

**The Meadows at St. Johns  
Homeowners Association  
Financial Report  
September 2021**

**G. L. Thompson Association Management, LLC  
4845 Belle Terre Parkway, Suite C19  
Palm Coast, Florida 32164  
(386) 585-4182**

1:31 PM  
10/08/21  
Accrual Basis

**The Meadows at Saint Johns**  
**Balance Sheet Prev Year Comparison**  
**As of September 30, 2021**

	<u>Sep 30, 21</u>	<u>Sep 30, 20</u>	<u>\$ Change</u>
<b>ASSETS</b>			
<b>Current Assets</b>			
<b>Checking/Savings</b>			
1001 · Checking - BB&T	50,332.17	57,282.00	-6,949.83
1005 · Money Market - BB&T Reserve	120,859.21	120,847.13	12.08
1115 · CD - Reserves	32,657.59	32,657.59	0.00
<b>Total Checking/Savings</b>	203,848.97	210,786.72	-6,937.75
<b>Accounts Receivable</b>			
1300 · Due From Owners	29,433.14	41,302.96	-11,869.82
<b>Total Accounts Receivable</b>	29,433.14	41,302.96	-11,869.82
<b>Other Current Assets</b>			
12000 · Undeposited Funds	245.00	-245.00	490.00
<b>Total Other Current Assets</b>	245.00	-245.00	490.00
<b>Total Current Assets</b>	233,527.11	251,844.68	-18,317.57
<b>Other Assets</b>			
Prepaid Legal Fees	1,250.00	0.00	1,250.00
1400 · Utility Deposit	240.00	240.00	0.00
<b>Total Other Assets</b>	1,490.00	240.00	1,250.00
<b>TOTAL ASSETS</b>	<u><u>235,017.11</u></u>	<u><u>252,084.68</u></u>	<u><u>-17,067.57</u></u>

1:31 PM

10/08/21

Accrual Basis

**The Meadows at Saint Johns**  
**Balance Sheet Prev Year Comparison**  
**As of September 30, 2021**

	<u>Sep 30, 21</u>	<u>Sep 30, 20</u>	<u>\$ Change</u>
<b>LIABILITIES &amp; EQUITY</b>			
<b>Liabilities</b>			
<b>Current Liabilities</b>			
<b>Accounts Payable</b>			
2200 · Accounts Payable	0.00	457.46	-457.46
<b>Total Accounts Payable</b>	0.00	457.46	-457.46
<b>Credit Cards</b>			
2205 · BB&T	138.35	83.56	54.79
<b>Total Credit Cards</b>	138.35	83.56	54.79
<b>Other Current Liabilities</b>			
2210 · Prepaid Fees	1,353.23	843.77	509.46
<b>Total Other Current Liabilities</b>	1,353.23	843.77	509.46
<b>Total Current Liabilities</b>	1,491.58	1,384.79	106.79
<b>Total Liabilities</b>	1,491.58	1,384.79	106.79
<b>Equity</b>			
1605 · Suspense	295.53	295.53	0.00
3301 · Reserves - Interest	8,499.12	8,499.12	0.00
3302 · Reserves	90,847.27	-29,414.65	120,261.92
3303 · Reserves - General	129,103.71	129,103.71	0.00
3810 · Fund Balance	353.99	97,863.99	-97,510.00
Net Income	4,425.91	44,352.19	-39,926.28
<b>Total Equity</b>	233,525.53	250,699.89	-17,174.36
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u>235,017.11</u>	<u>252,084.68</u>	<u>-17,067.57</u>

