632.12	1,407.12	3,264.29
6025 Lighting- Repair and Service	-	25.75	25.75	-	154.50	154.50	309.00
6060 Signs and Incidentals	-	42.92	42.92	-	257.52	257.52	515.00
Total Facility Repair and Maintenance	$ -	$ 609.77	$ 609.77	$ 678.20	$ 3,658.62	$2,980.42	$ 7,317.22
Building Systems and Equipment							
6130 Gate Access Systems - Repair and Service	-	416.67	416.67	-	2,500.02	2,500.02	5,000.00
6135 Irrigation Systems - Repair and Service	-	128.75	128.75	304.32	772.50	468.18	1,545.00
6160 Park and Playground Equipment- Repair and Service	872.88	85.83	(787.05)	872.88	514.98	(357.90)	1,030.00
Total Building Systems and Equipmen	$ 872.88	$ 631.25	($ 241.63)	$ 1,177.20	$ 3,787.50	$2,610.30	$ 7,575.00
Grounds and Sanitation Services							
6210 Landscape Maintenance Contract	-	2,117.25	2,117.25	11,200.50	12,703.50	1,503.00	25,407.00
6215 Landscape Enhancements	-	300.42	300.42	611.33	1,802.52	1,191.19	3,605.00
Total Grounds and Sanitation Services	$ -	$ 2,417.67	$ 2,417.67	$ 11,811.83	$ 14,506.02	$2,694.19	$ 29,012.00
Utilities and Other Services							
6310 Electric Service	3,515.76	1,656.00	(1,859.76)	10,532.90	9,936.00	(596.90)	19,872.00
6330 Water Service	1,036.44	515.00	(521.44)	2,838.29	3,090.00	251.71	6,180.00
Total Utilities and Other Services	$ 4,552.20	$ 2,171.00	($ 2,381.20)	$ 13,371.19	$ 13,026.00	($345.19)	$ 26,052.00
General and Administrative							
6410 General Administrative	(2.64)	557.92	560.56	2,079.48	3,347.52	1,268.04	6,695.00
6412 Tenant Screening	-	17.17	17.17	-	103.02	103.02	206.00
6415 Postage/ Mailing	-	472.08	472.08	59.66	2,832.48	2,772.82	5,665.00
6435 Dues and Subscriptions	-	-	-	292.00	-	(292.00)	-
6450 Misc. Expenses	-	8.58	8.58	-	51.48	51.48	103.00
6460 Office Supplies	-	-	-	876.00	-	(876.00)	-
Total General and Administrative	($ 2.64)	$ 1,055.75	$ 1,058.39	$ 3,307.14	$ 6,334.50	$3,027.36	$ 12,669.00
Professional							
6510 Management Fee	1,456.00	1,400.00	(56.00)	8,456.00	8,400.00	(56.00)	16,800.00
6515 Accounting Services	-	42.92	42.92	225.00	257.52	32.52	515.00
6520 Legal- Corporate	-	429.17	429.17	1,780.28	2,575.02	794.74	5,150.00
6540 Web Hosting and Maintenance	-	15.02	15.02	-	90.12	90.12	180.25
6550 Recoverable Legal Expenses	662.50	343.33	(319.17)	850.00	2,059.98	1,209.98	4,120.00
6560 Recoverable Collections	(1,460.61)	300.42	1,761.03	(1,325.00)	1,802.52	3,127.52	3,605.00
6566 Recoverable Certified Letter Fee	-	60.08	60.08	525.00	360.48	(164.52)	721.00
6570 Recoverable Short-Term Rental Fines	-	42.92	42.92	-	257.52	257.52	515.00

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
Total Professional	$657.89	$2,633.86	$1,975.97	$10,511.28	$15,803.16	$5,291.88	$31,606.25
Taxes, Insurance, and Banking							
6610 Bad Debts	$-	$40.42	$40.42	$-	$242.52	$242.52	$485.06
6620 Bank Service Charge	-	4.29	4.29	-	25.74	25.74	51.50
6625 NSF- Processing Fee	-	-	-	336.00	-	(336.00)	-
6705 Insurance- All Lines	2,360.50	965.75	(1,394.75)	4,137.00	5,794.50	1,657.50	11,589.00
6740 Federal Income Tax Expense	-	-	-	640.00	-	(640.00)	-
6745 Other Tax Expense	-	3.52	3.52	-	21.12	21.12	42.23
Total Taxes, Insurance, and Banking	$2,360.50	$1,013.98	($1,346.52)	$5,113.00	$6,083.88	$970.88	$12,167.79
Committee and Events							
6925 Community Events	-	214.58	214.58	-	1,287.48	1,287.48	2,575.00
6935 Exterior Decorating	-	128.75	128.75	-	772.50	772.50	1,545.00
Total Committee and Events	$-	$343.33	$343.33	$-	$2,059.98	$2,059.98	$4,120.00
Reserves Contributions							
7010 Contribution to Reserve	2,575.00	2,500.00	(75.00)	15,450.00	15,000.00	(450.00)	30,000.00
Total Reserves Contributions	$2,575.00	$2,500.00	($75.00)	$15,450.00	$15,000.00	($450.00)	$30,000.00
Total OPERATING EXPENSE	**$11,015.83**	**$13,376.61**	**$2,360.78**	**$61,419.84**	**$80,259.66**	**$18,839.82**	**$160,519.26**
Net Income:	**$5,261.70**	**$3,104.59**	**$2,157.11**	**$36,098.34**	**$18,627.54**	**$17,470.80**	**$37,255.13**

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
RESERVE INCOME							
Assessments Revenue							
4050 Interest Income - Reserve	$11.40	$-	$11.40	$11.40	$-	$11.40	$-
Total Assessments Revenue	$11.40	$-	$11.40	$11.40	$-	$11.40	$-
Reserves Contributions							
4050 Interest Income - Reserve	58.18	211.38	(153.20)	2,581.71	1,268.28	1,313.43	2,536.56
4110 Reserve Contributions	2,575.00	2,575.00	-	15,450.00	15,450.00	-	30,900.00
Total Reserves Contributions	$2,633.18	$2,786.38	($153.20)	$18,031.71	$16,718.28	$1,313.43	$33,436.56
Total RESERVE INCOME	**$2,644.58**	**$2,786.38**	**($141.80)**	**$18,043.11**	**$16,718.28**	**$1,324.83**	**$33,436.56**
RESERVE EXPENSE							
Other Reserve Expenses							
8605 Banking Fees	-	2.15	2.15	-	12.90	12.90	25.75
Total Other Reserve Expenses	$-	$2.15	$2.15	$-	$12.90	$12.90	$25.75
Total RESERVE EXPENSE	**$0.00**	**$2.15**	**$2.15**	**$-**	**$12.90**	**$12.90**	**$25.75**
Net Reserve:	**$2,644.58**	**$2,784.23**	**($139.65)**	**$18,043.11**	**$16,705.38**	**$1,337.73**	**$33,410.81**