

FINANCIAL REPORT

For

Heathers @ Lake Jovita

For the Month of

October 2018

FIRST CHOICE ASSOCIATION MANAGEMENT

4174 Woodlands Parkway

Palm Harbor, FL 34685

(727) 785-8887

THE HEATHERS AT LAKE JOVITA HOA Inc.

Balance Sheet

As of 10/31/18

		ASSETS	
1010	CASH-OPERATING ACCOUNT	\$	17,333.05
	Subtotal Cash		<u>\$ 17,333.05</u>
1040	CASH RESERVE	\$	128,358.68
	Subtotal Reserves		<u>\$ 128,358.68</u>
1310	MAINTENANCE FEES RECEIVABLE	\$	365.05
1395	DEPOSITS - UTILITIES		84.95
	Subtotal Receivables		<u>\$ 450.00</u>
	TOTAL ASSETS		\$ 146,141.73
	CURRENT LIABILITIES:		
3020	PREPAID MAINTENANCE FEES	\$	8,476.41
	Subtotal Current Liab.		<u>\$ 8,476.41</u>
	RESERVES:		
5020	RESERVE GENERAL	\$	125,446.30
5100	RESERVE INTEREST		1,013.08
5143	RESERVES- GAZEBO & WELL		1,899.30
	Subtotal Reserves		<u>\$ 128,358.68</u>
	EQUITY:		
5599	RETAINED EARNINGS	\$	11,206.99
	Current Year Net Income/(Loss)		(1,900.35)
	Subtotal Equity		<u>\$ 9,306.64</u>
	TOTAL LIABILITIES & EQUITY		<u><u>\$ 146,141.73</u></u>

THE HEATHERS AT LAKE JOVITA HOA Inc.

Income/Expense Statement

Period: 10/01/18 to 10/31/18

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:							
06100 MAINTENANCE ASSESSMENTS	13,500.00	13,500.00	.00	117,645.09	135,000.00	(17,354.91)	162,000.00
06110 ASSMNT ADJUSTMENT	.00	.00	.00	6,300.00	.00	6,300.00	.00
06440 OPERATING INTEREST	.13	.00	.13	20.03	.00	20.03	.00
06445 RESERVE INTEREST	162.16	.00	162.16	1,013.08	.00	1,013.08	.00
06600 LATE AND NSF FEES	.00	9.16	(9.16)	25.00	91.60	(66.60)	110.00
06620 ADMINISTRATIVE FEES (INCOME)	.00	.00	.00	150.00	.00	150.00	.00
06630 INTEREST INCOME	.00	2.00	(2.00)	.00	20.00	(20.00)	24.00
06660 MISCELLANEOUS CHARGES	.00	.25	(.25)	.00	2.50	(2.50)	3.00
Subtotal Income	13,662.29	13,511.41	150.88	125,153.20	135,114.10	(9,960.90)	162,137.00
EXPENSES							
ADMINISTRATION							
07010 PROFESSIONAL/LEGAL FEES	.00	100.00	100.00	.00	1,000.00	1,000.00	1,200.00
07020 MANAGEMENT FEES	575.00	600.00	25.00	5,225.00	6,000.00	775.00	7,200.00
07060 OFFICE EXPENSES	181.02	110.00	(71.02)	2,344.16	1,100.00	(1,244.16)	1,320.00
07080 MISCELLANEOUS	165.28	29.58	(135.70)	1,473.98	295.80	(1,178.18)	355.00
07140 BANK CHARGES	.00	9.16	9.16	40.92	91.60	50.68	110.00
07210 TAX PREPARATION	.00	25.00	25.00	.00	250.00	250.00	300.00
07300 STATE CORPORATION FEE	.00	5.83	5.83	61.25	58.30	(2.95)	70.00
ADMINISTRATION	921.30	879.57	(41.73)	9,145.31	8,795.70	(349.61)	10,555.00
BUILDING & GROUNDS							
07511 COMMON AREA IRRIGATION REPAIR	.00	300.00	300.00	3,380.25	3,000.00	(380.25)	3,600.00
07512 MAILBOX POST	.00	140.00	140.00	160.00	1,400.00	1,240.00	1,680.00
07513 GAZEBO WALKWAY RETAINING WALL	.00	200.00	200.00	435.00	2,000.00	1,565.00	2,400.00
07530 RESIDENTIAL ROOF CLEANING	.00	1,083.00	1,083.00	12,300.00	10,830.00	(1,470.00)	12,996.00
07531 RESIDENTIAL PAINTING & SCREEN	.00	850.00	850.00	15,200.00	8,500.00	(6,700.00)	10,200.00
07532 RESIDENTIAL IRRIGATION REPAIR	625.00	2,190.00	1,565.00	4,781.44	21,900.00	17,118.56	26,280.00
07605 GROUNDS MAINTENANCE CONTRACT	4,875.00	5,000.00	125.00	43,875.00	50,000.00	6,125.00	60,000.00
07607 TREE TRIMMING	.00	.00	.00	275.00	.00	(275.00)	.00
BUILDING & GROUNDS	5,500.00	9,763.00	4,263.00	80,406.69	97,630.00	17,223.31	117,156.00
UTILITIES							
07701 ELECTRICITY	81.16	70.00	(11.16)	657.36	700.00	42.64	840.00
07715 CABLE TV	2,508.58	2,530.00	21.42	22,586.16	25,300.00	2,713.84	30,360.00
UTILITIES	2,589.74	2,600.00	10.26	23,243.52	26,000.00	2,756.48	31,200.00
INSURANCE							
07742 GENERAL LIABILITY INSURANCE	.00	50.00	50.00	.00	500.00	500.00	600.00
07744 D & O INSURANCE	.00	83.00	83.00	870.00	830.00	(40.00)	996.00
INSURANCE	.00	133.00	133.00	870.00	1,330.00	460.00	1,596.00
RESERVES							

THE HEATHERS AT LAKE JOVITA HOA Inc.

Income/Expense Statement

Period: 10/01/18 to 10/31/18

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
09020	GENERAL	(2,687.22)	.00	2,687.22	14,512.27	.00	(14,512.27)	.00
09100	RESERVE INTEREST	931.41	.00	(931.41)	931.41	.00	(931.41)	.00
09143	GAZEBO & WELL	(747.95)	58.83	806.78	399.30	588.30	189.00	706.00
	RESERVES	(2,503.76)	58.83	2,562.59	15,842.98	588.30	(15,254.68)	706.00
TOTAL EXPENSES		6,507.28	13,434.40	6,927.12	129,508.50	134,344.00	4,835.50	161,213.00
CURRENT YEAR NET INCOME/(LOSS)		7,155.01	77.01	7,078.00	(4,355.30)	770.10	(5,125.40)	924.00

THE HEATHERS AT LAKE JOVITA HOA Inc.

Reserve Statement

As of 10/31/18

	BEGINNING OF YEAR	YTD ALLOCATION	YTD DISBURSEMENTS	AVAILABLE BALANCE
RESERVES:				
RESERVE INTEREST	0.00	245.01	245.01	0.00
RESERVE GENERAL	0.00	192,985.05	67,538.75	125,446.30
RESERVE INTEREST	0.00	1,094.75	81.67	1,013.08
RESERVES- GAZEBO & WELL	0.00	2,872.41	973.11	1,899.30
Subtotal Reserves	0.00	197,197.22	68,838.54	128,358.68
TOTAL RESERVES	0.00	197,197.22	68,838.54	128,358.68