1:33 PM

10/08/21

Accrual Basis

**The Meadows at Saint Johns**  
**Profit & Loss YTD Comparison**  
**September 2021**

	Sep 21	Jan - Sep 21
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
30011 · Returned Check Charges	0.00	105.00
4500 · Assessments	0.00	98,215.00
5705 · Interest Income - Operating	0.43	5.59
5710 · Interest - Reserves	0.99	9.05
5800 · Late Fees	0.00	1,800.00
5801 · Interest on Late Payments	0.00	3,174.20
<b>Total Income</b>	<u>1.42</u>	<u>103,308.84</u>
<b>Gross Profit</b>	1.42	103,308.84
<b>Expense</b>		
7000 · General & Administrative		
7300 · Bank Service Charges	0.00	335.25
7410 · Insurance	0.00	6,245.00
7420 · Copies & Printing	0.00	35.16
7610 · Legal & Accounting Expenses	0.00	10,718.46
7620 · Corporate Report	0.00	61.25
7630 · Postage	25.35	393.04
8150 · Bad Debts per Florida Statutes	0.00	16,101.48
8160 · Miscellaneous	95.85	95.85
8180 · Management	0.00	19,282.16
<b>Total 7000 · General &amp; Administrative</b>	<u>121.20</u>	<u>53,267.65</u>
8500 · Grounds Maintenance		
8514 · Landscape Contract	3,499.94	33,218.65
8515 · Lake Maintenance	485.00	4,365.00
8520 · Miscellaneous R&M	0.00	2,720.00
8523 · Electricity	358.92	3,361.67
8530 · Irrigation Repairs	0.00	1,949.96
<b>Total 8500 · Grounds Maintenance</b>	<u>4,343.86</u>	<u>45,615.28</u>
<b>Total Expense</b>	<u>4,465.06</u>	<u>98,882.93</u>
<b>Net Ordinary Income</b>	<u>-4,463.64</u>	<u>4,425.91</u>
<b>Net Income</b>	<u><u>-4,463.64</u></u>	<u><u>4,425.91</u></u>

1:32 PM

10/08/21

Accrual Basis

**The Meadows at Saint Johns**  
**Profit & Loss Prev Year Comparison**  
 January through September 2021

	Jan - Sep 21	Jan - Sep 20	\$ Change	% Change
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
30011 · Returned Check Charges	105.00	0.00	105.00	100.0%
4500 · Assessments	98,215.00	97,755.00	460.00	0.5%
5700 · Miscellaneous Income	0.00	15,000.00	-15,000.00	-100.0%
5705 · Interest Income - Operating	5.59	5.37	0.22	4.1%
5710 · Interest - Reserves	9.05	552.64	-543.59	-98.4%
5800 · Late Fees	1,800.00	2,100.00	-300.00	-14.3%
5801 · Interest on Late Payments	3,174.20	4,752.21	-1,578.01	-33.2%
<b>Total Income</b>	<b>103,308.84</b>	<b>120,165.22</b>	<b>-16,856.38</b>	<b>-14.0%</b>
<b>Gross Profit</b>	<b>103,308.84</b>	<b>120,165.22</b>	<b>-16,856.38</b>	<b>-14.0%</b>
<b>Expense</b>				
7000 · General & Administrative				
7300 · Bank Service Charges	335.25	36.00	299.25	831.3%
7410 · Insurance	6,245.00	5,807.18	437.82	7.5%
7420 · Copies & Printing	35.16	401.02	-365.86	-91.2%
7610 · Legal & Accounting Expenses	10,718.46	287.40	10,431.06	3,629.5%
7620 · Corporate Report	61.25	61.25	0.00	0.0%
7630 · Postage	393.04	681.16	-288.12	-42.3%
8150 · Bad Debts per Florida Statutes	16,101.48	963.84	15,137.64	1,570.6%
8155 · Meeting Room Costs	0.00	100.00	-100.00	-100.0%
8160 · Miscellaneous	95.85	-39.08	134.93	345.3%
8180 · Management	19,282.16	21,600.00	-2,317.84	-10.7%
<b>Total 7000 · General &amp; Administrative</b>	<b>53,267.65</b>	<b>29,898.77</b>	<b>23,368.88</b>	<b>78.2%</b>
8500 · Grounds Maintenance				
8514 · Landscape Contract	33,218.65	36,927.15	-3,708.50	-10.0%
8515 · Lake Maintenance	4,365.00	4,365.00	0.00	0.0%
8520 · Miscellaneous R&M	2,720.00	0.00	2,720.00	100.0%
8523 · Electricity	3,361.67	3,512.11	-150.44	-4.3%
8530 · Irrigation Repairs	1,949.96	0.00	1,949.96	100.0%
8531 · Patrol Officer	0.00	1,110.00	-1,110.00	-100.0%
<b>Total 8500 · Grounds Maintenance</b>	<b>45,615.28</b>	<b>45,914.26</b>	<b>-298.98</b>	<b>-0.7%</b>
<b>Total Expense</b>	<b>98,882.93</b>	<b>75,813.03</b>	<b>23,069.90</b>	<b>30.4%</b>
<b>Net Ordinary Income</b>	<b>4,425.91</b>	<b>44,352.19</b>	<b>-39,926.28</b>	<b>-90.0%</b>
<b>Net Income</b>	<b>4,425.91</b>	<b>44,352.19</b>	<b>-39,926.28</b>	<b>-90.0%</b>

