



**BAY FOREST
HOMEOWNERS ASSOCIATION, INC**

**FINANCIAL REPORT
FOR THE PERIOD ENDING:**

APRIL 2026

Bay Forest Homeowners Association

Balance Sheet

As of April 30, 2026

	<u>Apr 30, 26</u>
ASSETS	
Current Assets	
Checking/Savings	
OPERATING	
01015 · Cogent OP 5111	147,027.17
01025 · Cogent OP ICS 6721	15,881.56
01036 · Schwab OP 9666	128,530.51
01038 · Petty Cash	50.25
Total OPERATING	<u>291,489.49</u>
RESERVES.	
01021 · Charles Schwab Acct 5284	1,212.85
01017 · Cogent ICS RES 5137	10,018.51
1018 · Cogent ReserveSWEEP Acct 137	262,271.92
Total RESERVES.	<u>273,503.28</u>
SPECIAL ASSESSMENT	
01019 · Cogent Boardwalk SA 5459	167.08
01022 · Schwab SA 3891	927.19
Total SPECIAL ASSESSMENT	<u>1,094.27</u>
Total Checking/Savings	<u>566,087.04</u>
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	10,578.09
01225 · Due to Operation	97,770.59
01220 · Prepaid Insurance	153,232.43
01308 · Investment in Affiliate	100.00
Total Other Current Assets	<u>1,157,054.72</u>
Total Current Assets	<u>1,723,141.76</u>
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	<u>462,627.24</u>
TOTAL ASSETS	<u><u>2,185,769.00</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · *Accounts Payable	15,227.58
Total Accounts Payable	<u>15,227.58</u>
Credit Cards	
02506 · Cogent Credit Card x1806	4,452.02
02508 · Sunshine Ace x206483	-291.71
02504 · Home Depot x4978	407.19
Total Credit Cards	<u>4,567.50</u>

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As of April 30, 2026

	Apr 30, 26
Other Current Liabilities	
02117 · Due from Special Assessments	60,367.81
02115 · Due to/from Reserves	37,402.78
02151 · Special Assessment Liability	551,742.57
02107 · Prepaid Assessments	8,868.97
02250 · Murano Donation Fund	29.01
02251 · Monteleone Donation Fund	122.15
Total Other Current Liabilities	658,533.29
Total Current Liabilities	678,328.37
Long Term Liabilities	
RESERVE FUNDS	
03100 · Dfrd Reserve Interest	41,539.18
03101 · Kayak Funds	21,025.00
03004 · Dfrd Res-Boardwalk	37,517.40
03006 · Dfrd Res-Front Gates & Sec Sys	5,615.97
03008 · Dfrd Res-Cibhse Furniture/Fixt	-579.09
03010 · Dfrd Res-Fitness Ctr Furnit/FI	23,338.63
03012 · Dfrd Res-Library Furniture/Fix	6.42
03014 · Dfrd Res-Office Furniture/Fixt	129.13
03016 · Dfrd Res-Air Conditioner	26,183.64
03018 · Dfrd Res-Lakes	3,741.86
03022 · Dfrd Res-Signs	293.74
03024 · Dfrd Res-Streetlights	50,952.33
03026 · Dfrd Res-Paint Exterior CB	7,485.02
03028 · Dfrd Res-Paint Int Gypsum Brd	6,814.50
03030 · Dfrd Res-Resale Fees	142,761.29
03031 · Dfrd Res-Resurfacing	101,507.49
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	905.85
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	2,586.76
03059 · Dfrd Res-Golf Carts - Replace	517.36
03060 · Dfrd Res-Truck - Replace	517.36
03061 · Dfrd Res-Backhoe - Replace	517.36
03062 · Dfrd Res-Metal Building - Repl	517.36
03063 · Dfrd Res-Wood Structures - Repl	2,069.40
Total RESERVE FUNDS	520,458.00
Total Long Term Liabilities	520,458.00
Total Liabilities	1,198,786.37
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	35,012.93
Total Equity	986,982.63
TOTAL LIABILITIES & EQUITY	2,185,769.00