

**BAY OAKS HOA, INC.**  
**FINANCIAL REPORTS**  
**February 28, 2019**

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STATEMENT OF ASSETS, LIABILITIES AND FUND BALANCE

REVENUES AND EXPENSE

COMPARISON OF ACTUAL TO BUDGET

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

03/11/19

**Bay Oaks HOA, Inc.**  
**Statement of Assets, Liabilities, & Fund Balance**  
As of February 28, 2019

	Feb 28, 19
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
1010 · Centennial Opr 5514	69,285.87
1075 · Petty Cash - Karla Lehn	100.00
1215 · FCB 7600	17,742.03
Total Checking/Savings	87,127.90
Accounts Receivable	
1310 · Accounts Receivable	13,550.25
Total Accounts Receivable	13,550.25
Other Current Assets	
1315 · Allowance for Bad Debt	-7,679.25
1610 · Prepaid Insurance	84.13
Total Other Current Assets	-7,595.12
Total Current Assets	93,083.03
<b>TOTAL ASSETS</b>	<b>93,083.03</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	1,944.61
Total Accounts Payable	1,944.61
Other Current Liabilities	
Reserves	
5150 · Improvement Projects	4,517.82
5220 · Wetlands Certifications	1,575.92
5480 · Wall - Self Insured	3,550.04
5485 · Capital Improvements	8,091.08
5490 · Reserves Interest - Current	7.17
Total Reserves	17,742.03
3050 · Deferred Revenue	29,791.70
3060 · Suspense	165.00
Total Other Current Liabilities	47,698.73
Total Current Liabilities	49,643.34
Total Liabilities	49,643.34
Equity	
Unrestricted Net Assets	2,582.23
5510 · Prior Years Fund Balance	42,759.67
Net Income	-1,902.21
Total Equity	43,439.69
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>93,083.03</b>

03/11/19

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

	<u>Feb 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Feb 19</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	2,979.17	2,979.17	0.00	5,958.30	5,958.30	0.00	35,750.00
6340 · Late Fee Income	25.00	0.00	25.00	25.00	0.00	25.00	0.00
6400 · Lease/Sales App Fees	0.00	0.00	0.00	25.00	0.00	25.00	0.00
6910 · Interest Income	7.83	0.00	7.83	15.55	0.00	15.55	0.00
6920 · Returned Check Charges	5.00	0.00	5.00	10.00	0.00	10.00	0.00
<b>Total Income</b>	<u>3,017.00</u>	<u>2,979.17</u>	<u>37.83</u>	<u>6,033.85</u>	<u>5,958.30</u>	<u>75.55</u>	<u>35,750.00</u>
<b>Total Income</b>	<u>3,017.00</u>	<u>2,979.17</u>	<u>37.83</u>	<u>6,033.85</u>	<u>5,958.30</u>	<u>75.55</u>	<u>35,750.00</u>
<b>Gross Profit</b>	<u>3,017.00</u>	<u>2,979.17</u>	<u>37.83</u>	<u>6,033.85</u>	<u>5,958.30</u>	<u>75.55</u>	<u>35,750.00</u>
<b>Expense</b>							
<b>Administrative</b>							
7005 · Bad Debt	147.92	147.92	0.00	295.80	295.80	0.00	1,775.00
7020 · Dues/Licenses/Permits	0.00	6.67	(6.67)	0.00	13.30	(13.30)	80.00
7100 · Insurance	84.17	91.67	(7.50)	168.34	183.30	(14.96)	1,100.00
7150 · Legal/Prof. Fees	200.00	250.00	(50.00)	2,700.00	500.00	2,200.00	3,000.00
7200 · Management Fees	1,025.00	1,025.00	0.00	2,050.00	2,050.00	0.00	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	526.23	208.33	317.90	945.99	416.70	529.29	2,500.00
7270 · Directory Expense	0.00	25.00	(25.00)	0.00	50.00	(50.00)	300.00
<b>Total Administrative</b>	<u>1,983.32</u>	<u>1,817.09</u>	<u>166.23</u>	<u>6,160.13</u>	<u>3,634.10</u>	<u>2,526.03</u>	<u>21,805.00</u>
<b>Grounds</b>							
7600 · Landscape Contract	475.00	475.00	0.00	950.00	950.00	0.00	5,700.00
7650 · Landscape Grounds Projects	0.00	207.92	(207.92)	0.00	415.80	(415.80)	2,495.00
7820 · Wetlands Maintenance	0.00	145.83	(145.83)	0.00	291.70	(291.70)	1,750.00
<b>Total Grounds</b>	<u>475.00</u>	<u>828.75</u>	<u>(353.75)</u>	<u>950.00</u>	<u>1,657.50</u>	<u>(707.50)</u>	<u>9,945.00</u>
<b>Maintenance</b>							
8010 · Building Maint/Repr/Svc	428.00	125.00	303.00	428.00	250.00	178.00	1,500.00
<b>Total Maintenance</b>	<u>428.00</u>	<u>125.00</u>	<u>303.00</u>	<u>428.00</u>	<u>250.00</u>	<u>178.00</u>	<u>1,500.00</u>
<b>Utilities</b>							
8610 · Utilities	196.20	208.33	(12.13)	397.93	416.70	(18.77)	2,500.00
<b>Total Utilities</b>	<u>196.20</u>	<u>208.33</u>	<u>(12.13)</u>	<u>397.93</u>	<u>416.70</u>	<u>(18.77)</u>	<u>2,500.00</u>
<b>Total Expense</b>	<u>3,082.52</u>	<u>2,979.17</u>	<u>103.35</u>	<u>7,936.06</u>	<u>5,958.30</u>	<u>1,977.76</u>	<u>35,750.00</u>
<b>Net Ordinary Income</b>	<u>(65.52)</u>	<u>0.00</u>	<u>(65.52)</u>	<u>(1,902.21)</u>	<u>0.00</u>	<u>(1,902.21)</u>	<u>0.00</u>
<b>Net Income</b>	<u>(65.52)</u>	<u>0.00</u>	<u>(65.52)</u>	<u>(1,902.21)</u>	<u>0.00</u>	<u>(1,902.21)</u>	<u>0.00</u>