



St. Johns Northwest Master Association

UNAUDITED FINANCIAL STATEMENT

June 2024

Reviewed by: _____

St. Johns Northwest Master Association
Balance Sheet
Period 06/30/2024

	June 2024	Operating	Reserve	Total
	Assets			
	<i>Current Assets</i>			
1020	AAB OPERATING *5087	19,010.25		19,010.25
1150	PREV MGMT AAB OPR	35,209.52		35,209.52
1160	FCB PREV MGMT OPR	640.26		640.26
1030	VALLEY BANK RES		51,272.89	51,272.89
1035	AMERIS BANK RES		18,847.40	18,847.40
1040	FIRST HORIZON RES		55,836.07	55,836.07
1155	PREV MGMT AAB RES ACCT		5,137.89	5,137.89
1200	DUE TO / FROM	(41,578.73)	41,578.73	
1210	UTILITY DEPOSITS	451.00		451.00
1215	PREPAID INSURANCE	26,020.84		26,020.84
1220	PREPAID EXPENSES	625.00		625.00
1225	DUE FROM PREV MGMT	2,203.33		2,203.33
1310	ASSESSMENTS RECEIVABLE	32,585.61		32,585.61
1350	RESERVE FOR BAD DEBT	(89.67)		(89.67)
	<i>Total Current Assets</i>	75,077.41	172,672.98	247,750.39
	TOTAL ASSETS	75,077.41	172,672.98	247,750.39
	Liabilities & Equity			
	<i>Current Liabilities</i>			
2010	ACCOUNTS PAYABLE	10,726.80		10,726.80
2012	INSURANCE PAYABLE	15,600.62		15,600.62
2015	ACCRUED PAYABLES	9,474.50		9,474.50
2040	PREPAID ASSESSMENTS	2,296.06		2,296.06
2045	PREPAID ASSESSMENTS - CLOSED OWNER ACCTS	3,631.27		3,631.27
2800	RESERVES - POOLED		146,755.45	146,755.45
	<i>Total Current Liabilities</i>	41,729.25	146,755.45	188,484.70
	<i>Equity</i>			
3900	FUND BALANCE-PRIOR PERIOD	(1,927.95)		(1,927.95)
3910	FUND BALANCE-CURRENT	64,139.17		64,139.17
3990	TRANSFER OPERATING SURPLUS	(20,000.00)	20,000.00	
3999	RETAINED EARNINGS	(53,660.82)		(53,660.82)
	Current Year Net Income/(Loss)	44,797.76	5,917.53	50,715.29
	<i>Total Equity</i>	33,348.16	25,917.53	59,265.69
	TOTAL LIABILITIES & EQUITY	75,077.41	172,672.98	247,750.39

