

Baycrest Homeowners Association, INC.

Balance Sheet

As of 07/31/21

ASSETS

CASH ACCOUNTS

1012	Operating Valley National Bank	\$	125,974.16	
	Total Operating Accounts			\$ 125,974.16

1114	Reserves TIAA Bank	\$	50,350.20	
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1116	Reserves Valley National Bank		88,306.44	
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				\$ 138,656.64
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ACCOUNTS RECEIVABLE

1310	A/R Assessments	\$	2,325.00	
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				\$ 2,325.00
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OTHER ASSETS

				\$.00
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				\$ 266,955.80
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LIABILITIES & EQUITY

LIABILITIES

ACCOUNTS PAYABLE

3010	Accounts Payable	\$	10,781.80	
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3026	A/P FPL Auto Pays		634.05	
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				\$ 11,415.85
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Baycrest Homeowners Association, INC.

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As of 07/31/21

UNEARNED INCOME

3110	Deferred Owner Assessments	\$	46,500.00	
3120	Prepaid Owner Assessments		2,740.02	
3129	Lessee Security Deposits		11,000.00	
Total Unearned Income				\$ 60,240.02
Total Liabilities				\$ 71,655.87

EQUITY

RESERVES

5190	Reserves - General Fund	\$	138,501.50	
5490	Reserves - Earned Interest		155.14	
Total Reserves				\$ 138,656.64

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		(1,730.63)	
Total Other Equity				\$ 40,439.12
Total Equity				\$ 195,299.93
Total Liabilities & Equity				\$ 266,955.80

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Baycrest Homeowners Association, INC.

Income/Expense Statement
Period: 07/01/21 to 07/31/21

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	162,750.00	162,750.00	.00	279,000.00
06040	Late Charges	.00	.00	.00	88.97	.00	88.97	.00
06060	Bank Interest - Operating	21.38	.00	21.38	111.29	.00	111.29	.00
06210	Application Fees	100.00	.00	100.00	600.00	.00	600.00	.00
	Subtotal Income	23,371.38	23,250.00	121.38	163,550.26	162,750.00	800.26	279,000.00
EXPENSES								
General & Administrative								
07010	Legal	70.00	166.67	96.67	2,314.00	1,166.67	(1,147.33)	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	10,612.00	10,930.50	318.50	18,738.00
07140	Office Expense	196.00	211.92	15.92	1,372.00	1,483.42	111.42	2,543.00
07170	Misc Administrative Expense	.00	104.17	104.17	318.65	729.17	410.52	1,250.00
	General & Administrative	1,782.00	2,044.26	262.26	19,027.90	18,670.76	(357.14)	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	230.58	833.34	602.76	4,102.32	5,833.34	1,731.02	10,000.00
07630	Sewer & Water	70.83	125.00	54.17	1,059.32	875.00	(184.32)	1,500.00
07640	Electricity	634.05	708.34	74.29	5,525.31	4,958.34	(566.97)	8,500.00
07670	Cable TV	28.08	13.92	(14.16)	97.90	97.42	(.48)	167.00
	Utilities	963.54	1,680.60	717.06	10,784.85	11,764.10	979.25	20,167.00
Amenities Center								
07810	Amenities Repair	65.00	166.67	101.67	1,218.50	1,166.67	(51.83)	2,000.00
08010	Pool/Spa Maintenance Contract	660.00	660.00	.00	4,620.00	4,620.00	.00	7,920.00
08020	Pool/Spa Repairs	724.18	416.67	(307.51)	2,626.53	2,916.67	290.14	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	437.50	437.50	750.00
	Amenities Center	1,449.18	1,305.84	(143.34)	8,715.03	9,390.84	675.81	15,920.00

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Income/Expense Statement
Period: 07/01/21 to 07/31/21

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
Maintenance								
08110	Building Repair	.00	.00	.00	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	29.17	29.17	89.66	204.17	114.51	350.00
08230	Janitorial Services	206.00	206.00	.00	1,442.00	1,442.00	.00	2,472.00
08290	Misc Maintenance Expense	.00	541.67	541.67	2,152.54	3,791.67	1,639.13	6,500.00
	Maintenance	206.00	776.84	570.84	4,218.16	5,437.84	1,219.68	11,147.00
Landscaping								
08310	Landscape Maintenance Contrac	7,703.00	7,703.00	.00	53,921.00	53,921.00	.00	92,486.00
08320	Plants/Shrubs/Sod	.00	554.84	554.84	332.51	3,883.84	3,551.33	6,658.00
08330	Mulch	.00	.00	.00	.00	.00	.00	16,348.00
08350	Irrigation Repairs	779.05	833.34	54.29	5,358.34	5,833.34	475.00	10,000.00
08410	Tree Trimming	9,983.00	9,838.00	(145.00)	9,983.00	9,838.00	(145.00)	9,838.00
08490	Misc Landscaping Expense	.00	83.34	83.34	1,925.00	583.34	(1,341.66)	1,000.00
	Landscaping	18,465.05	19,012.52	547.47	71,519.85	74,059.52	2,539.67	136,280.00
Pest Control								
08520	Building Pest Control	.00	350.00	350.00	2,687.20	2,450.00	(237.20)	4,200.00
	Pest Control	.00	350.00	350.00	2,687.20	2,450.00	(237.20)	4,200.00
Other								
08890	Miscellaneous/Contingency	(720.00)	.00	720.00	(720.00)	.00	720.00	.00
	Other	(720.00)	.00	720.00	(720.00)	.00	720.00	.00
Reserves								
09190	Reserves - General Fund	12,765.00	12,765.00	.00	38,295.00	38,295.00	.00	51,060.00
	Reserves	12,765.00	12,765.00	.00	38,295.00	38,295.00	.00	51,060.00
	TOTAL EXPENSES	34,910.77	37,935.06	3,024.29	165,280.89	169,632.11	4,351.22	279,000.00
	Current Year Net Income/(loss	(11,539.39)	(14,685.06)	3,145.67	(1,730.63)	(6,882.11)	5,151.48	.00