

### Baycrest Homeowners Association, INC.

Balance Sheet  
As of 01/31/19

#### ASSETS

##### CASH ACCOUNTS

1012	Operating Valley National Bank	\$ 125,862.89	
	Total Operating Accounts		\$ 125,862.89

1114	Reserves TIAA Bank	\$ 101,275.60	
1126	CD Ever 02/26/20 2.30%	68,521.10	
1127	CD 5/3 #0982 03/17/21 1.98%	95,894.74	
1129	CD FCB #3400 11/14/19 2.55%	60,327.18	
	Total Reserve Accounts		\$ 326,018.62

##### ACCOUNTS RECEIVABLE

1310	A/R Assessments	\$ 700.00	
	Total Accounts Receivable		\$ 700.00

##### OTHER ASSETS

	Total Other Assests		\$ .00
	Total Assets		\$ 452,581.51

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#### LIABILITIES & EQUITY

##### LIABILITIES

##### ACCOUNTS PAYABLE

3010	Accounts Payable	\$ 2,371.07	
3026	A/P FPL Auto Pays	988.28	
	Total Accounts Payable		\$ 3,359.35

**Baycrest Homeowners Association, INC.**

Balance Sheet  
 As of 01/31/19

UNEARNED INCOME

3110	Deferred Owner Assessments	\$	42,000.00	
3120	Prepaid Owner Assessments		2,914.13	
3129	Lessee Security Deposits		12,000.00	
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	Total Unearned Income	\$	56,914.13	
	Total Liabilities	\$	60,273.48	<hr/>

EQUITY

RESERVES

5190	Reserves - General Fund	\$	325,529.64	
5490	Reserves - Earned Interest		39.28	
5491	Reserves - Accrued Interest		449.70	
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	Total Reserves	\$	326,018.62	

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)	\$	41,874.24	
	Current Year Net Income		17,656.00	
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	Total Other Equity	\$	59,530.24	
	Total Equity	\$	392,308.03	<hr/>
	Total Liabilities & Equity	\$	452,581.51	<hr/> =====

### Baycrest Homeowners Association, INC.

Income/Expense Statement  
 Period: 01/01/19 to 01/31/19

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
<b>INCOME:</b>								
06010	Owner Maintenance Income	21,000.00	21,000.00	.00	21,000.00	21,000.00	.00	252,000.00
06060	Bank Interest - Operating	62.02	.00	62.02	62.02	.00	62.02	.00
06280	Prior Year Surplus	81.00	81.00	.00	81.00	81.00	.00	972.00
06290	Miscellaneous Income	19,176.60	.00	19,176.60	19,176.60	.00	19,176.60	.00
	Subtotal Income	40,319.62	21,081.00	19,238.62	40,319.62	21,081.00	19,238.62	252,972.00
<b>EXPENSES</b>								
<b>General &amp; Administrative</b>								
07010	Legal	.00	166.67	166.67	.00	166.67	166.67	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	4,500.00
07050	Management Fees	1,472.00	1,472.00	.00	1,472.00	1,472.00	.00	17,664.00
07140	Office Expense	191.00	191.00	.00	191.00	191.00	.00	2,292.00
07170	Misc Administrative Expense	91.00	104.17	13.17	91.00	104.17	13.17	1,250.00
	General & Administrative	1,754.00	1,933.84	179.84	1,754.00	1,933.84	179.84	27,767.00
<b>Insurance</b>								
07510	Insurance - General Liability	.00	.00	.00	.00	.00	.00	8,200.00
	Insurance	.00	.00	.00	.00	.00	.00	8,200.00
<b>Utilities</b>								
07620	Water - Irrigation	565.92	833.34	267.42	565.92	833.34	267.42	10,000.00
07630	Sewer & Water	114.11	125.00	10.89	114.11	125.00	10.89	1,500.00
07640	Electricity	988.28	708.34	(279.94)	988.28	708.34	(279.94)	8,500.00
07650	Telephone	55.23	62.50	7.27	55.23	62.50	7.27	750.00
	Utilities	1,723.54	1,729.18	5.64	1,723.54	1,729.18	5.64	20,750.00
<b>Amenities Center</b>								
07810	Amenities Repair	.00	166.67	166.67	.00	166.67	166.67	2,000.00
08010	Pool/Spa Maintenance Contract	640.00	640.00	.00	640.00	640.00	.00	7,680.00
08020	Pool/Spa Repairs	.00	416.67	416.67	.00	416.67	416.67	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	62.50	62.50	750.00
	Amenities Center	640.00	1,285.84	645.84	640.00	1,285.84	645.84	15,680.00

**Baycrest Homeowners Association, INC.**

Income/Expense Statement  
 Period: 01/01/19 to 01/31/19

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	125.00	125.00	1,500.00
08220	Janitorial Supplies	.00	29.17	29.17	.00	29.17	29.17	350.00
08230	Janitorial Services	206.00	206.00	.00	206.00	206.00	.00	2,472.00
08290	Misc Maintenance Expense	355.93	208.34	(147.59)	355.93	208.34	(147.59)	2,500.00
	Maintenance	561.93	568.51	6.58	561.93	568.51	6.58	6,822.00
Landscaping								
08310	Landscape Maintenance Contrac	7,090.00	7,090.00	.00	7,090.00	7,090.00	.00	85,080.00
08320	Plants/Shrubs/Sod	.00	166.67	166.67	.00	166.67	166.67	2,000.00
08330	Mulch	.00	.00	.00	.00	.00	.00	16,000.00
08350	Irrigation Repairs	419.15	833.34	414.19	419.15	833.34	414.19	10,000.00
08410	Tree Trimming	.00	.00	.00	.00	.00	.00	13,241.00
08490	Misc Landscaping Expense	.00	83.34	83.34	.00	83.34	83.34	1,000.00
	Landscaping	7,509.15	8,173.35	664.20	7,509.15	8,173.35	664.20	127,321.00
Pest Control								
08520	Building Pest Control	100.00	411.00	311.00	100.00	411.00	311.00	4,932.00
	Pest Control	100.00	411.00	311.00	100.00	411.00	311.00	4,932.00
Other								
	Other	.00	.00	.00	.00	.00	.00	.00
Reserves								
09190	Reserves - General Fund	10,375.00	10,375.00	.00	10,375.00	10,375.00	.00	41,500.00
	Reserves	10,375.00	10,375.00	.00	10,375.00	10,375.00	.00	41,500.00
	TOTAL EXPENSES	22,663.62	24,476.72	1,813.10	22,663.62	24,476.72	1,813.10	252,972.00
	Current Year Net Income/(loss)	17,656.00	(3,395.72)	21,051.72	17,656.00	(3,395.72)	21,051.72	.00
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### Baycrest Homeowners Association, INC.

#### Reserve Statement

As of 01/31/19

	BEGINNING OF YEAR	YTD ALLOCATION	YTD DISBURSEMENT	AVAILABLE BALANCE
RESERVES:				
5190 Reserves - General Fund	313,596.96	14,216.42	2,283.74	325,529.64
5490 Reserves - Earned Interest	833.56	39.28	833.56	39.28
5491 Reserves - Accrued Interest	3,007.86	449.70	3,007.86	449.70
Subtotal Reserves	317,438.38	14,705.40	6,125.16	326,018.62
TOTAL RESERVES	317,438.38	14,705.40	6,125.16	326,018.62