

Baycrest Homeowners Association, INC.

Balance Sheet
As of 04/30/21

ASSETS

CASH ACCOUNTS

1012	Operating Valley National Bank	\$	109,763.22	
	Total Operating Accounts			\$ 109,763.22

1114	Reserves TIAA Bank	\$	48,320.86	
1116	Reserves Valley National Bank		96,484.45	
	Total Reserve Accounts			\$ 144,805.31

ACCOUNTS RECEIVABLE

1310	A/R Assessments	\$	1,638.97	
	Total Accounts Receivable			\$ 1,638.97

OTHER ASSETS

	Total Other Assests			\$.00
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	Total Assets			\$ 256,207.50
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LIABILITIES & EQUITY

LIABILITIES

ACCOUNTS PAYABLE

3010	Accounts Payable	\$	1,604.73	
3026	A/P FPL Auto Pays		752.69	
	Total Accounts Payable			\$ 2,357.42

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As of 04/30/21

UNEARNED INCOME

3110	Deferred Owner Assessments	\$	46,500.00	
3120	Prepaid Owner Assessments		1,810.00	
3129	Lessee Security Deposits		10,500.00	
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Total Unearned Income				\$ 58,810.00
Total Liabilities				\$ 61,167.42
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EQUITY

RESERVES

5020	Reserves - Painting	\$	(144,719.12)	
5070	Reserves - Clubhouse Remodel		(3,603.25)	
5190	Reserves - General Fund		293,072.99	
5490	Reserves - Earned Interest		54.69	
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Total Reserves				\$ 144,805.31

CAPITAL IMPROVEMENTS

5610	Capital Improvements	\$	15,429.17	
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Total Capital Improvements				\$ 15,429.17

OTHER EQUITY

5510	Prior Year Surplus/(Deficit)	\$	42,169.75	
	Current Year Net Income		(7,364.15)	
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Total Other Equity				\$ 34,805.60
Total Equity				\$ 195,040.08
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Total Liabilities & Equity				\$ 256,207.50
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Baycrest Homeowners Association, INC.

Income/Expense Statement

Period: 04/01/21 to 04/30/21

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
INCOME:								
06010	Owner Maintenance Income	23,250.00	23,250.00	.00	93,000.00	93,000.00	.00	279,000.00
06040	Late Charges	88.97	.00	88.97	88.97	.00	88.97	.00
06060	Bank Interest - Operating	16.85	.00	16.85	53.68	.00	53.68	.00
06210	Application Fees	100.00	.00	100.00	400.00	.00	400.00	.00
	Subtotal Income	23,455.82	23,250.00	205.82	93,542.65	93,000.00	542.65	279,000.00
EXPENSES								
General & Administrative								
07010	Legal	711.00	166.67	(544.33)	2,244.00	666.67	(1,577.33)	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	6,064.00	6,246.00	182.00	18,738.00
07140	Office Expense	196.00	211.92	15.92	784.00	847.67	63.67	2,543.00
07170	Misc Administrative Expense	.00	104.17	104.17	227.65	416.67	189.02	1,250.00
	General & Administrative	2,423.00	2,044.26	(378.74)	13,730.90	12,538.01	(1,192.89)	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	712.44	833.34	120.90	2,589.56	3,333.34	743.78	10,000.00
07630	Sewer & Water	40.99	125.00	84.01	309.77	500.00	190.23	1,500.00
07640	Electricity	752.69	708.34	(44.35)	3,506.10	2,833.34	(672.76)	8,500.00
07670	Cable TV	14.05	13.92	(.13)	55.78	55.67	(.11)	167.00
	Utilities	1,520.17	1,680.60	160.43	6,461.21	6,722.35	261.14	20,167.00
Amenities Center								
07810	Amenities Repair	315.50	166.67	(148.83)	1,153.50	666.67	(486.83)	2,000.00
08010	Pool/Spa Maintenance Contract	660.00	660.00	.00	2,640.00	2,640.00	.00	7,920.00
08020	Pool/Spa Repairs	.00	416.67	416.67	1,419.97	1,666.67	246.70	5,000.00
08030	Pool/Spa Permits	.00	.00	.00	.00	.00	.00	250.00
08090	Misc Pool/Spa Expense	.00	62.50	62.50	.00	250.00	250.00	750.00
	Amenities Center	975.50	1,305.84	330.34	5,213.47	5,223.34	9.87	15,920.00

Baycrest Homeowners Association, INC.

Income/Expense Statement

Period: 04/01/21 to 04/30/21

Account	Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
Maintenance								
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	11.10	29.17	18.07	89.66	116.67	27.01	350.00
08230	Janitorial Services	206.00	206.00	.00	824.00	824.00	.00	2,472.00
08290	Misc Maintenance Expense	1,093.50	541.67	(551.83)	1,456.39	2,166.67	710.28	6,500.00
	Maintenance	1,310.60	776.84	(533.76)	2,370.05	3,107.34	737.29	11,147.00
Landscaping								
08310	Landscape Maintenance Contrac	7,703.00	7,703.00	.00	30,812.00	30,812.00	.00	92,486.00
08320	Plants/Shrubs/Sod	.00	554.84	554.84	.00	2,219.34	2,219.34	6,658.00
08330	Mulch	.00	.00	.00	.00	.00	.00	16,348.00
08350	Irrigation Repairs	1,033.58	833.34	(200.24)	3,162.87	3,333.34	170.47	10,000.00
08410	Tree Trimming	.00	.00	.00	.00	.00	.00	9,838.00
08490	Misc Landscaping Expense	.00	83.34	83.34	1,925.00	333.34	(1,591.66)	1,000.00
	Landscaping	8,736.58	9,174.52	437.94	35,899.87	36,698.02	798.15	136,280.00
Pest Control								
08520	Building Pest Control	54.00	350.00	296.00	948.40	1,400.00	451.60	4,200.00
	Pest Control	54.00	350.00	296.00	948.40	1,400.00	451.60	4,200.00
Other								
	Other	.00	.00	.00	.00	.00	.00	.00
Reserves								
09190	Reserves - General Fund	12,765.00	12,765.00	.00	25,530.00	25,530.00	.00	51,060.00
	Reserves	12,765.00	12,765.00	.00	25,530.00	25,530.00	.00	51,060.00
	TOTAL EXPENSES	27,784.85	28,097.06	312.21	100,906.80	100,783.11	(123.69)	279,000.00
	Current Year Net Income/(loss)	(4,329.03)	(4,847.06)	518.03	(7,364.15)	(7,783.11)	418.96	.00