

Run Date: 04/14/21  
Run Time: 10:49 AM

Page: 1

**Baycrest Homeowners Association, INC.**

Balance Sheet  
As of 12/31/20

**ASSETS**

**CASH ACCOUNTS**

|                          |                                |               |               |
|--------------------------|--------------------------------|---------------|---------------|
| 1012                     | Operating Valley National Bank | \$ 106,831.14 |               |
| Total Operating Accounts |                                |               | \$ 106,831.14 |

|                        |                             |              |               |
|------------------------|-----------------------------|--------------|---------------|
| 1114                   | Reserves TIAA Bank          | \$ 42,178.08 |               |
| 1127                   | CD 5/3 #0982 03/17/21 1.98% | 98,878.00    |               |
| Total Reserve Accounts |                             |              | \$ 141,056.08 |

**ACCOUNTS RECEIVABLE**

|                           |        |
|---------------------------|--------|
| Total Accounts Receivable | \$ .00 |
|---------------------------|--------|

**OTHER ASSETS**

|                     |                   |             |               |
|---------------------|-------------------|-------------|---------------|
| 1420                | Prepaid Insurance | \$ 1,188.85 |               |
| Total Other Assests |                   |             | \$ 1,188.85   |
| Total Assets        |                   |             | \$ 249,076.07 |

**LIABILITIES & EQUITY**

**LIABILITIES**

**ACCOUNTS PAYABLE**

|                        |                   |              |              |
|------------------------|-------------------|--------------|--------------|
| 3010                   | Accounts Payable  | \$ 16,290.12 |              |
| 3026                   | A/P FPL Auto Pays | 245.95       |              |
| Total Accounts Payable |                   |              | \$ 16,536.07 |

**Baycrest Homeowners Association, INC.**

Balance Sheet  
As of 12/31/20

UNEARNED INCOME

|                       |                           |              |              |
|-----------------------|---------------------------|--------------|--------------|
| 3120                  | Prepaid Owner Assessments | \$ 23,435.00 |              |
| 3129                  | Lessee Security Deposits  | 12,000.00    |              |
|                       |                           | <hr/>        |              |
| Total Unearned Income |                           |              | \$ 35,435.00 |
| Total Liabilities     |                           |              | <hr/>        |
|                       |                           |              | \$ 51,971.07 |

EQUITY

RESERVES

|                |                              |                 |               |
|----------------|------------------------------|-----------------|---------------|
| 5020           | Reserves - Painting          | \$ (144,719.12) |               |
| 5070           | Reserves - Clubhouse Remodel | (3,603.25)      |               |
| 5190           | Reserves - General Fund      | 287,935.97      |               |
| 5490           | Reserves - Earned Interest   | 491.27          |               |
| 5491           | Reserves - Accrued Interest  | 951.21          |               |
|                |                              | <hr/>           |               |
| Total Reserves |                              |                 | \$ 141,056.08 |

CAPITAL IMPROVEMENTS

|                            |                      |              |              |
|----------------------------|----------------------|--------------|--------------|
| 5610                       | Capital Improvements | \$ 13,879.17 |              |
|                            |                      | <hr/>        |              |
| Total Capital Improvements |                      |              | \$ 13,879.17 |

OTHER EQUITY

|                            |                              |              |               |
|----------------------------|------------------------------|--------------|---------------|
| 5510                       | Prior Year Surplus/(Deficit) | \$ 40,836.24 |               |
|                            | Current Year Net Income      | 1,333.51     |               |
|                            |                              | <hr/>        |               |
| Total Other Equity         |                              |              | \$ 42,169.75  |
| Total Equity               |                              |              | <hr/>         |
|                            |                              |              | \$ 197,105.00 |
| Total Liabilities & Equity |                              |              | <hr/>         |
|                            |                              |              | \$ 249,076.07 |

