



St. Johns Northwest Master Association

UNAUDITED FINANCIAL STATEMENT

July 2024

Reviewed by: _____

St. Johns Northwest Master Association
Balance Sheet
Period 07/31/2024

July 2024	Operating	Reserve	Total
Assets			
<i>Current Assets</i>			
1020	AAB OPERATING *5087	50,103.80	50,103.80
1160	FCB PREV MGMT OPR	640.26	640.26
1025	AAB RESERVE *0614	5,138.02	5,138.02
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
1200	DUE TO / FROM	(45,328.73)	45,328.73
1210	UTILITY DEPOSITS	451.00	451.00
1215	PREPAID INSURANCE	21,636.90	21,636.90
1220	PREPAID EXPENSES	750.00	750.00
1225	DUE FROM PREV MGMT	4,406.66	4,406.66
1310	ASSESSMENTS RECEIVABLE	95,975.39	95,975.39
1350	RESERVE FOR BAD DEBT	(89.67)	(89.67)
	<i>Total Current Assets</i>	128,545.61	176,423.11
	TOTAL ASSETS	128,545.61	176,423.11
Liabilities & Equity			
<i>Current Liabilities</i>			
2010	ACCOUNTS PAYABLE	12,862.41	12,862.41
2012	INSURANCE PAYABLE	10,310.58	10,310.58
2015	ACCRUED PAYABLES	3,856.31	3,856.31
2020	DEFERRED ASSESSMENTS	53,147.32	53,147.32
2040	PREPAID ASSESSMENTS	580.84	580.84
2045	PREPAID ASSESSMENTS - CLOSED OWNER ACCTS	3,631.27	3,631.27
2800	RESERVES - POOLED	150,505.45	150,505.45
	<i>Total Current Liabilities</i>	84,388.73	150,505.45
<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)	55,606.48	5,917.66
	<i>Total Equity</i>	44,156.88	25,917.66
	TOTAL LIABILITIES & EQUITY	128,545.61	176,423.11
		176,423.11	304,968.72

St. Johns Northwest Master Association

Income & Expense Statement

Posted 7/1/2024 To 7/31/2024 11:59:00 PM

	This Month: Consolidated			YTD: Consolidated			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
<u>Income</u>							
4010 ASSESSMENTS - FULL	24,379.34	24,379.33	0.01	170,655.34	170,655.31	0.03	292,552.00
4015 ASSESSMENTS - HALF	2,194.34	2,194.33	0.01	15,513.09	15,360.31	152.78	26,332.00
4095 INTEREST ON OPERATING ACCO	0.66	0.00	0.66	4.56	0.00	4.56	0.00
4100 INTEREST ON RESERVE ACCOU	0.13	0.00	0.13	3.96	0.00	3.96	0.00
4998 RESERVE INCOME	0.00	0.00	0.00	5,913.70	0.00	5,913.70	0.00
4999 RESERVE TRANSFER	(3,750.00)	(3,750.00)	0.00	(7,500.00)	(11,250.00)	3,750.00	(15,000.00)
TOTAL Income	22,824.47	22,823.66	0.81	184,590.65	174,765.62	9,825.03	303,884.00
TOTAL Income	22,824.47	22,823.66	0.81	184,590.65	174,765.62	9,825.03	303,884.00
Expense							
<u>Administrative</u>							
5100 ACCOUNTING / TAX PREPARATI	0.00	50.00	50.00	0.00	350.00	350.00	600.00
5105 LICENSES, TAXES & FEES	0.00	5.08	5.08	0.00	35.56	35.56	61.00
5110 MANAGEMENT FEES	1,800.00	1,991.67	191.67	9,969.99	13,941.69	3,971.70	23,900.00
5120 OFFICE EXPENSES	0.00	416.67	416.67	118.55	2,916.69	2,798.14	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	0.00	2,500.00	2,500.00	(11,577.30)	17,500.00	29,077.30	30,000.00
5145 WEBSITE MANAGEMENT	65.00	100.00	35.00	280.00	700.00	420.00	1,200.00
5150 PROFESSIONAL FEES / SURVEY	0.00	1,666.67	1,666.67	13,325.00	11,666.69	(1,658.31)	20,000.00
5160 REAL ESTATE TAX	0.00	36.42	36.42	60.57	254.94	194.37	437.00
TOTAL Administrative	1,865.00	6,766.51	4,901.51	37,333.64	47,365.57	10,031.93	81,198.00
<u>Insurance</u>							
5135 INSURANCE	4,383.94	6,666.67	2,282.73	41,811.04	46,666.69	4,855.65	80,000.00
TOTAL Insurance	4,383.94	6,666.67	2,282.73	41,811.04	46,666.69	4,855.65	80,000.00
<u>Landscaping</u>							
5500 INTL GOLF PKWY LANDSCAPING	1,476.50	1,585.00	108.50	11,073.00	11,095.00	22.00	19,020.00
5505 LANDSCAPE REMEDIATION	0.00	1,511.67	1,511.67	0.00	10,581.69	10,581.69	18,140.00
5510 IRRIGATION REPAIRS - INTL GOI	0.00	58.33	58.33	0.00	408.31	408.31	700.00
5515 LAKE MAINTENANCE	3,856.31	3,520.00	(336.31)	27,998.57	24,640.00	(3,358.57)	42,240.00
TOTAL Landscaping	5,332.81	6,675.00	1,342.19	39,071.57	46,725.00	7,653.43	80,100.00
<u>Repairs and Maintenance</u>							
5405 MAINTENANCE PERSONNEL	0.00	500.00	500.00	0.00	3,500.00	3,500.00	6,000.00
5410 FISHKILL	0.00	83.33	83.33	0.00	583.31	583.31	1,000.00
5415 GENERAL MAINTENANCE / SUPP	0.00	16.67	16.67	0.00	116.69	116.69	200.00
5420 AERATION MAINTENANCE	0.00	166.67	166.67	0.00	1,166.69	1,166.69	2,000.00
5425 STORM DAMAGE	0.00	83.33	83.33	0.00	583.31	583.31	1,000.00
5435 STORMWATER MGMT SYST MAI	0.00	2,700.67	2,700.67	1,435.62	18,904.69	17,469.07	32,408.00
5440 AERATION POWER FPL	78.33	1,333.33	1,255.00	461.45	9,333.31	8,871.86	16,000.00
TOTAL Repairs and Mainter	78.33	4,884.00	4,805.67	1,897.07	34,188.00	32,290.93	58,608.00
<u>Utilities</u>							

