Financial Report Package

May 2026

Prepared for

St. Johns Forest Master Property Owners Association, Inc.

Freedom Community Management

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Balance Sheet - Operating

St. Johns Forest Master Property Owners Association, Inc.

End Date: 05/31/2026

Assets			
Operating Cash			
10-1008-00	BankUnited - Operating - 8446	$274,721.43	
10-1009-00	BankUnited - Operating - 6261	41,640.30	
Total Operating Cash:			$316,361.73
Reserve Cash			
12-1004-00	Fidelity - Reserves MM - 5713	564,310.34	
12-1008-00	BankUnited - Reserve - 8454	202,780.15	
Total Reserve Cash:			$767,090.49
Accounts Receivables			
14-1400-00	Accounts Receivable-Homeowners	47,212.21	
14-1401-00	Accounts Receivable - Misc	2,750.00	
14-1490-00	Allowance for Bad Debt	(11,001.56)	
Total Accounts Receivables:			$38,960.65
Other Assets			
15-1500-00	Fixed Assets	15,707.00	
15-1510-00	Prepaid Expenses	34,740.19	
15-1520-00	Prepaid Insurance	23,505.29	
15-1530-00	Deposit	8,678.00	
15-1600-00	Accumulated Depreciation	(8,975.71)	
Total Other Assets:			$73,654.77
Total Assets:			**$1,196,067.64**
Liabilities & Equity			
Current Liabilities			
20-2010-00	Accounts Payables	59,099.66	
20-2011-00	Deferred Income	131,581.35	
20-2012-00	Deferred Revenue - Comcast	114,419.70	
20-2050-00	Prepaid Assessments	60,577.77	
Total Current Liabilities:			$365,678.48
Reserve Funds			
27-2700-00	Reserves Statutory - Pooled	2,596.29	
27-2703-00	Reserves Limited Voluntary - Pooled	416,308.73	
27-2705-00	Capital Contribution	348,185.47	
Total Reserve Funds:			$767,090.49
Fund Balance			
30-3000-00	Fund Balance	64,202.27	
Total Fund Balance:			$64,202.27
	Net Income Gain / Loss	(2,018.10)	
			($2,018.10)

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Total Liabilities & Equity:	**$1,194,953.14**

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Income Statement - Operating

St. Johns Forest Master Property Owners Association, Inc.

