RISE
ASSOCIATION MANAGEMENT GROUP

Financials Report

Board Insight Report – August 2026

Jamestown Colony Homeowners Association, Inc.

Financial Snapshot

- Operating Net Income: $43,067 YTD, $18,230 ahead of budget ($24,837 budgeted).
- Reserve Balance: Approximately $356,804 in reserve assets, with $23,494 in YTD reserve income.
- Operating Cash: Approximately $281,760 at August 31.
- Accounts Receivable: $38,221, requiring continued collection attention.

Key Board Takeaways

- Overall financial performance remains favorable to budget, with YTD operating expenses running $19,144 below budget.
- Reserve funding is fully on track, with $20,000 contributed YTD (matching the annual-to-date target) and negligible reserve expenses.
- Collections remain the primary area to monitor — of the $38,221 in receivables, over $32,000 is aged past 90 days, concentrated in a growing list of attorney-assigned and collection-status accounts.
- August spending was largely controlled overall (total operating expenses came in $3,597 under the monthly budget), but Electric Service ran well above budget for the month ($3,608 actual vs. $2,171 budgeted, roughly $1,437 over), continuing a pattern of utility cost overruns seen earlier in the year.
- Electric Service overbudget explained: The August electric bill reflected usage charges that were carried over and applied from the prior billing cycle, which is why the bill appeared to be nearly double the normal amount. The electricity provider confirmed this was related to delayed meter readings from CenterPoint, not additional or duplicate electricity charges.

Recommended Board Focus

Continue monitoring collections — particularly the growing over-90-day balances now moving through attorney assignment — maintain reserve contributions at their current pace, and confirm with the electricity provider that September billing returns to a normal monthly cycle following the CenterPoint reading delay.

Balance Sheet	Date:	9/4/2026
Jamestown Colony Homeowners Association, Inc.	Time:	9:51 am
End Date: 08/31/2026	Page:	1

	Operating	Reserve	Total
Assets			
Current Assets			
JAC - NFNB - Reserve MM x9769	$ -	$ 230,965.32	$ 230,965.32
JAC - FB - Operating X0576	281,760.22	-	281,760.22
JAC - FB - Reserve X0584	-	125,838.33	125,838.33
Total: Current Assets	**$ 281,760.22**	**$ 356,803.65**	**$ 638,563.87**
Accounts Receivable			
Accounts Receivable	38,221.48	-	38,221.48
Total: Accounts Receivable	**$ 38,221.48**	**$ -**	**$ 38,221.48**
Prepaids			
Prepaid Insur- Prop/GL	2,403.75	-	2,403.75
Prepaid Insur- D & O	82.50	-	82.50
Prepaid - Reserve Contribution	10,300.00	-	10,300.00
Total: Prepaids	**$ 12,786.25**	**$ -**	**$ 12,786.25**
Total: Assets	**$ 332,767.95**	**$ 356,803.65**	**$ 689,571.60**
Liabilities & Equity			
Current Liabilities			
Accounts Payable	3,607.94	-	3,607.94
Deferred Revenue	65,092.96	-	65,092.96
Deferred Revenue - Reserve Contribution	-	10,300.00	10,300.00
Credit Memo	450.00	-	450.00
Prepaid Assessment	4,950.54	-	4,950.54
Total: Current Liabilities	**$ 74,101.44**	**$ 10,300.00**	**$ 84,401.44**
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	-	23,493.64	23,493.64
Net Income Gain/Loss	43,067.18	-	43,067.18
Total: Liabilities & Equity	**$ 332,767.95**	**$ 356,803.65**	**$ 689,571.60**

Balance Sheet - Comparative - Operating	Date:	9/4/2026
Jamestown Colony Homeowners Association, Inc.	Time:	9:51 am
End Date: 08/31/2026	Page:	1

			Current Balance at 8/31/2026		Prior Month Balance at 07/31/2026		Change
Assets							
Current Assets							
10-1009-00	JAC - HTB - Operating x 1594	$	-	$	1,121.25	$	(1,121.25)
10-1100-00	JAC - FB - Operating X0576		281,760.22		282,933.04		(1,172.82)
Total Current Assets:		**$**	**281,760.22**	**$**	**284,054.29**	**$**	**(2,294.07)**
Accounts Receivable							
13-1300-00	Accounts Receivable	$	38,221.48	$	42,033.44	$	(3,811.96)
Total Accounts Receivable:		**$**	**38,221.48**	**$**	**42,033.44**	**$**	**(3,811.96)**
Prepaids							
14-1410-00	Prepaid Insur- Prop/GL	$	2,403.75	$	3,065.75	$	(662.00)
14-1415-00	Prepaid Insur- D & O		82.50		110.00		(27.50)
14-1450-00	Prepaid - Reserve Contribution		10,300.00		12,875.00		(2,575.00)
Total Prepaids:		**$**	**12,786.25**	**$**	**16,050.75**	**$**	**(3,264.50)**
Total Assets:		**$**	**332,767.95**	**$**	**342,138.48**	**$**	**(9,370.53)**
Liabilities & Equity							
Current Liabilities							
20-2010-00	Accounts Payable	$	3,607.94	$	3,683.98	$	(76.04)
20-2020-00	Deferred Revenue		65,092.96		81,366.09		(16,273.13)
20-2140-00	Credit Memo		450.00		-		450.00
20-2150-00	Prepaid Assessment		4,950.54		5,005.54		(55.00)
Total Current Liabilities:		**$**	**74,101.44**	**$**	**90,055.61**	**$**	**(15,954.17)**
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**	**$**	**-**
Net Income / (Loss)		**$**	**43,067.18**	**$**	**35,712.22**	**$**	**7,354.96**
Total Liabilities & Equity:		**$**	**332,767.95**	**$**	**341,367.16**	**$**	**(8,599.21)**

