

Baycrest Homeowners Association, INC.

Balance Sheet
As of 02/28/19

ASSETS

CASH ACCOUNTS

1012	Operating Valley National Bank	\$	107,441.83
Total Operating Accounts			<hr/>
		\$	107,441.83

1114	Reserves TIAA Bank	\$	92,243.58
1126	CD Ever 02/26/20 2.30%		68,641.67
1127	CD 5/3 #0982 03/17/21 1.98%		96,063.47
1129	CD FCB #3400 11/14/19 2.55%		60,444.87
Total Reserve Accounts			<hr/>
		\$	317,393.59

ACCOUNTS RECEIVABLE

Total Accounts Receivable			<hr/>
		\$.00

OTHER ASSETS

1422	Insurance Refund	\$	340.00
Total Other Assests			<hr/>
		\$	340.00
Total Assets			<hr/>
		\$	425,175.42

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LIABILITIES & EQUITY

LIABILITIES

ACCOUNTS PAYABLE

3010	Accounts Payable	\$	1,018.50
3026	A/P FPL Auto Pays		791.51
Total Accounts Payable			<hr/>
		\$	1,810.01

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 As of 02/28/19

UNEARNED INCOME

3110	Deferred Owner Assessments	\$	21,000.00	
3120	Prepaid Owner Assessments		2,914.13	
3129	Lessee Security Deposits		12,000.00	
				<hr/>
	Total Unearned Income	\$	35,914.13	
	Total Liabilities	\$	37,724.14	<hr/>

EQUITY

RESERVES

5190	Reserves - General Fund	\$	316,459.64	
5490	Reserves - Earned Interest		77.26	
5491	Reserves - Accrued Interest		856.69	
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	Total Reserves	\$	317,393.59	

CAPITAL IMPROVEMENTS

5610	Capital Improvements	\$	6,759.17	
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	Total Capital Improvements	\$	6,759.17	

OTHER EQUITY

5510	Prior Year Surplus/(Deficit)	\$	41,793.24	
	Current Year Net Income		21,505.28	
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	Total Other Equity	\$	63,298.52	
	Total Equity	\$	387,451.28	<hr/>
	Total Liabilities & Equity	\$	425,175.42	<hr/> =====

Baycrest Homeowners Association, INC.

Income/Expense Statement

Period: 02/01/19 to 02/28/19

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
06010	Owner Maintenance Income	21,000.00	21,000.00	.00	42,000.00	42,000.00	.00	252,000.00
06060	Bank Interest - Operating	57.96	.00	57.96	119.98	.00	119.98	.00
06280	Prior Year Surplus	81.00	81.00	.00	162.00	162.00	.00	972.00
06290	Miscellaneous Income	.00	.00	.00	19,176.60	.00	19,176.60	.00
	Subtotal Income	21,138.96	21,081.00	57.96	61,458.58	42,162.00	19,296.58	252,972.00
EXPENSES								
General & Administrative								
07010	Legal	200.00	166.67	(33.33)	200.00	333.34	133.34	2,000.00
07020	Filing Fees - State of Florid	.00	.00	.00	.00	.00	.00	61.00
07030	Accounting Fees	.00	.00	.00	.00	.00	.00	4,500.00
07050	Management Fees	1,472.00	1,472.00	.00	2,944.00	2,944.00	.00	17,664.00
07140	Office Expense	191.00	191.00	.00	382.00	382.00	.00	2,292.00
07170	Misc Administrative Expense	552.50	104.17	(448.33)	643.50	208.34	(435.16)	1,250.00
	General & Administrative	2,415.50	1,933.84	(481.66)	4,169.50	3,867.68	(301.82)	27,767.00
Insurance								
07510	Insurance - General Liability	4,841.00	4,841.00	.00	4,841.00	4,841.00	.00	8,200.00
	Insurance	4,841.00	4,841.00	.00	4,841.00	4,841.00	.00	8,200.00
Utilities								
07620	Water - Irrigation	467.17	833.33	366.16	1,033.09	1,666.67	633.58	10,000.00
07630	Sewer & Water	122.25	125.00	2.75	236.36	250.00	13.64	1,500.00
07640	Electricity	791.51	708.33	(83.18)	1,779.79	1,416.67	(363.12)	8,500.00
07650	Telephone	55.38	62.50	7.12	110.61	125.00	14.39	750.00
	Utilities	1,436.31	1,729.16	292.85	3,159.85	3,458.34	298.49	20,750.00
Amenities Center								
07810	Amenities Repair	.00	166.67	166.67	.00	333.34	333.34	2,000.00
08010	Pool/Spa Maintenance Contract	640.00	640.00	.00	1,280.00	1,280.00	.00	7,680.00
08020	Pool/Spa Repairs	214.07	416.67	202.60	214.07	833.34	619.27	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	125.00	125.00	750.00
	Amenities Center	854.07	1,285.84	431.77	1,494.07	2,571.68	1,077.61	15,680.00

