

Baycrest Homeowners Association, INC.

Balance Sheet
As of 02/28/21

ASSETS

CASH ACCOUNTS

1012	Operating Valley National Bank	\$	88,264.81	
	Total Operating Accounts			\$ 88,264.81

1114	Reserves TIAA Bank	\$	45,249.37	
1127	CD 5/3 #0982 03/17/21 1.98%		100,574.86	
	Total Reserve Accounts			\$ 145,824.23

ACCOUNTS RECEIVABLE

Total Accounts Receivable		\$	.00
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OTHER ASSETS

Total Other Assests		\$	.00
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Total Assets		\$	234,089.04
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LIABILITIES & EQUITY

LIABILITIES

ACCOUNTS PAYABLE

3010	Accounts Payable	\$	3,502.69	
3011	Accounts Payable Reserves		4,848.54	
3026	A/P FPL Auto Pays		878.58	
	Total Accounts Payable			\$ 9,229.81

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UNEARNED INCOME

3110	Deferred Owner Assessments	\$ 23,250.00	
3120	Prepaid Owner Assessments	1,385.00	
3129	Lessee Security Deposits	12,000.00	
Total Unearned Income			\$ 36,635.00
Total Liabilities			\$ 45,864.81

EQUITY

RESERVES

5020	Reserves - Painting	\$ (144,719.12)	
5070	Reserves - Clubhouse Remodel	(3,603.25)	
5190	Reserves - General Fund	288,922.83	
5490	Reserves - Earned Interest	3.37	
5491	Reserves - Accrued Interest	371.86	
Total Reserves			\$ 140,975.69

CAPITAL IMPROVEMENTS

5610	Capital Improvements	\$ 13,879.17	
Total Capital Improvements			\$ 13,879.17

OTHER EQUITY

5510	Prior Year Surplus/(Deficit)	\$ 42,169.75	
	Current Year Net Income	(8,800.38)	
Total Other Equity			\$ 33,369.37
Total Equity			\$ 188,224.23
Total Liabilities & Equity			\$ 234,089.04

Baycrest Homeowners Association, INC.

Income/Expense Statement

Period: 02/01/21 to 02/28/21

Period: 02/01/21 to 02/28/21								
Account	Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:								
06010	Owner Maintenance Income	23,250.00	23,250.00	.00	46,500.00	46,500.00	.00	279,000.00
06060	Bank Interest - Operating	10.87	.00	10.87	31.00	.00	31.00	.00
06210	Application Fees	200.00	.00	200.00	200.00	.00	200.00	.00
	Subtotal Income	23,460.87	23,250.00	210.87	46,731.00	46,500.00	231.00	279,000.00
EXPENSES								
General & Administrative								
07010	Legal	.00	166.67	166.67	1,533.00	333.34	(1,199.66)	2,000.00
07020	Filing Fees - State of Florid	.00	.00	.00	.00	.00	.00	61.00
07030	Accounting Fees	2,750.00	2,750.00	.00	2,750.00	2,750.00	.00	4,300.00
07050	Management Fees	1,516.00	1,561.50	45.50	3,032.00	3,123.00	91.00	18,738.00
07140	Office Expense	196.00	211.92	15.92	392.00	423.84	31.84	2,543.00
07170	Misc Administrative Expense	227.65	104.17	(123.48)	227.65	208.34	(19.31)	1,200.00
	General & Administrative	4,689.65	4,794.26	104.61	7,934.65	6,838.52	(1,096.13)	28,892.00
Insurance								
07510	Insurance - General Liability	4,709.05	4,709.05	.00	10,752.90	9,564.05	(1,188.85)	11,334.00
	Insurance	4,709.05	4,709.05	.00	10,752.90	9,564.05	(1,188.85)	11,334.00
Utilities								
07620	Water - Irrigation	643.47	833.33	189.86	1,289.87	1,666.67	376.80	10,000.00
07630	Sewer & Water	111.67	125.00	13.33	194.27	250.00	55.73	1,000.00
07640	Electricity	878.58	708.33	(170.25)	1,928.41	1,416.67	(511.74)	8,500.00
07670	Cable TV	13.84	13.92	.08	27.89	27.84	(.05)	167.00
	Utilities	1,647.56	1,680.58	33.02	3,440.44	3,361.18	(79.26)	20,167.00
Amenities Center								
07810	Amenities Repair	349.00	166.67	(182.33)	349.00	333.34	(15.66)	2,000.00
08010	Pool/Spa Maintenance Contract	660.00	660.00	.00	1,320.00	1,320.00	.00	7,200.00
08020	Pool/Spa Repairs	120.00	416.67	296.67	853.54	833.34	(20.20)	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	1,129.00	1,305.84	176.84	2,522.54	2,611.68	89.14	15,920.00

Maintenance

Baycrest Homeowners Association, INC.

Income/Expense Statement
Period: 02/01/21 to 02/28/21

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
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	78.56	29.17	(49.39)	78.56	58.34	(20.22)	350.00
08230	Janitorial Services	206.00	206.00	.00	412.00	412.00	.00	2,472.00
08290	Misc Maintenance Expense	.00	541.67	541.67	90.00	1,083.34	993.34	6,500.00
	Maintenance	284.56	776.84	492.28	580.56	1,553.68	973.12	11,147.00
Landscaping								
08310	Landscape Maintenance Contrac	7,703.00	7,703.00	.00	15,406.00	15,406.00	.00	92,486.00
08320	Plants/Shrubs/Sod	.00	554.83	554.83	.00	1,109.67	1,109.67	6,658.00
08330	Mulch	.00	.00	.00	.00	.00	.00	16,348.00
08350	Irrigation Repairs	987.55	833.33	(154.22)	2,129.29	1,666.67	(462.62)	10,000.00
08410	Tree Trimming	.00	.00	.00	.00	.00	.00	9,838.00
08490	Misc Landscaping Expense	.00	83.33	83.33	.00	166.67	166.67	1,000.00
	Landscaping	8,690.55	9,174.49	483.94	17,535.29	18,349.01	813.72	136,280.00
Pest Control								
08520	Building Pest Control	.00	350.00	350.00	.00	700.00	700.00	4,200.00
	Pest Control	.00	350.00	350.00	.00	700.00	700.00	4,200.00
Other								
	Other	.00	.00	.00	.00	.00	.00	.00
Reserves								
09190	Reserves - General Fund	.00	.00	.00	12,765.00	12,765.00	.00	51,060.00
	Reserves	.00	.00	.00	12,765.00	12,765.00	.00	51,060.00
	TOTAL EXPENSES	21,150.37	22,791.06	1,640.69	55,531.38	55,743.12	211.74	279,000.00
	Current Year Net Income/(loss)	2,310.50	458.94	1,851.56	(8,800.38)	(9,243.12)	442.74	.00