



**BAY FOREST
HOMEOWNERS ASSOCIATION, INC.**

**FINANCIAL REPORT
FOR THE PERIOD ENDING:**

DECEMBER 2025



Bay Forest Homeowners Association
Balance Sheet
As of December 31, 2025

	Dec 31, 25
ASSETS	
Current Assets	
Checking/Savings	
OPERATING	
01015 · Cogent OP 5111	261,475.99
01025 · Cogent OP ICS 6721	15,764.53
01036 · Schwab OP 9666	127,440.48
01038 · Petty Cash	50.25
Total OPERATING	404,731.25
RESERVES.	
01021 · Charles Schwab Acct 5284	1,541.49
01017 · Cogent ICS RES 5137	10,019.81
1018 · Cogent ReserveSWEEP Acct 137	79,412.61
Total RESERVES.	90,973.91
SPECIAL ASSESSMENT	
01019 · Cogent Boardwalk SA 5459	10,019.81
01020 · Cogent ICS SWEEP 5459	47,034.66
01022 · Schwab SA 3891	1,336.74
Total SPECIAL ASSESSMENT	58,391.21
Total Checking/Savings	554,096.37
Accounts Receivable	
01120 · Accounts Receivable	22,123.29
Total Accounts Receivable	22,123.29
Other Current Assets	
Us Treasury Bill-Res Due 3/19/2	70,375.20
US Treasury Bill Res-Due 3/12/2	142,714.76
01139 · US Treasury Bill SA-Due3/19/26	153,636.00
01141 · US Treasury Bill SA-due3/12/26	304,259.95
01154 · US Treasury Bill SA-due 6/11/26	149,217.10
01144 · US TreasuryBill-Res due 6/11/26	69,313.75
01156 · US Bill Amortization Discount	5,664.74
01240 · Due to Reserves	84,940.78
01225 · Due to Operation	23,954.83
01220 · Prepaid Insurance	49,132.06
01308 · Investment in Affiliate	100.00
Total Other Current Assets	1,053,309.17
Total Current Assets	1,629,528.83
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	2,092,156.07
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · *Accounts Payable	8,878.04
Total Accounts Payable	8,878.04

Bay Forest Homeowners Association

Balance Sheet

As of December 31, 2025

	Dec 31, 25
Credit Cards	
02506 · Cogent Credit Card x1806	3,156.52
02508 · Sunshine Ace x206483	10.00
02504 · Home Depot x4978	126.09
Total Credit Cards	3,292.61
Other Current Liabilities	
02117 · Due from Special Assessments	108,895.61
02151 · Special Assessment Liability	556,508.65
02107 · Prepaid Assessments	824.17
02250 · Murano Donation Fund	29.01
02251 · Monteleone Donation Fund	1,427.01
Total Other Current Liabilities	667,784.45
Total Current Liabilities	679,955.10
Long Term Liabilities	
03101 · Kayak Funds	15,625.00
03100 · Dfrd Reserve Interest	44,012.71
03004 · Dfrd Res-Boardwalk	27,170.28
03006 · Dfrd Res-Front Gates & Sec Sys	4,063.89
03008 · Dfrd Res-Clubhse Furniture/Fixt	2,187.97
03010 · Dfrd Res-Fitness Ctr Furnit/Fi	22,821.27
03012 · Dfrd Res-Library Furniture/Fix	6.42
03014 · Dfrd Res-Office Furniture/Fixt	129.13
03016 · Dfrd Res-Air Conditioner	25,666.28
03018 · Dfrd Res-Lakes	5,289.69
03022 · Dfrd Res-Signs	293.74
03024 · Dfrd Res-Streetlights	53,894.97
03026 · Dfrd Res-Paint Exterior CB	7,485.02
03028 · Dfrd Res-Paint Int Gypsum Brd	6,814.50
03030 · Dfrd Res-Resale Fees	118,953.63
03032 · Dfrd Res-Parking Resurfacing	23,415.25
03034 · Dfrd Res-Paths Resurfacing	9,767.87
03036 · Dfrd Res-Street Resurfacing	35,944.17
03038 · Dfrd Res-Pavement Striping	3,894.08
03040 · Dfrd Res-ChickeeHut BrdWlk 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	388.49
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	14,712.58
Total Long Term Liabilities	458,318.40
Total Liabilities	1,138,273.50
Equity	
32000 · Unrestricted Net Assets	227,826.26
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	191,288.07
Total Equity	953,882.57
TOTAL LIABILITIES & EQUITY	2,092,156.07