

**BAY OAKS HOA, INC.**  
**FINANCIAL REPORTS**  
**January 31, 2019**

**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.**

02/11/19

**Bay Oaks HOA, Inc.**  
**Statement of Assets, Liabilities, & Fund Balance**  
As of January 31, 2019

	Jan 31, 19
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1010 · SG/Centennial Opr 5514	68,721.47
1070 · Petty Cash Sharon Morea	100.00
1075 · Petty Cash - Karla Lehn	100.00
1215 · FCB 7600	17,743.63
<b>Total Checking/Savings</b>	86,665.10
<b>Accounts Receivable</b>	
1310 · Accounts Receivable	15,550.25
<b>Total Accounts Receivable</b>	15,550.25
<b>Other Current Assets</b>	
1315 · Allowance for Bad Debt	-7,531.33
1610 · Prepaid Insurance	168.30
<b>Total Other Current Assets</b>	-7,363.03
<b>Total Current Assets</b>	94,852.32
<b>TOTAL ASSETS</b>	<b>94,852.32</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
3010 · Accounts Payable	732.61
<b>Total Accounts Payable</b>	732.61
<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	8,066.75
5490 · Reserves Interest - Current	33.10
<b>Total Reserves</b>	17,743.63
3050 · Deferred Revenue	32,770.87
<b>Total Other Current Liabilities</b>	50,514.50
<b>Total Current Liabilities</b>	51,247.11
<b>Total Liabilities</b>	51,247.11
<b>Equity</b>	
Unrestricted Net Assets	2,582.23
5510 · Prior Years Fund Balance	42,859.67
Net Income	-1,836.69
<b>Total Equity</b>	43,605.21
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>94,852.32</b>

02/11/19

## Bay Oaks HOA, Inc. Revenue & Expenses - Budget vs. Actual

January 2019

	Jan 19	Budget	\$ Over Budget	Jan 19	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
<b>Income</b>							
6200 · Assessment Fees	2,979.13	2,979.13	0.00	2,979.13	2,979.13	0.00	35,750.00
6400 · Lease/Sales App Fees	25.00	0.00	25.00	25.00	0.00	25.00	0.00
6910 · Interest Income	7.72	0.00	7.72	7.72	0.00	7.72	0.00
6920 · Returned Check Charges	5.00	0.00	5.00	5.00	0.00	5.00	0.00
<b>Total Income</b>	<u>3,016.85</u>	<u>2,979.13</u>	<u>37.72</u>	<u>3,016.85</u>	<u>2,979.13</u>	<u>37.72</u>	<u>35,750.00</u>
<b>Total Income</b>	<u>3,016.85</u>	<u>2,979.13</u>	<u>37.72</u>	<u>3,016.85</u>	<u>2,979.13</u>	<u>37.72</u>	<u>35,750.00</u>
<b>Gross Profit</b>	3,016.85	2,979.13	37.72	3,016.85	2,979.13	37.72	35,750.00
<b>Expense</b>							
<b>Administrative</b>							
7005 · Bad Debt	147.88	147.88	0.00	147.88	147.88	0.00	1,775.00
7020 · Dues/Licenses/Permits	0.00	6.63	(6.63)	0.00	6.63	(6.63)	80.00
7100 · Insurance	84.17	91.63	(7.46)	84.17	91.63	(7.46)	1,100.00
7150 · Legal/Prof. Fees	2,500.00	250.00	2,250.00	2,500.00	250.00	2,250.00	3,000.00
7200 · Management Fees	1,025.00	1,025.00	0.00	1,025.00	1,025.00	0.00	12,300.00
7220 · Board Meeting Room	0.00	12.50	(12.50)	0.00	12.50	(12.50)	150.00
7225 · Gen. Meeting Refreshments	0.00	8.37	(8.37)	0.00	8.37	(8.37)	100.00
7240 · Social Picnic	0.00	41.63	(41.63)	0.00	41.63	(41.63)	500.00
7250 · Office Svc/Supplies/Misc	419.76	208.37	211.39	419.76	208.37	211.39	2,500.00
7270 · Directory Expense	0.00	25.00	(25.00)	0.00	25.00	(25.00)	300.00
<b>Total Administrative</b>	<u>4,176.81</u>	<u>1,817.01</u>	<u>2,359.80</u>	<u>4,176.81</u>	<u>1,817.01</u>	<u>2,359.80</u>	<u>21,805.00</u>
<b>Grounds</b>							
7600 · Landscape Contract	475.00	475.00	0.00	475.00	475.00	0.00	5,700.00
7650 · Landscape Grounds Projects	0.00	207.88	(207.88)	0.00	207.88	(207.88)	2,495.00
7820 · Wetlands Maintenance	0.00	145.87	(145.87)	0.00	145.87	(145.87)	1,750.00
<b>Total Grounds</b>	<u>475.00</u>	<u>828.75</u>	<u>(353.75)</u>	<u>475.00</u>	<u>828.75</u>	<u>(353.75)</u>	<u>9,945.00</u>
<b>Maintenance</b>							
8010 · Building Maint/Repr/Svc	0.00	125.00	(125.00)	0.00	125.00	(125.00)	1,500.00
<b>Total Maintenance</b>	<u>0.00</u>	<u>125.00</u>	<u>(125.00)</u>	<u>0.00</u>	<u>125.00</u>	<u>(125.00)</u>	<u>1,500.00</u>
<b>Utilities</b>							
8610 · Utilities	201.73	208.37	(6.64)	201.73	208.37	(6.64)	2,500.00
<b>Total Utilities</b>	<u>201.73</u>	<u>208.37</u>	<u>(6.64)</u>	<u>201.73</u>	<u>208.37</u>	<u>(6.64)</u>	<u>2,500.00</u>
<b>Total Expense</b>	<u>4,853.54</u>	<u>2,979.13</u>	<u>1,874.41</u>	<u>4,853.54</u>	<u>2,979.13</u>	<u>1,874.41</u>	<u>35,750.00</u>
<b>Net Ordinary Income</b>	<u>(1,836.69)</u>	<u>0.00</u>	<u>(1,836.69)</u>	<u>(1,836.69)</u>	<u>0.00</u>	<u>(1,836.69)</u>	<u>0.00</u>
<b>Net Income</b>	<u><b>(1,836.69)</b></u>	<u><b>0.00</b></u>	<u><b>(1,836.69)</b></u>	<u><b>(1,836.69)</b></u>	<u><b>0.00</b></u>	<u><b>(1,836.69)</b></u>	<u><b>0.00</b></u>