St. Johns Northwest Master Association

Income & Expense Statement

Posted 7/1/2024 To 7/31/2024 11:59:00 PM

	This Month: Consolidated			YTD: Consolidated			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
5600 ELECTRIC	355.54	0.00	(355.54)	2,953.19	0.00	(2,953.19)	0.00
TOTAL Utilities	<u>355.54</u>	<u>0.00</u>	<u>(355.54)</u>	<u>2,953.19</u>	<u>0.00</u>	<u>(2,953.19)</u>	<u>0.00</u>
TOTAL Expense	<u>12,015.62</u>	<u>24,992.18</u>	<u>12,976.56</u>	<u>123,066.51</u>	<u>174,945.26</u>	<u>51,878.75</u>	<u>299,906.00</u>
Excess Revenue / Expense	<u>10,808.85</u>	<u>(2,168.52)</u>	<u>12,977.37</u>	<u>61,524.14</u>	<u>(179.64)</u>	<u>61,703.78</u>	<u>3,978.00</u>

St. Johns Northwest Master Association

Income & Expense Statement

Posted 7/1/2024 To 7/31/2024 11:59:00 PM

	This Month: Operating			YTD: Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
<u>Income</u>							
4010 ASSESSMENTS - FULL	24,379.34	24,379.33	0.01	170,655.34	170,655.31	0.03	292,552.00
4015 ASSESSMENTS - HALF	2,194.34	2,194.33	0.01	15,513.09	15,360.31	152.78	26,332.00
4095 INTEREST ON OPERATING ACCO	0.66	0.00	0.66	4.56	0.00	4.56	0.00
4999 RESERVE TRANSFER	(3,750.00)	(3,750.00)	0.00	(7,500.00)	(11,250.00)	3,750.00	(15,000.00)
TOTAL Income	22,824.34	22,823.66	0.68	178,672.99	174,765.62	3,907.37	303,884.00
TOTAL Income	22,824.34	22,823.66	0.68	178,672.99	174,765.62	3,907.37	303,884.00
Expense							
<u>Administrative</u>							
5100 ACCOUNTING / TAX PREPARATI	0.00	50.00	50.00	0.00	350.00	350.00	600.00
5105 LICENSES, TAXES & FEES	0.00	5.08	5.08	0.00	35.56	35.56	61.00
5110 MANAGEMENT FEES	1,800.00	1,991.67	191.67	9,969.99	13,941.69	3,971.70	23,900.00
5120 OFFICE EXPENSES	0.00	416.67	416.67	118.55	2,916.69	2,798.14	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	0.00	2,500.00	2,500.00	(11,577.30)	17,500.00	29,077.30	30,000.00
5145 WEBSITE MANAGEMENT	65.00	100.00	35.00	280.00	700.00	420.00	1,200.00
5150 PROFESSIONAL FEES / SURVEY	0.00	1,666.67	1,666.67	13,325.00	11,666.69	(1,658.31)	20,000.00
5160 REAL ESTATE TAX	0.00	36.42	36.42	60.57	254.94	194.37	437.00
TOTAL Administrative	1,865.00	6,766.51	4,901.51	37,333.64	47,365.57	10,031.93	81,198.00
<u>Insurance</u>							
5135 INSURANCE	4,383.94	6,666.67	2,282.73	41,811.04	46,666.69	4,855.65	80,000.00
TOTAL Insurance	4,383.94	6,666.67	2,282.73	41,811.04	46,666.69	4,855.65	80,000.00
<u>Landscaping</u>							
5500 INTL GOLF PKWY LANDSCAPING	1,476.50	1,585.00	108.50	11,073.00	11,095.00	22.00	19,020.00
5505 LANDSCAPE REMEDIATION	0.00	1,511.67	1,511.67	0.00	10,581.69	10,581.69	18,140.00
5510 IRRIGATION REPAIRS - INTL GOI	0.00	58.33	58.33	0.00	408.31	408.31	700.00
5515 LAKE MAINTENANCE	3,856.31	3,520.00	(336.31)	27,998.57	24,640.00	(3,358.57)	42,240.00
TOTAL Landscaping	5,332.81	6,675.00	1,342.19	39,071.57	46,725.00	7,653.43	80,100.00
<u>Repairs and Maintenance</u>							
5405 MAINTENANCE PERSONNEL	0.00	500.00	500.00	0.00	3,500.00	3,500.00	6,000.00
5410 FISHKILL	0.00	83.33	83.33	0.00	583.31	583.31	1,000.00
5415 GENERAL MAINTENANCE / SUPP	0.00	16.67	16.67	0.00	116.69	116.69	200.00
5420 AERATION MAINTENANCE	0.00	166.67	166.67	0.00	1,166.69	1,166.69	2,000.00
5425 STORM DAMAGE	0.00	83.33	83.33	0.00	583.31	583.31	1,000.00
5435 STORMWATER MGMT SYST MAI	0.00	2,700.67	2,700.67	1,435.62	18,904.69	17,469.07	32,408.00
5440 AERATION POWER FPL	78.33	1,333.33	1,255.00	461.45	9,333.31	8,871.86	16,000.00
TOTAL Repairs and Mainter	78.33	4,884.00	4,805.67	1,897.07	34,188.00	32,290.93	58,608.00
<u>Utilities</u>							
5600 ELECTRIC	355.54	0.00	(355.54)	2,953.19	0.00	(2,953.19)	0.00