=====

# Baycrest Homeowners Association, INC.

Income/Expense Statement  
Period: 12/01/20 to 12/31/20

| Account                  | Description                   | Actual    | Current Period |            | Actual     | Year-To-Date |            | Yearly Budget |
|--------------------------|-------------------------------|-----------|----------------|------------|------------|--------------|------------|---------------|
|                          |                               |           | Budget         | Variance   |            | Budget       | Variance   |               |
| INCOME:                  |                               |           |                |            |            |              |            |               |
| 06010                    | Owner Maintenance Income      | 21,600.00 | 21,600.00      | .00        | 259,200.00 | 259,200.00   | .00        | 259,200.00    |
| 06040                    | Late Charges                  | .00       | .00            | .00        | 164.05     | .00          | 164.05     | .00           |
| 06060                    | Bank Interest - Operating     | 14.71     | .00            | 14.71      | 214.35     | .00          | 214.35     | .00           |
| 06210                    | Application Fees              | 200.00    | .00            | 200.00     | 1,100.00   | .00          | 1,100.00   | .00           |
| 06290                    | Miscellaneous Income          | .00       | .00            | .00        | 339.72     | .00          | 339.72     | .00           |
|                          |                               |           |                |            |            |              |            |               |
|                          | Subtotal Income               | 21,814.71 | 21,600.00      | 214.71     | 261,018.12 | 259,200.00   | 1,818.12   | 259,200.00    |
|                          |                               |           |                |            |            |              |            |               |
| EXPENSES                 |                               |           |                |            |            |              |            |               |
|                          |                               |           |                |            |            |              |            |               |
| General & Administrative |                               |           |                |            |            |              |            |               |
| 07010                    | Legal                         | .00       | 166.66         | 166.66     | 822.00     | 2,000.00     | 1,178.00   | 2,000.00      |
| 07020                    | Filing Fees - State of Florid | .00       | .00            | .00        | 61.25      | 61.00        | (.25)      | 61.00         |
| 07030                    | Accounting Fees               | .00       | 150.00         | 150.00     | 4,350.00   | 4,500.00     | 150.00     | 4,500.00      |
| 07050                    | Management Fees               | 1,516.00  | 1,516.00       | .00        | 18,192.00  | 18,192.00    | .00        | 18,192.00     |
| 07060                    | Professional Fees             | 1,175.00  | .00            | (1,175.00) | 1,175.00   | .00          | (1,175.00) | .00           |
| 07140                    | Office Expense                | 196.00    | 196.00         | .00        | 2,352.00   | 2,352.00     | .00        | 2,352.00      |
| 07170                    | Misc Administrative Expense   | 191.00    | 104.16         | (86.84)    | 1,187.19   | 1,250.00     | 62.81      | 1,250.00      |
|                          |                               |           |                |            |            |              |            |               |
|                          | General & Administrative      | 3,078.00  | 2,132.82       | (945.18)   | 28,139.44  | 28,355.00    | 215.56     | 28,355.00     |
| Insurance                |                               |           |                |            |            |              |            |               |
| 07510                    | Insurance - General Liability | (119.36)  | 194.14         | 313.50     | 9,325.50   | 9,639.00     | 313.50     | 9,639.00      |
|                          |                               |           |                |            |            |              |            |               |
|                          | Insurance                     | (119.36)  | 194.14         | 313.50     | 9,325.50   | 9,639.00     | 313.50     | 9,639.00      |
| Utilities                |                               |           |                |            |            |              |            |               |
| 07620                    | Water - Irrigation            | 700.57    | 833.33         | 132.76     | 7,953.82   | 10,000.00    | 2,046.18   | 10,000.00     |
| 07630                    | Sewer & Water                 | 91.32     | 125.00         | 33.68      | 867.50     | 1,500.00     | 632.50     | 1,500.00      |
| 07640                    | Electricity                   | 911.01    | 708.33         | (202.68)   | 7,373.81   | 8,500.00     | 1,126.19   | 8,500.00      |
| 07650                    | Telephone                     | .00       | 62.50          | 62.50      | 243.07     | 750.00       | 506.93     | 750.00        |
| 07670                    | Cable TV                      | 13.84     | .00            | (13.84)    | 160.72     | .00          | (160.72)   | .00           |
|                          |                               |           |                |            |            |              |            |               |
|                          | Utilities                     | 1,716.74  | 1,729.16       | 12.42      | 16,598.92  | 20,750.00    | 4,151.08   | 20,750.00     |
| Amenities Center         |                               |           |                |            |            |              |            |               |
| 07810                    | Amenities Repair              | 471.29    | 166.66         | (304.63)   | 1,397.52   | 2,000.00     | 602.48     | 2,000.00      |
| 08010                    | Pool/Spa Maintenance Contract | 660.00    | 660.00         | .00        | 7,920.00   | 7,920.00     | .00        | 7,920.00      |
| 08020                    | Pool/Spa Repairs              | 755.31    | 416.66         | (338.65)   | 6,249.50   | 5,000.00     | (1,249.50) | 5,000.00      |
| 08030                    | Pool/Spa Permits              | .00       | .00            | .00        | 250.00     | 250.00       | .00        | 250.00        |
| 08090                    | Misc Pool/Spa Expense         | .00       | 62.50          | 62.50      | 491.43     | 750.00       | 258.57     | 750.00        |