Balance Sheet - Comparative - Reserve		Date:	9/4/2026
Jamestown Colony Homeowners Association, Inc.		Time:	9:51 am
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		Current Balance at 8/31/2026	Prior Month Balance at 07/31/2026	Change
Assets				
Current Assets				
10-1010-01	JAC - HTB - Reserve x 1581	$ -	$ 3.88	$ (3.88)
10-1020-01	JAC - NFNB - Reserve MM x9769	230,965.32	230,965.32	-
10-1101-01	JAC - FB - Reserve X0584	125,838.33	125,641.79	196.54
Total Current Assets:		**$ 356,803.65**	**$ 356,610.99**	**$ 192.66**
Total Assets:		**$ 356,803.65**	**$ 356,610.99**	**$ 192.66**
Liabilities & Equity				
Current Liabilities				
20-2021-01	Deferred Revenue - Reserve Contribution	$ 10,300.00	$ 12,875.00	$ (2,575.00)
Total Current Liabilities:		**$ 10,300.00**	**$ 12,875.00**	**$ (2,575.00)**
Equity				
39-3040-01	Reserve Equity	$ 323,010.01	$ 323,010.01	$ -
Total Equity:		**$ 323,010.01**	**$ 323,010.01**	**$ -**
Net Income / (Loss)		**$ 23,493.64**	**$ 21,497.30**	**$ 1,996.34**
Total Liabilities & Equity:		**$ 356,803.65**	**$ 357,382.31**	**$ (578.66)**

RISE
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Income Statement - Operating

Jamestown Colony Homeowners Association, Inc.

