BAY OAKS HOA, INC. FINANCIAL REPORTS October 31, 2019

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Presented by: Sunstate Association Management Group, Inc.

Bay Oaks HOA, Inc.

Statement of Assets, Liabilities, & Fund Balance As of October 31, 2019

ASSETS Current Assets Checking/Savings 1010 · Centennial Opr 5514 1075 · Petty Cash · Karla Lehn 200.00 1215 · Synows/FCB Reserves 7600 17,791.93 Total Checking/Savings Accounts Receivable 1310 · Accounts Receivable 1310 · Accounts Receivable 1315 · Allowance for Bad Debt 1816 · Prepaid Insurance 1816 · Prepaid Insurance 1818 · Allowance for Bad Debt 1810 · Prepaid Insurance 1818 · Allowance for Bad Debt 1810 · Prepaid Insurance 1818 · Allowance for Bad Debt 1810 · Prepaid Insurance 1818 · Allowance for Bad Debt 1810 · Prepaid Insurance 1818 · Allowance for Bad Debt 1810 · Prepaid Insurance 1818 · Allowance for Bad Debt 1810 · Prepaid Insurance 1818 · Allowance for Bad Debt 1810 · Prepaid Insurance 1818 · Allowance for Bad Debt 1819 · Prepaid Insurance 1818 · Allowance for Bad Debt 1819 · Prepaid Insurance 1818 · Allowance for Bad Debt 1819 · Prepaid Insurance 1818 · Accounts Payable 1810 · Prepaid Insurance 1811 · Prepaid Insurance 1812 · Prepaid Insurance 1813 · Prepaid Insurance 1813 · Prepaid Insurance 1814 ·		Oct 31, 19
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	Net Income	4,789.41
TOTAL LIABILITIES & EQUITY 74,260.64	Total Equity	49,560.37
	TOTAL LIABILITIES & EQUITY	74,260.64

Bay Oaks HOA, Inc. Revenue & Expenses - Budget vs. Actual October 2019

	Oct 19	Budget	\$ Over Budget	Jan - Oct 19	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Income							
6200 · Assessment Fees	2,979.17	2,979.17	0.00	29,791.66	29,791,66	0.00	35.750.00
6340 · Late Fee Income	0.00	0.00	0.00	2,232.43	0.00	2,232.43	0.00
6400 · Lease/Sales App Fees	0.00	0.00	0.00	25.00	0.00	25.00	0.00
6500 · Violation Fees	0.00	0.00	0.00	2.220.00	0.00	2,220.00	0.00
6910 · Interest Income	7.56	0.00	7.56	79.50	0.00	79.50	0.00
6920 · Returned Check Charges	0.00	0.00	0.00	15.00	0.00	15.00	0.00
Total Income	2,986.73	2,979.17	7.56	34,363.59	29,791.66	4,571.93	35,750.00
Total Income	2,986.73	2,979.17	7.56	34,363.59	29,791.66	4,571.93	35,750.00
Gross Profit	2,986.73	2,979.17	7.56	34,363.59	29,791.66	4,571.93	35,750.00
Expense							
Administrative							
7005 · Bad Debt	147.92	147.92	0.00	1,479.16	1,479.16	0.00	1.775.00
7020 · Dues/Licenses/Permits	0.00	6.67	(6.67)	61.25	66,66	(5.41)	80.00
7100 · Insurance	81.67	91.67	(10.00)	824.16	916,66	(92.50)	1,100.00
7150 · Legal/Prof. Fees	910.00	250.00	660.00	5,579.78	2,500.00	3,079.78	3.000.00
7200 · Management Fees	1,025.00	1,025.00	0.00	10,250.00	10,250.00	0.00	12,300.00
7220 · Board Meeting Room	0.00	12.50	(12.50)	0.00	125.00	(125.00)	150.00
7225 · Gen. Meeting Refreshments	0.00	8.33	(8.33)	0.00	83.34	(83.34)	100.00
7240 · Social Picnic	0.00	41.67	(41.67)	0.00	416.66	(416.66)	500.00
7250 · Office Svc/Supplies/Misc	163.45	208.33	(44.88)	2,431.80	2,083.34	348.46	2,500.00
7270 · Directory Expense	0.00	25.00	(25.00)	0.00	250.00	(250.00)	300.00
Total Administrative	2,328.04	1,817.09	510.95	20,626.15	18,170.82	2,455.33	21,805.00
Grounds							
7600 · Landscape Contract	(175.00)	475.00	(650.00)	4.750.00	4,750.00	0.00	5,700.00
7650 · Landscape Grounds Projects	0.00	207.92	(207.92)	640.00	2,079.16	(1,439.16)	2,495.00
7820 · Wetlands Maintenance	650.00	145.83	504.17	650.00	1,458.34	(808.34)	1,750.00
Total Grounds	475.00	828.75	(353.75)	6,040.00	8,287.50	(2,247.50)	9,945.00
Maintenance							
8010 · Building Maint/Repr/Svc	0.00	125.00	(125.00)	1,109.70	1,250.00	(140.30)	1,500.00
Total Maintenance	0.00	125.00	(125.00)	1,109.70	1,250.00	(140.30)	1,500.00

