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Baycrest Homeowners Association, INC.

Balance Sheet
As of 01/31/23

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
CASH ACCOUNTS					
1012	Operating Valley National Bank	91,028.31			91,028.31
	Total Operating Accounts	91,028.31	.00	.00	91,028.31
1114	Reserves TIAA Bank		45,046.51		45,046.51
1116	Reserves Valley National Bank		54,243.61		54,243.61
	Total Reserve Accounts	.00	99,290.12	.00	99,290.12
ACCOUNTS RECEIVABLE					
1310	A/R Assessments	3,608.37			3,608.37
1330	A/R - Other	10.00			10.00
1357	A/R SA Hur Ian 22 Assessments	37,683.00			37,683.00
	Total Accounts Receivable	41,301.37	.00	.00	41,301.37
OTHER ASSETS					
1420	Prepaid Insurance	763.37			763.37
	Total Other Assests	763.37	.00	.00	763.37
	Total Assets	133,093.05	99,290.12	.00	232,383.17
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LIABILITIES & EQUITY					
LIABILITIES					
ACCOUNTS PAYABLE					
3010	Accounts Payable	19,156.75			19,156.75
3026	A/P FPL Auto Pays	1,095.97			1,095.97
3031	A/P Vendor/Supplier	1,009.96			1,009.96
	Total Accounts Payable	21,262.68	.00	.00	21,262.68

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Baycrest Homeowners Association, INC.

Balance Sheet
As of 01/31/23

Account	Description	Operating	Reserves	Other	Totals
UNEARNED INCOME					
3110	Deferred Owner Assessments	60,000.00			60,000.00
3129	Lessee Security Deposits	4,500.00			4,500.00
	Total Unearned Income	64,500.00	.00	.00	64,500.00
	Total Liabilities	85,762.68	.00	.00	85,762.68
EQUITY					
RESERVES					
5190	Reserves - General Fund		99,184.79		99,184.79
5490	Reserves - Earned Interest		105.33		105.33
	Total Reserves	.00	99,290.12	.00	99,290.12
CAPITAL IMPROVEMENTS					
5610	Capital Improvements	13,529.17			13,529.17
	Total Capital Improvements	13,529.17	.00	.00	13,529.17
OTHER EQUITY					
5510	Prior Year Surplus/(Deficit)	61,404.41			61,404.41
	Current Year Net Income	(27,603.21)	.00	.00	(27,603.21)
	Total Other Equity	33,801.20	.00	.00	33,801.20
	Total Equity	47,330.37	99,290.12	.00	146,620.49
	Total Liabilities & Equity	133,093.05	99,290.12	.00	232,383.17

Baycrest Homeowners Association, INC.

Income/Expense Statement

Period: 01/01/23 to 01/31/23

Account	Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:								
06010	Owner Maintenance Income	30,000.00	30,000.00	.00	30,000.00	30,000.00	.00	360,000.00
06040	Late Charges	278.37	.00	278.37	278.37	.00	278.37	.00
06060	Bank Interest - Operating	14.63	.00	14.63	14.63	.00	14.63	.00
06210	Application Fees	100.00	.00	100.00	100.00	.00	100.00	.00
	Subtotal Income	30,393.00	30,000.00	393.00	30,393.00	30,000.00	393.00	360,000.00
EXPENSES								
General & Administrative								
07010	Legal	144.00	166.67	22.67	144.00	166.67	22.67	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	4,350.00
07050	Management Fees	1,695.00	1,695.00	.00	1,695.00	1,695.00	.00	20,340.00
07140	Office Expense	230.00	230.00	.00	230.00	230.00	.00	2,760.00
07170	Misc Administrative Expense	.00	116.00	116.00	.00	116.00	116.00	1,392.00
07172	Website	.00	125.00	125.00	.00	125.00	125.00	1,500.00
	General & Administrative	2,069.00	2,332.67	263.67	2,069.00	2,332.67	263.67	32,403.00
Insurance								
07510	Insurance - General Liability	18,213.44	16,558.00	(1,655.44)	18,213.44	16,558.00	(1,655.44)	16,558.00
	Insurance	18,213.44	16,558.00	(1,655.44)	18,213.44	16,558.00	(1,655.44)	16,558.00
Utilities								
07620	Water - Irrigation	614.00	833.34	219.34	614.00	833.34	219.34	10,000.00
07630	Sewer & Water	153.52	208.34	54.82	153.52	208.34	54.82	2,500.00
07640	Electricity	1,095.97	1,035.84	(60.13)	1,095.97	1,035.84	(60.13)	12,430.00
07670	Cable TV	13.84	13.84	.00	13.84	13.84	.00	166.00
	Utilities	1,877.33	2,091.36	214.03	1,877.33	2,091.36	214.03	25,096.00
Amenities Center								
07810	Amenities Repair	471.20	833.34	362.14	471.20	833.34	362.14	10,000.00
08010	Pool/Spa Maintenance Contract	1,075.00	1,125.00	50.00	1,075.00	1,125.00	50.00	13,500.00
08020	Pool/Spa Repairs	514.82	.00	(514.82)	514.82	.00	(514.82)	.00
08030	Pool/Spa Permits	.00	.00	.00	.00	.00	.00	450.00
08090	Misc Pool/Spa Expense	4,576.04	622.00	(3,954.04)	4,576.04	622.00	(3,954.04)	7,464.00
	Amenities Center	6,637.06	2,580.34	(4,056.72)	6,637.06	2,580.34	(4,056.72)	31,414.00