08/31/2026

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)	$130,185.04	$130,447.04	($ 262.00)	$195,670.56
Total Assessments Revenue	$ 16,273.13	$ 16,305.88	($ 32.75)	$130,185.04	$130,447.04	($262.00)	$195,670.56
Interest and Investment Revenue							
4220 Interest Income	11.94	8.33	3.61	26.13	66.64	(40.51)	100.00
Total Interest and Investment Revenue	$ 11.94	$ 8.33	$ 3.61	$ 26.13	$ 66.64	($40.51)	$ 100.00
Other Revenue							
4325 Late Fees and Interest	-	106.64	(106.64)	(125.00)	853.12	(978.12)	1,279.65
Total Other Revenue	$ -	$ 106.64	($ 106.64)	($ 125.00)	$ 853.12	($978.12)	$ 1,279.65
Utility Assessments							
4120 Legal Reimbursements	850.00	60.35	789.65	850.00	482.80	367.20	724.18
Total Utility Assessments	$ 850.00	$ 60.35	$ 789.65	$ 850.00	$ 482.80	$367.20	$ 724.18
Total OPERATING INCOME	**$ 17,135.07**	**$ 16,481.20**	**$ 653.87**	**$130,936.17**	**$131,849.60**	**($ 913.43)**	**$197,774.39**
OPERATING EXPENSE							
Facility Repair and Maintenance							
6010 General - Repair and Service	-	269.08	269.08	1,381.32	2,152.64	771.32	3,228.93
6015 Electrical - Repair and Service	-	272.02	272.02	225.00	2,176.16	1,951.16	3,264.29
6025 Lighting- Repair and Service	-	25.75	25.75	-	206.00	206.00	309.00
6060 Signs and Incidentals	-	42.92	42.92	-	343.36	343.36	515.00
Total Facility Repair and Maintenance	$ -	$ 609.77	$ 609.77	$ 1,606.32	$ 4,878.16	$3,271.84	$ 7,317.22
Building Systems and Equipment							
6130 Gate Access Systems - Repair and Service	-	416.67	416.67	-	3,333.36	3,333.36	5,000.00
6135 Irrigation Systems - Repair and Service	-	128.75	128.75	304.32	1,030.00	725.68	1,545.00
6160 Park and Playground Equipment- Repair and Service	-	85.83	85.83	1,216.08	686.64	(529.44)	1,030.00
Total Building Systems and Equipmen	$ -	$ 631.25	$ 631.25	$ 1,520.40	$ 5,050.00	$3,529.60	$ 7,575.00
Grounds and Sanitation Services							
6210 Landscape Maintenance Contract	2,055.63	2,117.25	61.62	16,445.04	16,938.00	492.96	25,407.00
6215 Landscape Enhancements	-	300.42	300.42	2,587.73	2,403.36	(184.37)	3,605.00
6240 Pest Control Contract	-	-	-	415.00	-	(415.00)	-
Total Grounds and Sanitation Services	$ 2,055.63	$ 2,417.67	$ 362.04	$ 19,447.77	$ 19,341.36	($106.41)	$ 29,012.00
Utilities and Other Services							
6310 Electric Service	3,607.94	1,656.00	(1,951.94)	16,055.51	13,248.00	(2,807.51)	19,872.00
6330 Water Service	-	515.00	515.00	3,434.10	4,120.00	685.90	6,180.00
Total Utilities and Other Services	$ 3,607.94	$ 2,171.00	($ 1,436.94)	$ 19,489.61	$ 17,368.00	($2,121.61)	$ 26,052.00
General and Administrative							
6410 General Administrative Billed back to Homeowners	(3.96)	557.92	561.88	3,096.32	4,463.36	1,367.04	6,695.00
6412 Tenant Screening	-	17.17	17.17	-	137.36	137.36	206.00
6415 Postage/ Mailing	-	472.08	472.08	59.66	3,776.64	3,716.98	5,665.00
6435 Dues and Subscriptions	-	-	-	584.00	-	(584.00)	-
6450 Misc. Expenses	-	8.58	8.58	-	68.64	68.64	103.00
6460 Office Supplies	-	-	-	876.00	-	(876.00)	-
Total General and Administrative	($ 3.96)	$ 1,055.75	$ 1,059.71	$ 4,615.98	$ 8,446.00	$3,830.02	$ 12,669.00
Professional							
6510 Management Fee	1,456.00	1,400.00	(56.00)	11,368.00	11,200.00	(168.00)	16,800.00
6515 Accounting Services	-	42.92	42.92	475.00	343.36	(131.64)	515.00
6520 Legal- Corporate	-	429.17	429.17	1,780.28	3,433.36	1,653.08	5,150.00
6540 Web Hosting and Maintenance	-	15.02	15.02	-	120.16	120.16	180.25
6550 Recoverable Legal Expenses	-	343.33	343.33	300.00	2,746.64	2,446.64	4,120.00
6560 Recoverable Collections	-	300.42	300.42	210.61	2,403.36	2,192.75	3,605.00
6566 Recoverable Certified Letter Fee	-	60.08	60.08	560.00	480.64	(79.36)	721.00
6570 Recoverable Short-Term Rental Fines	-	42.92	42.92	-	343.36	343.36	515.00

Income Statement - Operating
Jamestown Colony Homeowners Association, Inc.
08/31/2026

Date:	9/4/2026
Time:	9:52 am
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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	$1,456.00	$2,633.86	$1,177.86	$14,693.89	$21,070.88	$6,376.99	$31,606.25
Taxes, Insurance, and Banking							
6610 Bad Debts	$-	$40.42	$40.42	$-	$323.36	$323.36	$485.06
6620 Bank Service Charge	-	4.29	4.29	-	34.32	34.32	51.50
6625 NSF- Processing Fee	-	-	-	336.00	-	(336.00)	-
6705 Insurance- All Lines	689.50	965.75	276.25	5,516.00	7,726.00	2,210.00	11,589.00
6740 Federal Income Tax Expense	-	-	-	640.00	-	(640.00)	-
6745 Other Tax Expense	-	3.52	3.52	3.02	28.16	25.14	42.23
Total Taxes, Insurance, and Banking	$689.50	$1,013.98	$324.48	$6,495.02	$8,111.84	$1,616.82	$12,167.79
Committee and Events							
6925 Community Events	-	214.58	214.58	-	1,716.64	1,716.64	2,575.00
6935 Exterior Decorating	-	128.75	128.75	-	1,030.00	1,030.00	1,545.00
Total Committee and Events	$-	$343.33	$343.33	$-	$2,746.64	$2,746.64	$4,120.00
Reserves Contributions							
7010 Contribution to Reserve	1,975.00	2,500.00	525.00	20,000.00	20,000.00	-	30,000.00
Total Reserves Contributions	$1,975.00	$2,500.00	$525.00	$20,000.00	$20,000.00	$0.00	$30,000.00
Total OPERATING EXPENSE	**$9,780.11**	**$13,376.61**	**$3,596.50**	**$87,868.99**	**$107,012.88**	**$19,143.89**	**$160,519.26**
Net Income:	**$7,354.96**	**$3,104.59**	**$4,250.37**	**$43,067.18**	**$24,836.72**	**$18,230.46**	**$37,255.13**