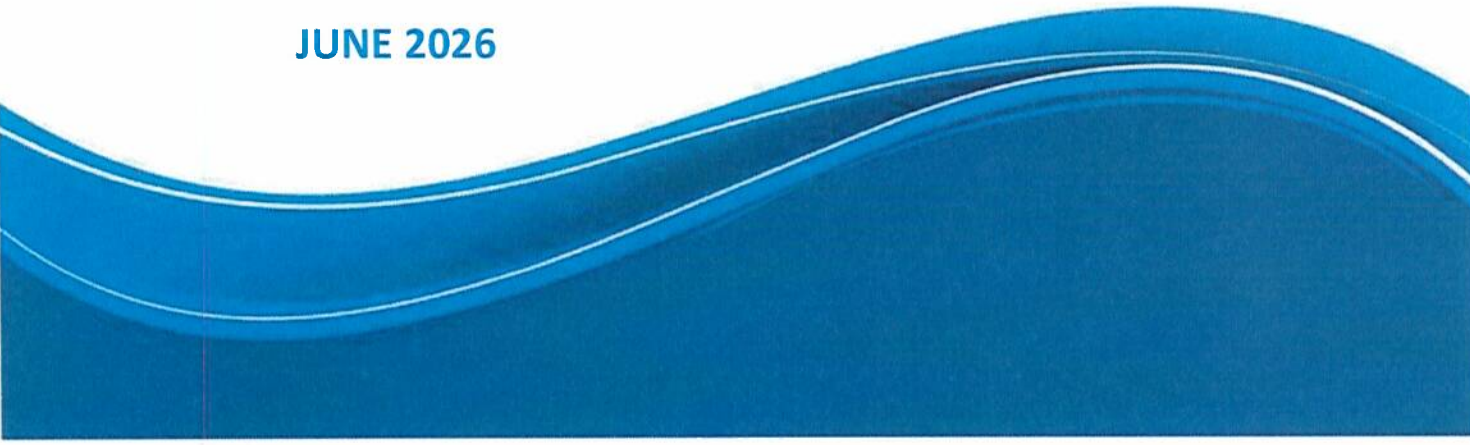


**BAY FOREST
HOMEOWNERS ASSOCIATION, INC.**

**FINANCIAL REPORT
FOR THE PERIOD ENDING:**

JUNE 2026



7:46 AM
07/14/26
Accrual Basis

Bay Forest Homeowners Association
Balance Sheet
As of June 30, 2026

	Jun 30, 26
ASSETS	
Current Assets	
Checking/Savings	
OPERATING	
01015 · Cogent OP 5111	138,159.31
01025 · Cogent OP ICS 6721	15,941.39
01036 · Schwab OP 9666	129,247.14
01038 · Petty Cash	50.25
Total OPERATING	283,398.09
RESERVES.	
01021 · Charles Schwab Acct 5284	742.41
01017 · Cogent ICS RES 5137	10,018.51
1018 · Cogent ReserveSWEEP Acct 137	388,427.32
Total RESERVES.	399,188.24
SPECIAL ASSESSMENT	
01019 · Cogent Boardwalk SA 5459	167.71
01022 · Schwab SA 3891	1,343.74
Total SPECIAL ASSESSMENT	1,511.45
Total Checking/Savings	684,097.78
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	1,299.48
01225 · Due to Operation	103,943.34
01220 · Prepaid Insurance	126,152.91
01308 · Investment in Affiliate	100.00
Total Other Current Assets	1,141,549.85
Total Current Assets	1,825,647.63
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	2,288,274.87
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · *Accounts Payable	2,303.80
Total Accounts Payable	2,303.80
Credit Cards	
02506 · Cogent Credit Card x1806	2,233.57
02504 · Home Depot x4978	1,368.20
Total Credit Cards	3,601.77

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Bay Forest Homeowners Association
Balance Sheet
As of June 30, 2026

	Jun 30, 26
Other Current Liabilities	
02118 • Due from Reserves	29,218.41
02117 • Due from Special Assessments	74,724.93
02151 • Special Assessment Liability	547,370.12
02107 • Prepaid Assessments	16,311.41
02250 • Murano Donation Fund	29.01
02251 • Monteleone Donation Fund	122.15
Total Other Current Liabilities	667,776.03
Total Current Liabilities	673,681.60
Long Term Liabilities	
RESERVE FUNDS	
03100 • Dfrd Reserve Interest	42,961.47
03101 • Kayak Funds	30,406.45
03004 • Dfrd Res-Boardwalk	42,690.96
03006 • Dfrd Res-Front Gates & Sec Sys	6,392.01
03010 • Dfrd Res-Fitness Ctr Furnit/Fi	23,597.31
03012 • Dfrd Res-Library Furniture/Fix	6.42
03014 • Dfrd Res-Office Furniture/Fixt	129.13
03016 • Dfrd Res-Air Conditioner	26,442.32
03018 • Dfrd Res-Lakes	3,741.86
03022 • Dfrd Res-Signs	293.74
03024 • Dfrd Res-Streetlights	51,211.01
03026 • Dfrd Res-Paint Exterior CB	7,485.02
03028 • Dfrd Res-Paint Int Gypsum Brd	6,814.50
03030 • Dfrd Res-Resale Fees	166,761.29
03031 • Dfrd Res-Resurfacing	117,028.17
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	1,164.53
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	3,880.14
03059 • Dfrd Res-Golf Carts - Replace	776.04
03060 • Dfrd Res-Truck - Replace	776.04
03061 • Dfrd Res-Backhoe - Replace	776.04
03062 • Dfrd Res-Metal Building - Repl	776.04
03063 • Dfrd Res-Wood Structures - Repl	3,104.10
Total RESERVE FUNDS	581,708.63
Total Long Term Liabilities	581,708.63
Total Liabilities	1,255,390.23
Equity	
32000 • Unrestricted Net Assets	417,201.46
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	80,914.94
Total Equity	1,032,884.64
TOTAL LIABILITIES & EQUITY	2,288,274.87