St. Johns Northwest Master Association

Income & Expense Statement

Posted 6/1/2024 To 6/30/2024 11:59:00 PM

	This Month: Consolidated			YTD: Consolidated			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
<u>Income</u>							
4010 ASSESSMENTS - FULL	24,379.33	24,379.33	0.00	146,276.00	146,275.98	0.02	292,552.00
4015 ASSESSMENTS - HALF	2,245.25	2,194.33	50.92	13,318.75	13,165.98	152.77	26,332.00
4095 INTEREST ON OPERATING ACCO	1.21	0.00	1.21	3.90	0.00	3.90	0.00
4100 INTEREST ON RESERVE ACCOU	0.63	0.00	0.63	3.83	0.00	3.83	0.00
4998 RESERVE INCOME	0.00	0.00	0.00	5,913.70	0.00	5,913.70	0.00
4999 RESERVE TRANSFER	0.00	0.00	0.00	(3,750.00)	(7,500.00)	3,750.00	(15,000.00)
TOTAL Income	26,626.42	26,573.66	52.76	161,766.18	151,941.96	9,824.22	303,884.00
TOTAL Income	26,626.42	26,573.66	52.76	161,766.18	151,941.96	9,824.22	303,884.00
Expense							
<u>Administrative</u>							
5100 ACCOUNTING / TAX PREPARATI	0.00	50.00	50.00	0.00	300.00	300.00	600.00
5105 LICENSES, TAXES & FEES	0.00	5.08	5.08	0.00	30.48	30.48	61.00
5110 MANAGEMENT FEES	1,800.00	1,991.67	191.67	8,169.99	11,950.02	3,780.03	23,900.00
5120 OFFICE EXPENSES	118.55	416.67	298.12	118.55	2,500.02	2,381.47	5,000.00
5125 LEGAL & PROFESSIONAL FEES	0.00	0.00	0.00	25,156.83	0.00	(25,156.83)	0.00
5130 LEGAL REIMBURSABLE	8,698.70	2,500.00	(6,198.70)	(11,577.30)	15,000.00	26,577.30	30,000.00
5145 WEBSITE MANAGEMENT	0.00	100.00	100.00	215.00	600.00	385.00	1,200.00
5150 PROFESSIONAL FEES / SURVEY	0.00	1,666.67	1,666.67	13,325.00	10,000.02	(3,324.98)	20,000.00
5160 REAL ESTATE TAX	0.00	36.42	36.42	60.57	218.52	157.95	437.00
TOTAL Administrative	10,617.25	6,766.51	(3,850.74)	35,468.64	40,599.06	5,130.42	81,198.00
<u>Insurance</u>							
5135 INSURANCE	8,485.06	6,666.67	(1,818.39)	37,427.10	40,000.02	2,572.92	80,000.00
TOTAL Insurance	8,485.06	6,666.67	(1,818.39)	37,427.10	40,000.02	2,572.92	80,000.00
<u>Landscaping</u>							
5500 INTL GOLF PKWY LANDSCAPING	1,476.50	1,585.00	108.50	9,596.50	9,510.00	(86.50)	19,020.00
5505 LANDSCAPE REMEDIATION	0.00	1,511.67	1,511.67	0.00	9,070.02	9,070.02	18,140.00
5510 IRRIGATION REPAIRS - INTL GOI	0.00	58.33	58.33	0.00	349.98	349.98	700.00
5515 LAKE MAINTENANCE	3,856.31	3,520.00	(336.31)	24,142.26	21,120.00	(3,022.26)	42,240.00
TOTAL Landscaping	5,332.81	6,675.00	1,342.19	33,738.76	40,050.00	6,311.24	80,100.00
<u>Repairs and Maintenance</u>							
5405 MAINTENANCE PERSONNEL	0.00	500.00	500.00	0.00	3,000.00	3,000.00	6,000.00
5410 FISHKILL	0.00	83.33	83.33	0.00	499.98	499.98	1,000.00
5415 GENERAL MAINTENANCE / SUPP	0.00	16.67	16.67	0.00	100.02	100.02	200.00
5420 AERATION MAINTENANCE	0.00	166.67	166.67	0.00	1,000.02	1,000.02	2,000.00
5425 STORM DAMAGE	0.00	83.33	83.33	0.00	499.98	499.98	1,000.00
5435 STORMWATER MGMT SYST MAI	0.00	2,700.67	2,700.67	1,435.62	16,204.02	14,768.40	32,408.00
5440 AERATION POWER FPL	86.97	1,333.33	1,246.36	383.12	7,999.98	7,616.86	16,000.00
TOTAL Repairs and Mainter	86.97	4,884.00	4,797.03	1,818.74	29,304.00	27,485.26	58,608.00
<u>Utilities</u>							