Baycrest Homeowners Association, INC.

Income/Expense Statement
 Period: 02/01/19 to 02/28/19

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
Maintenance								
08180	Fire Equipment	.00	125.00	125.00	.00	250.00	250.00	1,500.00
08220	Janitorial Supplies	71.16	29.17	(41.99)	71.16	58.34	(12.82)	350.00
08230	Janitorial Services	206.00	206.00	.00	412.00	412.00	.00	2,472.00
08290	Misc Maintenance Expense	93.55	208.33	114.78	449.48	416.67	(32.81)	2,500.00
	Maintenance	370.71	568.50	197.79	932.64	1,137.01	204.37	6,822.00
Landscaping								
08310	Landscape Maintenance Contrac	7,090.00	7,090.00	.00	14,180.00	14,180.00	.00	85,080.00
08320	Plants/Shrubs/Sod	.00	166.67	166.67	.00	333.34	333.34	2,000.00
08330	Mulch	.00	.00	.00	.00	.00	.00	16,000.00
08350	Irrigation Repairs	282.09	833.33	551.24	701.24	1,666.67	965.43	10,000.00
08410	Tree Trimming	.00	.00	.00	.00	.00	.00	13,241.00
08490	Misc Landscaping Expense	.00	83.33	83.33	.00	166.67	166.67	1,000.00
	Landscaping	7,372.09	8,173.33	801.24	14,881.24	16,346.68	1,465.44	127,321.00
Pest Control								
08520	Building Pest Control	.00	411.00	411.00	100.00	822.00	722.00	4,932.00
	Pest Control	.00	411.00	411.00	100.00	822.00	722.00	4,932.00
Other								
	Other	.00	.00	.00	.00	.00	.00	.00
Reserves								
09190	Reserves - General Fund	.00	.00	.00	10,375.00	10,375.00	.00	41,500.00
	Reserves	.00	.00	.00	10,375.00	10,375.00	.00	41,500.00
	TOTAL EXPENSES	17,289.68	18,942.67	1,652.99	39,953.30	43,419.39	3,466.09	252,972.00
	Current Year Net Income/(loss)	3,849.28	2,138.33	1,710.95	21,505.28	(1,257.39)	22,762.67	.00
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Baycrest Homeowners Association, INC.

Reserve Statement
 As of 02/28/19

		BEGINNING OF YEAR	YTD ALLOCATION	YTD DISBURSEMENT	AVAILABLE BALANCE
RESERVES:					
5190	Reserves - General Fund	313,596.96	14,216.42	11,353.74	316,459.64
5490	Reserves - Earned Interest	833.56	77.26	833.56	77.26
5491	Reserves - Accrued Interest	3,007.86	856.69	3,007.86	856.69
	Subtotal Reserves	317,438.38	15,150.37	15,195.16	317,393.59
	TOTAL RESERVES	317,438.38	15,150.37	15,195.16	317,393.59
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