## The Meadows at Saint Johns Profit & Loss Budget Performance September 2021

	Sep 21	Budget	Over/Under Budget	Jan - Sep 21	YTD Budget	Over/Under Budget	Annual Budget
Ordinary Income/Expense							
Income							
30011 - Returned Check Charges	0.00		-	105.00		105.00	
4500 - Assessments	0.00	8,166.67	(8,166.67)	98,215.00	73,499.99	24,715.01	98,000.00
5705 - Interest Income - Operating	0.43		0.43	5.59		5.59	
5710 - Interest - Reserves	0.99		0.99	9.05		9.05	
5800 - Late Fees	0.00	191.67	(191.67)	1,800.00	1,724.99	75.01	2,300.00
5801 - Interest on Late Payments	0.00	308.33	(308.33)	3,174.20	2,775.01	399.19	3,700.00
Total Income	1.42	8,666.67	(8,665.25)	103,308.84	77,999.99	25,308.85	104,000.00
Gross Profit	1.42	8,666.67	(8,665.25)	103,308.84	77,999.99	25,308.85	104,000.00
Expense							
7000 - General & Administrative							
7300 - Bank Service Charges	0.00		-	335.25		(335.25)	
7410 - Insurance	0.00	491.67	491.67	6,245.00	4,424.99	(1,820.01)	5,900.00
7420 - Copies & Printing	0.00	83.33	83.33	35.16	750.01	714.85	1,000.00
7610 - Legal & Accounting Expenses	0.00	183.33	183.33	10,718.46	1,650.01	(9,068.45)	2,200.00
7620 - Corporate Report	0.00	5.33	5.33	61.25	48.01	(13.24)	64.00
7630 - Postage	25.35	25.00	(0.35)	393.04	225.00	(168.04)	300.00
8150 - Bad Debts per Florida Statutes	0.00		-	16,101.48		(16,101.48)	
8155 - Meeting Room Costs	0.00	41.67	41.67	0.00	374.99	374.99	500.00
8160 - Miscellaneous	95.85	37.67	(58.18)	95.85	338.99	243.14	452.00
8180 - Management	0.00	2,400.00	2,400.00	19,282.16	21,600.00	2,317.84	28,800.00
Total 7000 - General & Administrative	121.20	3,268.00	3,146.80	53,267.65	29,412.00	(23,855.65)	39,216.00
8500 - Grounds Maintenance							
8514 - Landscape Contract	3,499.94	3,416.67	(83.27)	33,218.65	30,749.99	(2,468.66)	41,000.00
8515 - Lake Maintenance	485.00	582.00	97.00	4,365.00	5,238.00	873.00	6,984.00
8517 - Tree & Shrub Maintenance	0.00	416.67	416.67	0.00	3,749.99	3,749.99	5,000.00
8520 - Miscellaneous R&M	0.00	308.33	308.33	2,720.00	2,775.01	55.01	3,700.00
8523 - Electricity	358.92	391.67	32.75	3,361.67	3,524.99	163.32	4,700.00
8530 - Irrigation Repairs	0.00	283.33	283.33	1,949.96	2,550.01	600.05	3,400.00
Total 8500 - Grounds Maintenance	4,343.86	5,398.67	1,054.81	45,615.28	48,587.99	2,972.71	64,784.00
Total Expense	4,465.06	8,666.67	4,201.61	98,882.93	77,999.99	(20,882.94)	104,000.00
Net Ordinary Income	-4,463.64	0.00	(4,463.64)	4,425.91	0.00	4,425.91	0.00
Net Income	-4,463.64	0.00	(4,463.64)	4,425.91	0.00	4,425.91	0.00