Bay Oaks HOA, Inc. Revenue & Expenses - Budget vs. Actual October 2019

	Oct 19	Budget	\$ Over Budget	Jan - Oct 19	YTD Budget	\$ Over Budget	Annual Budget
Utilities 8610 · Utilities	196.69	208.33	(11.64)	1,798.33	2,083.34	(285.01)	2,500.00
Total Utilities	196.69	208.33	(11.64)	1,798.33	2,083.34	(285.01)	2,500.00
Total Expense	2,999.73	2,979.17	20.56	29,574.18	29,791.66	(217.48)	35,750.00
Net Ordinary Income	(13.00)	0.00	(13.00)	4,789.41	0.00	4,789.41	0.00
Net income	(13.00)	0.00	(13.00)	4,789.41	0.00	4,789.41	0.00

Bay Oaks HOA, Inc. Revenue & Expense Monthly Comparison

January through October 2019

	Jan 19	Feb 19	Mar 19	Apr 19	May 19	Jun 19	Jul 19	Aug 19	Sep 19	Oct 19	TOTAL
Ordinary Income/Expense											
Income											
Income											
6200 · Assessment Fees	2,979.13	2,979.17	2,979.17	2,979.17	2,979.17	2,979.17	2,979.17	2,979.17	2,979.17	2,979.17	29,791.66
6340 · Late Fee Income 6400 · Lease/Sales App Fees	0.00 25.00	25.00	250.00	145.15	0.00	0.00	0.00	0.00	1,812.28	0.00	2,232.43
6500 · Violation Fees	0.00	0.00 0.00	0.00 0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00
6910 · Interest Income	7.72	7.83		600.00	620.00	300.00	90.00	0.00	610.00	0.00	2,220.00
6920 · Returned Check Charges	5.00	7.83 5.00	8.63 5.00	8.28 0.00	8.69	8.21	7.88	7.34	7.36	7.56	79.50
					0.00	0.00	0.00	0.00	0.00	0.00	15.00
Total Income	3,016.85	3,017.00	3,242.80	3,732.60	3,607.86	3,287.38	3,077.05	2,986.51	5,408.81	2,986.73	34,363.59
Total Income	3,016.85	3,017.00	3,242.80	3,732.60	3,607.86	3,287.38	3,077.05	2,986.51	5,408.81	2,986.73	34,363.59
Gross Profit	3,016.85	3,017.00	3,242.80	3,732.60	3,607.86	3,287.38	3,077.05	2,986.51	5,408.81	2,986.73	34,363.59
Expense											
Administrative											
7005 - Bad Debt	147.88	147.92	147.92	147.92	147.92	147.92	147.92	147.92	147.92	147.92	1,479.16
7020 · Dues/Licenses/Permits	0.00	0.00	61.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	61.25
7100 · Insurance	84.17	84.17	84.17	81.63	81.67	81.67	81.67	81.67	81.67	81.67	824.16
7150 · Legal/Prof. Fees	2,500.00	200.00	142.50	(2,962.68)	0.00	4,149.20	0.00	623.00	17.76	910.00	5,579.78
7200 · Management Fees	1,025.00	1,025.00	1,000.00	1,050.00	1,000.00	1,050.00	1,025.00	1,025.00	1,025.00	1,025.00	10,250.00
7250 · Office Svc/Supplies/Misc	419.76	526.23	285.46	211.50	204.40	174.45	154.20	146.10	146.25	163.45	2,431.80
Total Administrative	4,176.81	1,983.32	1,721.30	(1,471.63)	1,433.99	5,603.24	1,408.79	2,023.69	1,418.60	2,328.04	20,626.15
Grounds											
7600 · Landscape Contract	475.00	475.00	475.00	475.00	665.00	475.00	650.00	285.00	950.00	(175.00)	4.750.00
7650 · Landscape Grounds Projects	0.00	0.00	0.00	0.00	0.00	0.00	450.00	190.00	0.00	0.00	640.00
7820 · Wetlands Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	650.00	650.00
Total Grounds	475.00	475.00	475.00	475.00	665.00	475.00	1,100.00	475.00	950.00	475.00	6,040.00
Maintenance											
8010 · Building Maint/Repr/Svc	0.00	428.00	0.00	0,00	310.50	0.00	371.20	0.00	0,00	0.00	1,109.70
Total Maintenance	0.00	428.00	0.00	0.00	310.50	0.00	371.20	0.00	0.00	0.00	1,109.70
Utilities											
8610 · Utilities	201.73	196.20	195.62	185.79	214.04	11.41	200.12	200.12	196.61	196.69	1,798.33
Total Utilities	201.73	196.20	195.62	185.79	214.04	11.41	200.12	200.12	196.61	196.69	1,798.33
Total Expense	4,853.54	3,082.52	2,391.92	(810.84)	2,623.53	6,089.65	3,080.11	2,698.81	2,565.21	2,999.73	29,574.18
Net Ordinary Income	(1,836.69)	(65.52)	850.88	4,543.44	984.33	(2,802.27)	(3.06)	287.70	2,843.60	(13.00)	4,789.41
Net Income	(1,836.69)	(65.52)	850.88	4,543.44	984.33	(2,802.27)	(3.06)	287.70	2,843.60	(13.00)	4,789.41