Page: 2

Income/Expense Statement  
Period: 12/01/20 to 12/31/20

|              |                               | Current Period |            |          | Year-To-Date |            |            | Yearly     |
|--------------|-------------------------------|----------------|------------|----------|--------------|------------|------------|------------|
| Account      | Description                   | Actual         | Budget     | Variance | Actual       | Budget     | Variance   | Budget     |
|              | Amenities Center              | 1,886.60       | 1,305.82   | (580.78) | 16,308.45    | 15,920.00  | (388.45)   | 15,920.00  |
| Maintenance  |                               |                |            |          |              |            |            |            |
| 08110        | Building Repair               | 211.65         | .00        | (211.65) | 211.65       | .00        | (211.65)   | .00        |
| 08140        | Pressure Washing              | .00            | .00        | .00      | 1,045.00     | .00        | (1,045.00) | .00        |
| 08180        | Fire Equipment                | .00            | 125.00     | 125.00   | 1,414.59     | 1,500.00   | 85.41      | 1,500.00   |
| 08220        | Janitorial Supplies           | .00            | 29.16      | 29.16    | 91.90        | 350.00     | 258.10     | 350.00     |
| 08230        | Janitorial Services           | 206.00         | 206.00     | .00      | 2,472.00     | 2,472.00   | .00        | 2,472.00   |
| 08290        | Misc Maintenance Expense      | 65.00          | 208.33     | 143.33   | 6,341.88     | 2,500.00   | (3,841.88) | 2,500.00   |
|              | Maintenance                   | 482.65         | 568.49     | 85.84    | 11,577.02    | 6,822.00   | (4,755.02) | 6,822.00   |
| Landscaping  |                               |                |            |          |              |            |            |            |
| 08310        | Landscape Maintenance Contrac | 7,515.00       | 7,515.00   | .00      | 90,180.00    | 90,180.00  | .00        | 90,180.00  |
| 08320        | Plants/Shrubs/Sod             | 44.60          | 527.83     | 483.23   | 5,549.75     | 6,334.00   | 784.25     | 6,334.00   |
| 08330        | Mulch                         | 15,277.50      | 16,000.00  | 722.50   | 15,277.50    | 16,000.00  | 722.50     | 16,000.00  |
| 08350        | Irrigation Repairs            | 225.69         | 833.33     | 607.64   | 10,062.86    | 10,000.00  | (62.86)    | 10,000.00  |
| 08410        | Tree Trimming                 | .00            | .00        | .00      | 9,838.00     | 8,000.00   | (1,838.00) | 8,000.00   |
| 08490        | Misc Landscaping Expense      | .00            | 83.33      | 83.33    | 654.67       | 1,000.00   | 345.33     | 1,000.00   |
|              | Landscaping                   | 23,062.79      | 24,959.49  | 1,896.70 | 131,562.78   | 131,514.00 | (48.78)    | 131,514.00 |
| Pest Control |                               |                |            |          |              |            |            |            |
| 08520        | Building Pest Control         | 894.40         | 333.33     | (561.07) | 4,524.00     | 4,000.00   | (524.00)   | 4,000.00   |
|              | Pest Control                  | 894.40         | 333.33     | (561.07) | 4,524.00     | 4,000.00   | (524.00)   | 4,000.00   |
| Other        |                               |                |            |          |              |            |            |            |
| 08900        | Prior Year (Surplus)/Deficit  | .00            | .00        | .00      | (551.50)     | .00        | 551.50     | .00        |
|              | Other                         | .00            | .00        | .00      | (551.50)     | .00        | 551.50     | .00        |
| Reserves     |                               |                |            |          |              |            |            |            |
| 09190        | Reserves - General Fund       | .00            | .00        | .00      | 42,200.00    | 42,200.00  | .00        | 42,200.00  |
|              | Reserves                      | .00            | .00        | .00      | 42,200.00    | 42,200.00  | .00        | 42,200.00  |
|              | TOTAL EXPENSES                | 31,001.82      | 31,223.25  | 221.43   | 259,684.61   | 259,200.00 | (484.61)   | 259,200.00 |
|              | Current Year Net Income/(loss | (9,187.11)     | (9,623.25) | 436.14   | 1,333.51     | .00        | 1,333.51   | .00        |