From 05/01/2026 to 05/31/2026

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							
40-4000-00 Quarterly Assessment	$ 112,860.25	$112,860.25	$ -	$564,301.25	$564,301.25	$ -	$1,354,323.04
40-4001-00 Internet Assessment	18,721.08	18,721.08	-	93,605.40	93,605.40	-	224,652.96
40-4020-00 Interest - Assessment	506.56	-	506.56	4,366.09	-	4,366.09	-
42-4200-00 Collection Fees	175.00	-	175.00	2,225.00	-	2,225.00	-
43-4300-00 Owner Fines	-	-	-	1,000.00	-	1,000.00	-
44-4430-00 Key Fob/Cards	-	-	-	15.00	-	15.00	-
44-4440-00 Gate Decals	-	166.67	(166.67)	-	833.35	(833.35)	2,000.00
45-4500-00 Clubhouse Rental	-	1,166.67	(1,166.67)	3,900.00	5,833.35	(1,933.35)	14,000.00
47-4750-00 Interest Income - Reserve	397.06	-	397.06	1,662.70	-	1,662.70	-
47-4751-00 Allocate Interest to Reserves	(397.06)	-	(397.06)	(1,662.70)	-	(1,662.70)	-
48-4800-00 Capital Contribution	2,226.00	-	2,226.00	8,904.00	-	8,904.00	-
48-4801-00 Allocate Capital Contribution	-	-	-	(6,678.00)	-	(6,678.00)	-
48-4810-00 Xfinity Service Agreement	1,588.06	1,588.06	-	7,940.30	7,940.30	-	19,056.72
49-4900-00 Other Income	-	-	-	60.00	-	60.00	-
Total OPERATING INCOME	**$ 136,076.95**	**$134,502.73**	**$ 1,574.22**	**$679,639.04**	**$672,513.65**	**$ 7,125.39**	**$1,614,032.72**
OPERATING EXPENSE							
General & Administrative							
5000-00 Audit & Tax Service	3,400.00	487.50	(2,912.50)	6,476.15	2,437.50	(4,038.65)	5,850.00
5020-00 Annual Report	-	5.10	5.10	61.25	25.50	(35.75)	61.25
5040-00 Licenses, Taxes & Permits	4,015.35	31.59	(3,983.76)	4,015.35	157.95	(3,857.40)	379.05
5050-00 Bad Debt	1,270.00	1,270.00	-	6,350.00	6,350.00	-	15,240.00
5060-00 Management Contract	3,000.00	3,000.00	-	15,000.00	15,000.00	-	36,000.00
5070-00 Collection Expense	161.35	-	(161.35)	549.05	-	(549.05)	-
5100-00 Insurance	3,007.44	3,244.95	237.51	14,854.54	16,224.75	1,370.21	38,939.35
5110-00 Community Events	200.09	2,500.00	2,299.91	13,407.75	12,500.00	(907.75)	30,000.00
5120-00 Internet/Telephone	1,727.04	1,428.51	(298.53)	8,013.40	7,142.55	(870.85)	17,142.12
5130-00 Legal Fees	-	416.67	416.67	186.00	2,083.35	1,897.35	5,000.00
5150-00 Office Supplies	641.02	841.07	200.05	6,351.89	4,205.35	(2,146.54)	10,092.83
5190-00 Hosting	120.00	538.67	418.67	1,701.65	2,693.35	991.70	6,464.09
5200-00 Admin Salaries	5,532.46	6,507.75	975.29	31,102.57	32,538.75	1,436.18	78,093.00
5400-00 Depreciation	186.99	187.08	0.09	934.95	935.40	0.45	2,245.00
Total General & Administrative	$ 23,261.74	$20,458.89	($ 2,802.85)	$109,004.55	$102,294.45	($6,710.10)	$ 245,506.69
Landscaping							
6100-00 Landscape Contract	6,426.10	6,238.93	(187.17)	32,130.50	31,194.65	(935.85)	74,867.16
6200-00 Landscape Maintenance	-	3,166.67	3,166.67	-	15,833.35	15,833.35	38,000.00
6210-00 Backflow	-	87.50	87.50	2,954.00	437.50	(2,516.50)	1,050.00
6300-00 Irrigation R&M	771.08	932.72	161.64	4,249.45	4,663.60	414.15	11,192.67
6400-00 Tree Trimming	-	1,666.67	1,666.67	11,400.00	8,333.35	(3,066.65)	20,000.00
Total Landscaping	$ 7,197.18	$12,092.49	$ 4,895.31	$ 50,733.95	$ 60,462.45	$9,728.50	$ 145,109.83