St. Johns Northwest Master Association Income & Expense Statement

Posted 6/1/2024 To 6/30/2024 11:59:00 PM

	This Month: Consolidated			YTD: Consolidated			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
5600 ELECTRIC	1,724.32	0.00	(1,724.32)	2,597.65	0.00	(2,597.65)	0.00
TOTAL Utilities	<u>1,724.32</u>	<u>0.00</u>	<u>(1,724.32)</u>	<u>2,597.65</u>	<u>0.00</u>	<u>(2,597.65)</u>	<u>0.00</u>
TOTAL Expense	<u>26,246.41</u>	<u>24,992.18</u>	<u>(1,254.23)</u>	<u>111,050.89</u>	<u>149,953.08</u>	<u>38,902.19</u>	<u>299,906.00</u>
Excess Revenue / Expense	<u>380.01</u>	<u>1,581.48</u>	<u>(1,201.47)</u>	<u>50,715.29</u>	<u>1,988.88</u>	<u>48,726.41</u>	<u>3,978.00</u>

St. Johns Northwest Master Association

Income & Expense Statement

Posted 6/1/2024 To 6/30/2024 11:59:00 PM

	This Month: Operating			YTD: Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
<u>Income</u>							
4010 ASSESSMENTS - FULL	24,379.33	24,379.33	0.00	146,276.00	146,275.98	0.02	292,552.00
4015 ASSESSMENTS - HALF	2,245.25	2,194.33	50.92	13,318.75	13,165.98	152.77	26,332.00
4095 INTEREST ON OPERATING ACCO	1.21	0.00	1.21	3.90	0.00	3.90	0.00
4999 RESERVE TRANSFER	0.00	0.00	0.00	(3,750.00)	(7,500.00)	3,750.00	(15,000.00)
TOTAL Income	26,625.79	26,573.66	52.13	155,848.65	151,941.96	3,906.69	303,884.00
TOTAL Income	26,625.79	26,573.66	52.13	155,848.65	151,941.96	3,906.69	303,884.00
Expense							
<u>Administrative</u>							
5100 ACCOUNTING / TAX PREPARATI	0.00	50.00	50.00	0.00	300.00	300.00	600.00
5105 LICENSES, TAXES & FEES	0.00	5.08	5.08	0.00	30.48	30.48	61.00
5110 MANAGEMENT FEES	1,800.00	1,991.67	191.67	8,169.99	11,950.02	3,780.03	23,900.00
5120 OFFICE EXPENSES	118.55	416.67	298.12	118.55	2,500.02	2,381.47	5,000.00
5125 LEGAL & PROFESSIONAL FEES	0.00	0.00	0.00	25,156.83	0.00	(25,156.83)	0.00
5130 LEGAL REIMBURSABLE	8,698.70	2,500.00	(6,198.70)	(11,577.30)	15,000.00	26,577.30	30,000.00
5145 WEBSITE MANAGEMENT	0.00	100.00	100.00	215.00	600.00	385.00	1,200.00
5150 PROFESSIONAL FEES / SURVEY	0.00	1,666.67	1,666.67	13,325.00	10,000.02	(3,324.98)	20,000.00
5160 REAL ESTATE TAX	0.00	36.42	36.42	60.57	218.52	157.95	437.00
TOTAL Administrative	10,617.25	6,766.51	(3,850.74)	35,468.64	40,599.06	5,130.42	81,198.00
<u>Insurance</u>							
5135 INSURANCE	8,485.06	6,666.67	(1,818.39)	37,427.10	40,000.02	2,572.92	80,000.00
TOTAL Insurance	8,485.06	6,666.67	(1,818.39)	37,427.10	40,000.02	2,572.92	80,000.00
<u>Landscaping</u>							
5500 INTL GOLF PKWY LANDSCAPING	1,476.50	1,585.00	108.50	9,596.50	9,510.00	(86.50)	19,020.00
5505 LANDSCAPE REMEDIATION	0.00	1,511.67	1,511.67	0.00	9,070.02	9,070.02	18,140.00
5510 IRRIGATION REPAIRS - INTL GOI	0.00	58.33	58.33	0.00	349.98	349.98	700.00
5515 LAKE MAINTENANCE	3,856.31	3,520.00	(336.31)	24,142.26	21,120.00	(3,022.26)	42,240.00
TOTAL Landscaping	5,332.81	6,675.00	1,342.19	33,738.76	40,050.00	6,311.24	80,100.00
<u>Repairs and Maintenance</u>							
5405 MAINTENANCE PERSONNEL	0.00	500.00	500.00	0.00	3,000.00	3,000.00	6,000.00
5410 FISHKILL	0.00	83.33	83.33	0.00	499.98	499.98	1,000.00
5415 GENERAL MAINTENANCE / SUPP	0.00	16.67	16.67	0.00	100.02	100.02	200.00
5420 AERATION MAINTENANCE	0.00	166.67	166.67	0.00	1,000.02	1,000.02	2,000.00
5425 STORM DAMAGE	0.00	83.33	83.33	0.00	499.98	499.98	1,000.00
5435 STORMWATER MGMT SYST MAI	0.00	2,700.67	2,700.67	1,435.62	16,204.02	14,768.40	32,408.00
5440 AERATION POWER FPL	86.97	1,333.33	1,246.36	383.12	7,999.98	7,616.86	16,000.00
TOTAL Repairs and Mainter	86.97	4,884.00	4,797.03	1,818.74	29,304.00	27,485.26	58,608.00
<u>Utilities</u>							
5600 ELECTRIC	1,724.32	0.00	(1,724.32)	2,597.65	0.00	(2,597.65)	0.00

