BAY FOREST
HOMEOWNERS ASSOCIATION, INC

FINANCIAL REPORT
FOR THE PERIOD ENDING:

MAY 2026

Bay Forest Homeowners Association
Balance Sheet
As of May 31, 2026

	May 31, 26	
ASSETS		
Current Assets		
Checking/Savings		
OPERATING		
01015 · Cogent OP 5111	232,429.32	
01025 · Cogent OP ICS 6721	15,911.94	
01036 · Schwab OP 9666	128,907.77	
01038 · Petty Cash	50.25	
Total OPERATING		377,299.28
RESERVES.		
01021 · Charles Schwab Acct 5284	1,212.86	
01017 · Cogent ICS RES 5137	10,019.13	
1018 · Cogent ReserveSWEEP Acct 137	229,470.18	
Total RESERVES.		240,702.17
SPECIAL ASSESSMENT		
01019 · Cogent Boardwalk SA 5459	167.40	
01022 · Schwab SA 3891	927.20	
Total SPECIAL ASSESSMENT		1,094.60
Total Checking/Savings		619,096.05
Accounts Receivable		
01120 · Accounts Receivable		1,038.77
Total Accounts Receivable		1,038.77
Other Current Assets		
1159 · US TreasuryBill-Res due 6/18/26		70,359.58
1158 · US Treasury Bill SA-Due6/18/26		154,592.88
01154 · US Treasury Bill SA-due 6/11/26		456,423.23
01144 · US TreasuryBill-Res due 6/11/26		213,997.92
01156 · US Bill Amortization Discount		13,449.04
01240 · Due to Reserves		145,432.86
01220 · Prepaid Insurance		139,264.15
01308 · Investment In Affiliate		100.00
Total Other Current Assets		1,193,619.66
Total Current Assets		1,813,754.48
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		**2,276,381.72**
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
20000 · *Accounts Payable		1,561.74
Total Accounts Payable		1,561.74
Credit Cards		
02508 · Sunshine Ace x206483		-25.85
02504 · Home Depot x4978		457.66
Total Credit Cards		431.81

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Balance Sheet
As of May 31, 2026

	May 31, 26	
Other Current Liabilities		
02117 · Due from Special Assessments	65,408.61	
02151 · Special Assessment Liability	546,702.10	
02116 · Due from Operation	80,024.25	
02107 · Prepaid Assessments	3,356.54	
02250 · Murano Donation Fund	29.01	
02251 · Monteleone Donation Fund	122.15	
Total Other Current Liabilities	695,642.66	
Total Current Liabilities	697,636.21	
Long Term Liabilities		
RESERVE FUNDS		
03100 · Dfrd Reserve Interest	42,329.05	
03101 · Kayak Funds	30,406.45	
03004 · Dfrd Res-Boardwalk	40,104.18	
03006 · Dfrd Res-Front Gates & Sec Sys	6,003.99	
03010 · Dfrd Res-Fitness Ctr Furnit/Fl	23,467.97	
03012 · Dfrd Res-Library Furniture/Fix	6.42	
03014 · Dfrd Res-Office Furniture/Fixt	129.13	
03016 · Dfrd Res-Air Conditioner	26,312.98	
03018 · Dfrd Res-Lakes	3,741.86	
03022 · Dfrd Res-Signs	293.74	
03024 · Dfrd Res-Streetlights	51,081.67	
03026 · Dfrd Res-Paint Exterior CB	7,485.02	
03028 · Dfrd Res-Paint Int Gypsum Brd	6,814.50	
03030 · Dfrd Res-Resale Fees	163,761.29	
03031 · Dfrd Res-Resurfacing	109,267.83	
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	1,035.19	
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	3,233.45	
03059 · Dfrd Res-Golf Carts - Replace	646.70	
03060 · Dfrd Res-Truck - Replace	646.70	
03061 · Dfrd Res-Backhoe - Replace	646.70	
03062 · Dfrd Res-Metal Building - Repl	646.70	
03063 · Dfrd Res-Wood Structures - Repl	2,586.75	
Total RESERVE FUNDS	565,142.31	
Total Long Term Liabilities	565,142.31	
Total Liabilities	1,262,778.52	
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	61,633.50	
Total Equity	1,013,603.20	
TOTAL LIABILITIES & EQUITY	2,276,381.72	