

**BAY OAKS HOA, INC.**  
**FINANCIAL REPORTS**  
**February 28, 2018**

**TABLE OF CONTENTS:**

STATEMENT OF ASSETS, LIABILITIES AND FUND BALANCE

REVENUES AND EXPENSE

COMPARISON OF ACTUAL TO BUDGET

**Presented by: Sunstate Association Management Group, Inc.**

03/16/18

**Bay Oaks HOA, Inc.**  
**Statement of Assets, Liabilities, & Fund Balance**  
 As of February 28, 2018

	Feb 28, 18
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1010 · SG/Centennial Opr 5514	66,571.29
1070 · Petty Cash Sharon Morea	100.00
1075 · Petty Cash - Karla Lehn	100.00
1215 · FCB 7600	17,719.29
<b>Total Checking/Savings</b>	84,490.58
<b>Accounts Receivable</b>	
1310 · Accounts Receivable	15,292.43
<b>Total Accounts Receivable</b>	15,292.43
<b>Other Current Assets</b>	
1315 · Allowance for Bad Debt	-5,904.25
1610 · Prepaid Insurance	84.13
<b>Total Other Current Assets</b>	-5,820.12
<b>Total Current Assets</b>	93,962.89
<b>TOTAL ASSETS</b>	<b>93,962.89</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
3010 · Accounts Payable	950.00
<b>Total Accounts Payable</b>	950.00
<b>Other Current Liabilities</b>	
<b>Reserves</b>	
5150 · Improvement Projects	4,517.82
5220 · Wetlands Certifications	1,575.92
5480 · Wall - Self Insured	3,550.04
5485 · Capital Improvements	8,071.75
5490 · Reserves Interest - Current	3.76
<b>Total Reserves</b>	17,719.29
3050 · Deferred Revenue	29,791.70
<b>Total Other Current Liabilities</b>	47,510.99
<b>Total Current Liabilities</b>	48,460.99
<b>Total Liabilities</b>	48,460.99
<b>Equity</b>	
Unrestricted Net Assets	2,915.58
5510 · Prior Years Fund Balance	42,859.67
Net Income	-273.35
<b>Total Equity</b>	45,501.90
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>93,962.89</b>

03/16/18

**Bay Oaks HOA, Inc.**  
**Revenue & Expenses - Budget vs. Actual**  
**February 2018**

	<u>Feb 18</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Feb 18</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
<b>Income</b>							
6200 · Assessment Fees	2,979.13	2,979.17	(0.04)	5,958.30	5,958.30	0.00	35,750.00
6340 · Late Fee Income	181.25	0.00	181.25	156.25	0.00	156.25	0.00
6500 · Violation Fees	0.00	0.00	0.00	(11.25)	0.00	(11.25)	0.00
6910 · Interest Income	7.72	0.00	7.72	15.41	0.00	15.41	0.00
6920 · Returned Check Charges	0.00	0.00	0.00	(25.00)	0.00	(25.00)	0.00
<b>Total Income</b>	<u>3,168.10</u>	<u>2,979.17</u>	<u>188.93</u>	<u>6,093.71</u>	<u>5,958.30</u>	<u>135.41</u>	<u>35,750.00</u>
<b>Total Income</b>	3,168.10	2,979.17	188.93	6,093.71	5,958.30	135.41	35,750.00
<b>Expense</b>							
<b>Administrative</b>							
7005 · Bad Debt	147.88	147.92	(0.04)	295.80	295.80	0.00	1,775.00
7020 · Dues/Licenses/Permits	0.00	0.00	0.00	0.00	0.00	0.00	80.00
7100 · Insurance	84.17	90.83	(6.66)	168.34	181.70	(13.36)	1,090.00
7150 · Legal/Prof. Fees	225.50	250.00	(24.50)	1,710.50	500.00	1,210.50	3,000.00
7200 · Management Fees	1,000.00	1,025.00	(25.00)	2,000.00	2,050.00	(50.00)	12,300.00
7220 · Board Meeting Room	0.00	12.50	(12.50)	0.00	25.00	(25.00)	150.00
7225 · Gen. Meeting Refreshments	0.00	8.33	(8.33)	0.00	16.70	(16.70)	100.00
7240 · Social Picnic	0.00	41.67	(41.67)	0.00	83.30	(83.30)	500.00
7250 · Office Svc/Supplies/Misc	243.32	108.33	134.99	779.45	216.70	562.75	1,300.00
7270 · Directory Expense	0.00	25.00	(25.00)	0.00	50.00	(50.00)	300.00
<b>Total Administrative</b>	<u>1,700.87</u>	<u>1,709.58</u>	<u>(8.71)</u>	<u>4,954.09</u>	<u>3,419.20</u>	<u>1,534.89</u>	<u>20,595.00</u>
<b>Grounds</b>							
7600 · Landscape Contract	950.00	475.00	475.00	950.00	950.00	0.00	5,700.00
7650 · Landscape Grounds Projects	0.00	166.67	(166.67)	0.00	333.30	(333.30)	2,000.00
7820 · Wetlands Maintenance	0.00	291.67	(291.67)	0.00	583.30	(583.30)	3,500.00
<b>Total Grounds</b>	<u>950.00</u>	<u>933.34</u>	<u>16.66</u>	<u>950.00</u>	<u>1,866.60</u>	<u>(916.60)</u>	<u>11,200.00</u>
<b>Maintenance</b>							
8010 · Building Maint/Repr/Svc	0.00	125.00	(125.00)	50.51	250.00	(199.49)	1,500.00
<b>Total Maintenance</b>	<u>0.00</u>	<u>125.00</u>	<u>(125.00)</u>	<u>50.51</u>	<u>250.00</u>	<u>(199.49)</u>	<u>1,500.00</u>
<b>Utilities</b>							
8610 · Utilities	203.07	204.58	(1.51)	412.46	409.20	3.26	2,455.00
<b>Total Utilities</b>	<u>203.07</u>	<u>204.58</u>	<u>(1.51)</u>	<u>412.46</u>	<u>409.20</u>	<u>3.26</u>	<u>2,455.00</u>
<b>Total Expense</b>	<u>2,853.94</u>	<u>2,972.50</u>	<u>(118.56)</u>	<u>6,367.06</u>	<u>5,945.00</u>	<u>422.06</u>	<u>35,750.00</u>
<b>Net Ordinary Income</b>	<u>314.16</u>	<u>6.67</u>	<u>307.49</u>	<u>(273.35)</u>	<u>13.30</u>	<u>(286.65)</u>	<u>0.00</u>
<b>Net Income</b>	<u>314.16</u>	<u>6.67</u>	<u>307.49</u>	<u>(273.35)</u>	<u>13.30</u>	<u>(286.65)</u>	<u>0.00</u>