St. Johns Northwest Master Association

Income & Expense Statement

Posted 6/1/2024 To 6/30/2024 11:59:00 PM

	This Month: Operating			YTD: Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
TOTAL Utilities	1,724.32	0.00	(1,724.32)	2,597.65	0.00	(2,597.65)	0.00
TOTAL Expense	26,246.41	24,992.18	(1,254.23)	111,050.89	149,953.08	38,902.19	299,906.00
Excess Revenue / Expense	379.38	1,581.48	(1,202.10)	44,797.76	1,988.88	42,808.88	3,978.00

St. Johns Northwest Master Association

Income & Expense Statement

Posted 6/1/2024 To 6/30/2024 11:59:00 PM

	This Month: Reserve			YTD: Reserve			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
<u>Income</u>							
4100 INTEREST ON RESERVE ACCOU	0.63	0.00	0.63	3.83	0.00	3.83	0.00
4998 RESERVE INCOME	0.00	0.00	0.00	5,913.70	0.00	5,913.70	0.00
TOTAL Income	0.63	0.00	0.63	5,917.53	0.00	5,917.53	0.00
TOTAL Income	0.63	0.00	0.63	5,917.53	0.00	5,917.53	0.00
Excess Revenue / Expense	0.63	0.00	0.63	5,917.53	0.00	5,917.53	0.00

