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# **Baycrest Homeowners Association, INC.**

Balance Sheet  
As of 02/28/23

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
CASH ACCOUNTS					
1012	Operating Valley National Bank	55,774.83			55,774.83
	Total Operating Accounts	55,774.83	.00	.00	55,774.83
1114	Reserves TIAA Bank		45,089.31		45,089.31
1116	Reserves Valley National Bank		54,326.89		54,326.89
	Total Reserve Accounts	.00	99,416.20	.00	99,416.20
ACCOUNTS RECEIVABLE					
1310	A/R Assessments	158.60			158.60
1357	A/R SA Hur Ian 22 Assessments	37,683.00			37,683.00
	Total Accounts Receivable	37,841.60	.00	.00	37,841.60
OTHER ASSETS					
	Total Other Assests	.00	.00	.00	.00
	Total Assets	93,616.43	99,416.20	.00	193,032.63
LIABILITIES & EQUITY					
LIABILITIES					
ACCOUNTS PAYABLE					
3010	Accounts Payable	3,543.63			3,543.63
3026	A/P FPL Auto Pays	984.48			984.48
	Total Accounts Payable	4,528.11	.00	.00	4,528.11

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# **Baycrest Homeowners Association, INC.**

Balance Sheet  
As of 02/28/23

Account	Description	Operating	Reserves	Other	Totals
UNEARNED INCOME					
3110	Deferred Owner Assessments	30,000.00			30,000.00
3129	Lessee Security Deposits	4,500.00			4,500.00
	Total Unearned Income	34,500.00	.00	.00	34,500.00
	Total Liabilities	39,028.11	.00	.00	39,028.11
EQUITY					
RESERVES					
5190	Reserves - General Fund		99,184.79		99,184.79
5490	Reserves - Earned Interest		231.41		231.41
	Total Reserves	.00	99,416.20	.00	99,416.20
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	(20,345.26)	.00	.00	(20,345.26)
	Total Other Equity	41,059.15	.00	.00	41,059.15
	Total Equity	54,588.32	99,416.20	.00	154,004.52
	Total Liabilities & Equity	93,616.43	99,416.20	.00	193,032.63

# Baycrest Homeowners Association, INC.

## Income/Expense Statement

Period: 02/01/23 to 02/28/23

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	60,000.00	60,000.00	.00	360,000.00
06040	Late Charges	78.60	.00	78.60	356.97	.00	356.97	.00
06060	Bank Interest - Operating	11.99	.00	11.99	26.62	.00	26.62	.00
06210	Application Fees	200.00	.00	200.00	300.00	.00	300.00	.00
	Subtotal Income	30,290.59	30,000.00	290.59	60,683.59	60,000.00	683.59	360,000.00
EXPENSES								
General & Administrative								
07010	Legal	546.00	166.67	(379.33)	690.00	333.34	(356.66)	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	3,390.00	3,390.00	.00	20,340.00
07140	Office Expense	230.00	230.00	.00	460.00	460.00	.00	2,760.00
07170	Misc Administrative Expense	50.00	116.00	66.00	50.00	232.00	182.00	1,392.00
07172	Website	.00	125.00	125.00	.00	250.00	250.00	1,500.00
	General & Administrative	2,521.00	2,332.67	(188.33)	4,590.00	4,665.34	75.34	32,403.00
Insurance								
07510	Insurance - General Liability	197.40	.00	(197.40)	18,410.84	16,558.00	(1,852.84)	16,558.00
	Insurance	197.40	.00	(197.40)	18,410.84	16,558.00	(1,852.84)	16,558.00
Utilities								
07620	Water - Irrigation	806.00	833.33	27.33	1,420.00	1,666.67	246.67	10,000.00
07630	Sewer & Water	135.78	208.33	72.55	289.30	416.67	127.37	2,500.00
07640	Electricity	984.48	1,035.83	51.35	2,080.45	2,071.67	(8.78)	12,430.00
07670	Cable TV	13.84	13.83	(.01)	27.68	27.67	(.01)	166.00
	Utilities	1,940.10	2,091.32	151.22	3,817.43	4,182.68	365.25	25,096.00
Amenities Center								
07810	Amenities Repair	.00	833.33	833.33	471.20	1,666.67	1,195.47	10,000.00
08010	Pool/Spa Maintenance Contract	1,075.00	1,125.00	50.00	2,150.00	2,250.00	100.00	13,500.00
08020	Pool/Spa Repairs	86.17	.00	(86.17)	600.99	.00	(600.99)	.00
08030	Pool/Spa Permits	.00	.00	.00	.00	.00	.00	450.00
08090	Misc Pool/Spa Expense	.00	622.00	622.00	4,576.04	1,244.00	(3,332.04)	7,464.00
	Amenities Center	1,161.17	2,580.33	1,419.16	7,798.23	5,160.67	(2,637.56)	31,414.00

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### Baycrest Homeowners Association, INC.

#### Income/Expense Statement

Period: 02/01/23 to 02/28/23

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
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	33.34	33.34	200.00
08230	Janitorial Services	231.00	231.00	.00	462.00	462.00	.00	2,772.00
08290	Misc Maintenance Expense	1,810.16	633.33	(1,176.83)	1,919.16	1,266.67	(652.49)	7,600.00
	Maintenance	2,041.16	881.00	(1,160.16)	2,381.16	1,762.01	(619.15)	22,872.00
Landscaping								
08310	Landscape Maintenance Contrac	8,486.00	8,486.00	.00	16,972.00	16,972.00	.00	101,832.00
08320	Plants/Shrubs/Sod	4,210.54	500.00	(3,710.54)	4,210.54	1,000.00	(3,210.54)	6,000.00
08330	Mulch	.00	.00	.00	.00	.00	.00	17,985.00
08350	Irrigation Repairs	772.62	833.33	60.71	1,796.00	1,666.67	(129.33)	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	500.00	500.00	3,000.00
	Landscaping	13,469.16	10,069.33	(3,399.83)	22,978.54	20,138.67	(2,839.87)	149,717.00
Pest Control								
08520	Building Pest Control	896.40	378.33	(518.07)	896.40	756.67	(139.73)	4,540.00
	Pest Control	896.40	378.33	(518.07)	896.40	756.67	(139.73)	4,540.00
Other								
08900	Prior Year (Surplus)/Deficit	806.25	.00	(806.25)	806.25	.00	(806.25)	.00
	Other	806.25	.00	(806.25)	806.25	.00	(806.25)	.00
Reserves								
09190	Reserves - General Fund	.00	.00	.00	19,350.00	19,350.00	.00	77,400.00
	Reserves	.00	.00	.00	19,350.00	19,350.00	.00	77,400.00
	TOTAL EXPENSES	23,032.64	18,332.98	(4,699.66)	81,028.85	72,574.04	(8,454.81)	360,000.00
	Current Year Net Income/(loss	7,257.95	11,667.02	(4,409.07)	(20,345.26)	(12,574.04)	(7,771.22)	.00

**Baycrest Homeowners Association, INC.**  
Reserve Statement  
As of 02/28/23

		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	231.41	487.36	231.41
Subtotal Reserves		79,834.79	20,068.77	487.36	99,416.20
TOTAL RESERVES		79,834.79	20,068.77	487.36	99,416.20
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