Baycrest Homeowners Association, INC.

Income/Expense Statement

Period: 01/01/23 to 01/31/23

Account	Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
Maintenance								
08134	Roof Cleaning Expense	.00	.00	.00	.00	.00	.00	8,500.00
08140	Pressure Washing	.00	.00	.00	.00	.00	.00	3,000.00
08180	Fire Equipment	.00	.00	.00	.00	.00	.00	800.00
08220	Janitorial Supplies	.00	16.67	16.67	.00	16.67	16.67	200.00
08230	Janitorial Services	231.00	231.00	.00	231.00	231.00	.00	2,772.00
08290	Misc Maintenance Expense	109.00	633.34	524.34	109.00	633.34	524.34	7,600.00
	Maintenance	340.00	881.01	541.01	340.00	881.01	541.01	22,872.00
Landscaping								
08310	Landscape Maintenance Contrac	8,486.00	8,486.00	.00	8,486.00	8,486.00	.00	101,832.00
08320	Plants/Shrubs/Sod	.00	500.00	500.00	.00	500.00	500.00	6,000.00
08330	Mulch	.00	.00	.00	.00	.00	.00	17,985.00
08350	Irrigation Repairs	1,023.38	833.34	(190.04)	1,023.38	833.34	(190.04)	10,000.00
08410	Tree Trimming	.00	.00	.00	.00	.00	.00	10,900.00
08490	Misc Landscaping Expense	.00	250.00	250.00	.00	250.00	250.00	3,000.00
	Landscaping	9,509.38	10,069.34	559.96	9,509.38	10,069.34	559.96	149,717.00
Pest Control								
08520	Building Pest Control	.00	378.34	378.34	.00	378.34	378.34	4,540.00
	Pest Control	.00	378.34	378.34	.00	378.34	378.34	4,540.00
Other								
	Other	.00	.00	.00	.00	.00	.00	.00
Reserves								
09190	Reserves - General Fund	19,350.00	19,350.00	.00	19,350.00	19,350.00	.00	77,400.00
	Reserves	19,350.00	19,350.00	.00	19,350.00	19,350.00	.00	77,400.00
	TOTAL EXPENSES	57,996.21	54,241.06	(3,755.15)	57,996.21	54,241.06	(3,755.15)	360,000.00
	Current Year Net Income/(loss	(27,603.21)	(24,241.06)	(3,362.15)	(27,603.21)	(24,241.06)	(3,362.15)	.00

Baycrest Homeowners Association, INC.
Reserve Statement
As of 01/31/23

		BEGINNING OF YEAR	YTD ALLOCATION	YTD DISBURSEMENT	AVAILABLE BALANCE
RESERVES:					
5190	Reserves - General Fund	79,347.43	19,837.36	0.00	99,184.79
5490	Reserves - Earned Interest	487.36	105.33	487.36	105.33
Subtotal Reserves		79,834.79	19,942.69	487.36	99,290.12
TOTAL RESERVES		79,834.79	19,942.69	487.36	99,290.12
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