St. Johns Northwest Master Association

Income & Expense Statement

Posted 7/1/2024 To 7/31/2024 11:59:00 PM

	This Month: Operating			YTD: Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
TOTAL Utilities	355.54	0.00	(355.54)	2,953.19	0.00	(2,953.19)	0.00
TOTAL Expense	12,015.62	24,992.18	12,976.56	123,066.51	174,945.26	51,878.75	299,906.00
Excess Revenue / Expense	10,808.72	(2,168.52)	12,977.24	55,606.48	(179.64)	55,786.12	3,978.00

St. Johns Northwest Master Association

Income & Expense Statement

Posted 7/1/2024 To 7/31/2024 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	0.13	0.00	0.13	3.96	0.00	3.96	0.00
4998 RESERVE INCOME	0.00	0.00	0.00	5,913.70	0.00	5,913.70	0.00
TOTAL Income	0.13	0.00	0.13	5,917.66	0.00	5,917.66	0.00
TOTAL Income	0.13	0.00	0.13	5,917.66	0.00	5,917.66	0.00
Excess Revenue / Expense	0.13	0.00	0.13	5,917.66	0.00	5,917.66	0.00

YTD P&L by Month

Posted 7/1/2024 To 7/31/2024 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	24,379	0	0	0	0	0	170,655
4015 ASSESSMENTS - HALF	0	0	0	0	11,074	2,245	2,194	0	0	0	0	0	15,513
4095 INTEREST ON OPERATIN	0	0	0	0	3	1	1	0	0	0	0	0	5
4999 RESERVE TRANSFER	0	0	0	0	(3,750)	0	(3,750)	0	0	0	0	0	(7,500)
TOTAL Income	0	0	0	0	129,223	26,626	22,824	0	0	0	0	0	178,673
TOTAL INCOME	0	0	0	0	129,223	26,626	22,824	0	0	0	0	0	178,673
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	1,800	0	0	0	0	0	9,970
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	65	0	0	0	0	0	280
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	1,865	0	0	0	0	0	37,334
<u>Insurance</u>													
5135 INSURANCE	0	0	0	0	28,942	8,485	4,384	0	0	0	0	0	41,811
TOTAL Insurance	0	0	0	0	28,942	8,485	4,384	0	0	0	0	0	41,811
<u>Landscaping</u>													
5500 INTL GOLF PKWY LANDS	0	0	0	0	8,120	1,477	1,477	0	0	0	0	0	11,073
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	3,856	0	0	0	0	0	27,999
TOTAL Landscaping	0	0	0	0	28,406	5,333	5,333	0	0	0	0	0	39,072

YTD P&L by Month

Posted 7/1/2024 To 7/31/2024 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	78	0	0	0	0	0	461
TOTAL Repairs and Mainte	0	0	0	0	1,732	87	78	0	0	0	0	0	1,897
Utilities													
5600 ELECTRIC	0	0	0	0	873	1,724	356	0	0	0	0	0	2,953
TOTAL Utilities	0	0	0	0	873	1,724	356	0	0	0	0	0	2,953
TOTAL EXPENSES	0	0	0	0	84,804	26,246	12,016	0	0	0	0	0	123,067
Excess Revenue / Expense	0	0	0	0	44,418	379	10,809	0	0	0	0	0	55,606

Posted 7/1/2024 To 7/31/2024 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