

Baycrest Homeowners Association, INC.

Balance Sheet
As of 06/30/21

ASSETS

CASH ACCOUNTS

1012	Operating Valley National Bank	\$ 103,021.47	
	Total Operating Accounts		\$ 103,021.47

1114	Reserves TIAA Bank	\$ 38,626.99	
1116	Reserves Valley National Bank	96,549.23	
	Total Reserve Accounts		\$ 135,176.22

ACCOUNTS RECEIVABLE

	Total Accounts Receivable		\$.00
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OTHER ASSETS

	Total Other Assests		\$.00
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	Total Assets		\$ 238,197.69
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LIABILITIES & EQUITY

LIABILITIES

ACCOUNTS PAYABLE

3010	Accounts Payable	\$ 1,431.68	
3011	Accounts Payable Reserves	925.00	
3026	A/P FPL Auto Pays	687.11	
	Total Accounts Payable		\$ 3,043.79

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UNEARNED INCOME

3120	Prepaid Owner Assessments	\$ 21,720.00	
3129	Lessee Security Deposits	11,000.00	
	Total Unearned Income		\$ 32,720.00
	Total Liabilities		\$ 35,763.79

EQUITY

RESERVES

5020	Reserves - Painting	\$ (144,719.12)	
5070	Reserves - Clubhouse Remodel	(3,603.25)	
5190	Reserves - General Fund	282,450.91	
5490	Reserves - Earned Interest	122.68	
	Total Reserves		\$ 134,251.22

CAPITAL IMPROVEMENTS

5610	Capital Improvements	\$ 16,204.17	
	Total Capital Improvements		\$ 16,204.17

OTHER EQUITY

5510	Prior Year Surplus/(Deficit)	\$ 42,169.75	
	Current Year Net Income	9,808.76	
	Total Other Equity		\$ 51,978.51
	Total Equity		\$ 202,433.90

Total Liabilities & Equity \$ 238,197.69
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Baycrest Homeowners Association, INC.

Income/Expense Statement
 Period: 06/01/21 to 06/30/21

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
06010	Owner Maintenance Income	23,250.00	23,250.00	.00	139,500.00	139,500.00	.00	279,000.00
06040	Late Charges	.00	.00	.00	88.97	.00	88.97	.00
06060	Bank Interest - Operating	19.33	.00	19.33	89.91	.00	89.91	.00
06210	Application Fees	.00	.00	.00	500.00	.00	500.00	.00
	Subtotal Income	23,269.33	23,250.00	19.33	140,178.88	139,500.00	678.88	279,000.00
EXPENSES								
General & Administrative								
07010	Legal	.00	166.66	166.66	2,244.00	1,000.00	(1,244.00)	2,000.00
07020	Filing Fees - State of Florid	.00	.00	.00	61.25	61.00	(.25)	61.00
07030	Accounting Fees	.00	.00	.00	4,350.00	4,300.00	(50.00)	4,300.00
07050	Management Fees	1,516.00	1,561.50	45.50	9,096.00	9,369.00	273.00	18,738.00
07140	Office Expense	196.00	211.91	15.91	1,176.00	1,271.50	95.50	2,543.00
07170	Misc Administrative Expense	91.00	104.16	13.16	318.65	625.00	306.35	1,250.00
	General & Administrative	1,803.00	2,044.23	241.23	17,245.90	16,626.50	(619.40)	28,892.00
Insurance								
07510	Insurance - General Liability	.00	.00	.00	10,752.90	9,564.05	(1,188.85)	11,334.00
	Insurance	.00	.00	.00	10,752.90	9,564.05	(1,188.85)	11,334.00
Utilities								
07620	Water - Irrigation	549.22	833.33	284.11	3,871.74	5,000.00	1,128.26	10,000.00
07630	Sewer & Water	549.95	125.00	(424.95)	988.49	750.00	(238.49)	1,500.00
07640	Electricity	687.11	708.33	21.22	4,891.26	4,250.00	(641.26)	8,500.00
07670	Cable TV	.00	13.91	13.91	69.82	83.50	13.68	167.00
	Utilities	1,786.28	1,680.57	(105.71)	9,821.31	10,083.50	262.19	20,167.00
Amenities Center								
07810	Amenities Repair	.00	166.66	166.66	1,153.50	1,000.00	(153.50)	2,000.00
08010	Pool/Spa Maintenance Contract	660.00	660.00	.00	3,960.00	3,960.00	.00	7,920.00
08020	Pool/Spa Repairs	93.71	416.66	322.95	1,902.35	2,500.00	597.65	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	.00	375.00	375.00	750.00
	Amenities Center	753.71	1,305.82	552.11	7,265.85	8,085.00	819.15	15,920.00

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Income/Expense Statement
 Period: 06/01/21 to 06/30/21

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
Maintenance								
08110	Building Repair	533.96	.00	(533.96)	533.96	.00	(533.96)	.00
08140	Pressure Washing	.00	.00	.00	.00	.00	.00	325.00
08180	Fire Equipment	.00	.00	.00	.00	.00	.00	1,500.00
08220	Janitorial Supplies	.00	29.16	29.16	89.66	175.00	85.34	350.00
08230	Janitorial Services	206.00	206.00	.00	1,236.00	1,236.00	.00	2,472.00
08290	Misc Maintenance Expense	380.00	541.66	161.66	2,152.54	3,250.00	1,097.46	6,500.00
	Maintenance	1,119.96	776.82	(343.14)	4,012.16	4,661.00	648.84	11,147.00
Landscaping								
08310	Landscape Maintenance Contrac	7,703.00	7,703.00	.00	46,218.00	46,218.00	.00	92,486.00
08320	Plants/Shrubs/Sod	332.51	554.83	222.32	332.51	3,329.00	2,996.49	6,658.00
08330	Mulch	.00	.00	.00	.00	.00	.00	16,348.00
08350	Irrigation Repairs	607.28	833.33	226.05	4,579.29	5,000.00	420.71	10,000.00
08410	Tree Trimming	.00	.00	.00	.00	.00	.00	9,838.00
08490	Misc Landscaping Expense	.00	83.33	83.33	1,925.00	500.00	(1,425.00)	1,000.00
	Landscaping	8,642.79	9,174.49	531.70	53,054.80	55,047.00	1,992.20	136,280.00
Pest Control								
08520	Building Pest Control	896.40	350.00	(546.40)	2,687.20	2,100.00	(587.20)	4,200.00
	Pest Control	896.40	350.00	(546.40)	2,687.20	2,100.00	(587.20)	4,200.00
Other								
	Other	.00	.00	.00	.00	.00	.00	.00
Reserves								
09190	Reserves - General Fund	.00	.00	.00	25,530.00	25,530.00	.00	51,060.00
	Reserves	.00	.00	.00	25,530.00	25,530.00	.00	51,060.00
	TOTAL EXPENSES	15,002.14	15,331.93	329.79	130,370.12	131,697.05	1,326.93	279,000.00
	Current Year Net Income/(loss)	8,267.19	7,918.07	349.12	9,808.76	7,802.95	2,005.81	.00