YTD P&L by Month

Posted 6/1/2024 To 6/30/2024 11:59:00 PM

St. Johns Northwest Master Association

Operating

	January	February	March	April	May	June	July	August	September	October	November	December	Total
INCOME													
<u>Income</u>													
4010 ASSESSMENTS - FULL	0	0	0	0	121,897	24,379	0	0	0	0	0	0	146,276
4015 ASSESSMENTS - HALF	0	0	0	0	11,074	2,245	0	0	0	0	0	0	13,319
4095 INTEREST ON OPERATIN	0	0	0	0	3	1	0	0	0	0	0	0	4
4999 RESERVE TRANSFER	0	0	0	0	(3,750)	0	0	0	0	0	0	0	(3,750)
TOTAL Income	0	0	0	0	129,223	26,626	0	0	0	0	0	0	155,849
TOTAL INCOME	0	0	0	0	129,223	26,626	0	0	0	0	0	0	155,849
EXPENSES													
<u>Administrative</u>													
5100 ACCOUNTING / TAX PREP	0	0	0	0	0	0	0	0	0	0	0	0	0
5105 LICENSES, TAXES & FEES	0	0	0	0	0	0	0	0	0	0	0	0	0
5110 MANAGEMENT FEES	0	0	0	0	6,370	1,800	0	0	0	0	0	0	8,170
5120 OFFICE EXPENSES	0	0	0	0	0	119	0	0	0	0	0	0	119
5125 LEGAL & PROFESSIONAL	0	0	0	0	25,157	0	0	0	0	0	0	0	25,157
5130 LEGAL REIMBURSABLE	0	0	0	0	(20,276)	8,699	0	0	0	0	0	0	(11,577)
5145 WEBSITE MANAGEMENT	0	0	0	0	215	0	0	0	0	0	0	0	215
5150 PROFESSIONAL FEES / S	0	0	0	0	13,325	0	0	0	0	0	0	0	13,325
5160 REAL ESTATE TAX	0	0	0	0	61	0	0	0	0	0	0	0	61
TOTAL Administrative	0	0	0	0	24,851	10,617	0	0	0	0	0	0	35,469
<u>Insurance</u>													
5135 INSURANCE	0	0	0	0	28,942	8,485	0	0	0	0	0	0	37,427
TOTAL Insurance	0	0	0	0	28,942	8,485	0	0	0	0	0	0	37,427
<u>Landscaping</u>													
5500 INTL GOLF PKWY LANDS	0	0	0	0	8,120	1,477	0	0	0	0	0	0	9,597
5505 LANDSCAPE REMEDIATION	0	0	0	0	0	0	0	0	0	0	0	0	0
5510 IRRIGATION REPAIRS - IN	0	0	0	0	0	0	0	0	0	0	0	0	0
5515 LAKE MAINTENANCE	0	0	0	0	20,286	3,856	0	0	0	0	0	0	24,142
TOTAL Landscaping	0	0	0	0	28,406	5,333	0	0	0	0	0	0	33,739

YTD P&L by Month

Posted 6/1/2024 To 6/30/2024 11:59:00 PM

St. Johns Northwest Master Association

Operating

	January	February	March	April	May	June	July	August	September	October	November	December	Total
Repairs and Maintenance													
5405 MAINTENANCE PERSONN	0	0	0	0	0	0	0	0	0	0	0	0	0
5410 FISHKILL	0	0	0	0	0	0	0	0	0	0	0	0	0
5415 GENERAL MAINTENANCE	0	0	0	0	0	0	0	0	0	0	0	0	0
5420 AERATION MAINTENANC	0	0	0	0	0	0	0	0	0	0	0	0	0
5425 STORM DAMAGE	0	0	0	0	0	0	0	0	0	0	0	0	0
5435 STORMWATER MGMT SY	0	0	0	0	1,436	0	0	0	0	0	0	0	1,436
5440 AERATION POWER FPL	0	0	0	0	296	87	0	0	0	0	0	0	383
TOTAL Repairs and Mainte	0	0	0	0	1,732	87	0	0	0	0	0	0	1,819
Utilities													
5600 ELECTRIC	0	0	0	0	873	1,724	0	0	0	0	0	0	2,598
TOTAL Utilities	0	0	0	0	873	1,724	0	0	0	0	0	0	2,598
TOTAL EXPENSES	0	0	0	0	84,804	26,246	0	0	0	0	0	0	111,051
Excess Revenue / Expense	0	0	0	0	44,418	379	0	0	0	0	0	0	44,798

Posted 6/1/2024 To 6/30/2024 11:59:00 PM

St. Johns Northwest Master Association

Reserve

	January	February	March	April	May	June	July	August	September	October	November	December	Total
INCOME													
<u>Income</u>													
4100 INTEREST ON RESERVE	0	0	0	0	3	1	0	0	0	0	0	0	4
4998 RESERVE INCOME	0	0	0	0	5,914	0	0	0	0	0	0	0	5,914
TOTAL Income	0	0	0	0	5,917	1	0	0	0	0	0	0	5,918
TOTAL INCOME	0	0	0	0	5,917	1	0	0	0	0	0	0	5,918
Excess Revenue / Expense	0	0	0	0	5,917	1	0	0	0	0	0	0	5,918