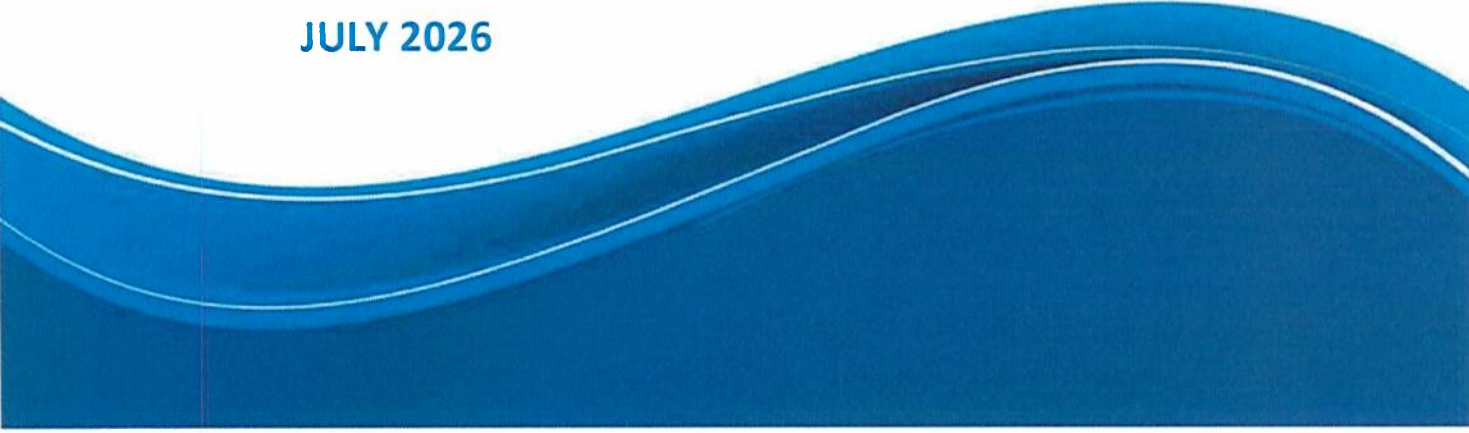


**BAY FOREST
HOMEOWNERS ASSOCIATION, INC.**

**FINANCIAL REPORT
FOR THE PERIOD ENDING:**

JULY 2026



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08/19/26

Accrual Basis

Bay Forest Homeowners Association

Balance Sheet

As of July 31, 2026

	Jul 31, 26
ASSETS	
Current Assets	
Checking/Savings	
OPERATING	
01015 · Cogent OP 5111	95,477.38
01025 · Cogent OP ICS 6721	15,971.88
01036 · Schwab OP 9666	129,535.76
01038 · Petty Cash	50.25
Total OPERATING	241,035.27
RESERVES.	
01021 · Charles Schwab Acct 5284	598.29
01017 · Cogent ICS RES 5137	119,019.13
1018 · Cogent ReserveSWEEP Acct 137	359,941.57
Total RESERVES.	479,558.99
SPECIAL ASSESSMENT	
01019 · Cogent Boardwalk SA 5459	168.03
01022 · Schwab SA 3891	1,034.91
Total SPECIAL ASSESSMENT	1,202.94
Total Checking/Savings	721,797.20
Other Current Assets	
1161 · US Treasury Bill SA-Due9/10/26	620,583.60
1160 · US Treasury Bill-Res Due9/10/26	289,470.52
01176 · US Bill Amortization Discount	4,170.51
01225 · Due to Operation	133,198.07
01220 · Prepaid Insurance	112,613.12
01308 · Investment in Affiliate	100.00
Total Other Current Assets	1,160,135.82
Total Current Assets	1,881,933.02
Fixed Assets	
01300 · Clubhouse Expansion Bldg	707,176.63
01302 · Equipment & Machinery	56,710.78
01304 · Furniture & Fixtures	34,961.39
01306 · Accumulated Depreciation	-336,221.56
Total Fixed Assets	462,627.24
TOTAL ASSETS	2,344,560.26
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · *Accounts Payable	4,390.76
Total Accounts Payable	4,390.76
Credit Cards	
02506 · Cogent Credit Card x1806	1,705.87
02508 · Sunshine Ace x206483	74.71
Total Credit Cards	1,780.58

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08/19/26

Accrual Basis

Bay Forest Homeowners Association

Balance Sheet

As of July 31, 2026

	Jul 31, 26
Other Current Liabilities	
02118 · Due from Reserves	60,741.19
02117 · Due from Special Assessments	72,456.88
02151 · Special Assessment Liability	549,329.66
02107 · Prepaid Assessments	19,050.79
02250 · Murano Donation Fund	29.01
02251 · Monteleone Donation Fund	122.15
Total Other Current Liabilities	701,729.68
Total Current Liabilities	707,901.02
Long Term Liabilities	
RESERVE FUNDS	
03100 · Dfrd Reserve Interest	44,607.26
03101 · Kayak Funds	30,406.45
03004 · Dfrd Res-Boardwalk	45,277.74
03006 · Dfrd Res-Front Gates & Sec Sys	6,780.03
03010 · Dfrd Res-Fitness Ctr Furnit/Fi	23,726.65
03012 · Dfrd Res-Library Furniture/Fix	6.42
03014 · Dfrd Res-Office Furniture/Fixt	129.13
03016 · Dfrd Res-Air Conditioner	26,571.66
03018 · Dfrd Res-Lakes	3,741.86
03022 · Dfrd Res-Signs	293.74
03024 · Dfrd Res-Streetlights	51,340.35
03026 · Dfrd Res-Paint Exterior CB	7,485.02
03028 · Dfrd Res-Paint Int Gypsum Brd	6,814.50
03030 · Dfrd Res-Resale Fees	169,761.29
03031 · Dfrd Res-Resurfacing	233,788.51
03040 · Dfrd Res-ChickeeHut BrdWik Rf	4,347.47
03042 · Dfrd Res-ChickeeHut Bulletin Rf	5,027.57
03044 · Dfrd Res-ChickeeHut Tennis Rf	6,686.67
03046 · Dfrd Res-Clubhouse Roof	1,293.87
03048 · Dfrd Res-Gatehouse Roof	409.41
03050 · Dfrd Res-Shuffleboard/Bocce Rf	5,990.86
03052 · Dfrd Res-Utility Building Roof	8,571.83
03054 · Dfrd Res-Tennis courts	3,147.65
03056 · Dfrd Res-Landscape Plantings	1,600.00
03057 · Dfrd Res-Water Drainage System	8,712.58
03058 · Dfrd Res-Windows & Door - Repl	4,526.83
03059 · Dfrd Res-Golf Carts - Replace	905.38
03060 · Dfrd Res-Truck - Replace	905.38
03061 · Dfrd Res-Backhoe - Replace	905.38
03062 · Dfrd Res-Metal Building - Repl	905.38
03063 · Dfrd Res-Wood Structures - Repl	3,621.45
Total RESERVE FUNDS	708,288.32
Total Long Term Liabilities	708,288.32
Total Liabilities	1,416,189.34
Equity	
32000 · Unrestricted Net Assets	308,201.46
03500 · Fund Balance	
Reserve	105,350.22
03500 · Fund Balance - Other	-27,618.50
Total 03500 · Fund Balance	77,731.72
03505 · Clubhouse Expansion Equity	457,036.52
Net Income	85,401.22
Total Equity	928,370.92
TOTAL LIABILITIES & EQUITY	2,344,560.26