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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
Amenity Center							
6101-00 Clubhouse Maintenance	$260.11	$1,666.67	$1,406.56	$3,534.82	$8,333.35	$4,798.53	$20,000.00
6170-00 Clubhouse Supplies	195.00	-	(195.00)	195.00	-	(195.00)	-
6180-00 Fitness Equipment R&M	653.53	387.07	(266.46)	2,386.94	1,935.35	(451.59)	4,644.80
6190-00 Golf Cart R&M	-	83.33	83.33	-	416.65	416.65	1,000.00
6260-00 Pest Control	53.24	77.11	23.87	312.94	385.55	72.61	925.28
6320-00 Custodial Service	1,991.75	1,805.17	(186.58)	11,353.75	9,025.85	(2,327.90)	21,662.00
6321-00 Custodial - Party	600.00	637.50	37.50	3,300.00	3,187.50	(112.50)	7,650.00
6330-00 Custodial Supplies	217.65	416.67	199.02	2,216.67	2,083.35	(133.32)	5,000.00
6340-00 Pool Cleaning Contract	1,450.00	1,450.00	-	8,790.00	7,250.00	(1,540.00)	17,400.00
6360-00 Pool Repairs & Supplies	(5,635.00)	500.00	6,135.00	12,710.20	2,500.00	(10,210.20)	6,000.00
6370-00 Lifeguard	6,491.71	3,958.33	(2,533.38)	25,966.84	19,791.65	(6,175.19)	47,500.00
6380-00 Fire Life Safety	390.07	532.67	142.60	3,251.46	2,663.35	(588.11)	6,392.03
Total Amenity Center	$6,668.06	$11,514.52	$4,846.46	$74,018.62	$57,572.60	($16,446.02)	$138,174.11
Maintenance							
6200-00 Lake Maintenance Contract	195.00	195.00	-	975.00	975.00	-	2,340.00
6300-00 General R&M	1,717.99	1,666.67	(51.32)	9,399.25	8,333.35	(1,065.90)	20,000.00
6301-00 Sidewalk Repairs	-	3,333.33	3,333.33	-	16,666.65	16,666.65	40,000.00
6380-00 Signs R&M	4,611.87	-	(4,611.87)	4,852.55	-	(4,852.55)	-
Total Maintenance	$6,524.86	$5,195.00	($1,329.86)	$15,226.80	$25,975.00	$10,748.20	$62,340.00
Access Control							
6330-00 Gate R&M	(7,309.70)	1,666.67	8,976.37	9,804.62	8,333.35	(1,471.27)	20,000.00
6400-00 Security Service Contract	28,678.11	31,381.05	2,702.94	156,858.40	156,905.25	46.85	376,572.57
6410-00 Access Decals & Devices	-	166.67	166.67	-	833.35	833.35	2,000.00
6420-00 Camera System R&M	858.93	100.00	(758.93)	1,878.03	500.00	(1,378.03)	1,200.00
6430-00 Guard House Repairs & Supplies	151.31	125.00	(26.31)	2,921.22	625.00	(2,296.22)	1,500.00
6440-00 Security Software	972.22	1,000.00	27.78	8,388.88	5,000.00	(3,388.88)	12,000.00
Total Access Control	$23,350.87	$34,439.39	$11,088.52	$179,851.15	$172,196.95	($7,654.20)	$413,272.57
Utilities							
6700-00 Electricity	4,494.28	4,750.00	255.72	23,528.44	23,750.00	221.56	57,000.00
6710-00 Water/Sewer	552.95	566.50	13.55	2,643.23	2,832.50	189.27	6,798.00
6711-00 Water-Irrigation	1,936.12	1,354.45	(581.67)	6,298.42	6,772.25	473.83	16,253.40
6720-00 Cable	18,487.48	18,721.08	233.60	93,927.60	93,605.40	(322.20)	224,652.96
6730-00 Trash & Recycle	333.01	560.43	227.42	2,174.38	2,802.15	627.77	6,725.16
Total Utilities	$25,803.84	$25,952.46	$148.62	$128,572.07	$129,762.30	$1,190.23	$311,429.52
Reserve							
9700-00 Pooled Reserve Contribution	24,850.00	24,850.00	-	124,250.00	124,250.00	-	298,200.00
Total Reserve	$24,850.00	$24,850.00	$-	$124,250.00	$124,250.00	$-	$298,200.00
Total OPERATING EXPENSE	**$117,656.55**	**$134,502.75**	**$16,846.20**	**$681,657.14**	**$672,513.75**	**($9,143.39)**	**$1,614,032.72**
Net Income:	**$18,420.40**	**($0.02)**	**$18,420.42**	**($2,018.10)**	**($0.10)**	**($2,018.00)**	**$0.00**

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