

**BAY FOREST
HOMEOWNERS ASSOCIATION, INC.**

**FINANCIAL REPORT
FOR THE PERIOD ENDING:**

AUGUST 2026



1:17 PM

Bay Forest Homeowners Association

Balance Sheet

09/24/26

As of August 31, 2026

Accrual Basis

	Aug 31, 26
ASSETS	
Current Assets	
Checking/Savings	
OPERATING	
01015 · Cogent OP 5111	197,146.08
01025 · Cogent OP ICS 6721	16,002.43
01036 · Schwab OP 9666	129,925.85
01038 · Petty Cash	50.25
Total OPERATING	343,124.61
RESERVES.	
01021 · Charles Schwab Acct 5284	598.29
01017 · Cogent ICS RES 5137	10,019.13
1018 · Cogent ReserveSWEEP Acct 137	409,023.74
Total RESERVES.	419,641.16
SPECIAL ASSESSMENT	
01019 · Cogent Boardwalk SA 5459	168.35
01022 · Schwab SA 3891	1,034.92
Total SPECIAL ASSESSMENT	1,203.27
Total Checking/Savings	763,969.04
Accounts Receivable	
01120 · Accounts Receivable	1,056.19
Total Accounts Receivable	1,056.19
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	7,042.54
01240 · Due to Reserves	18,820.27
01225 · Due to Operation	51,677.87
01220 · Prepaid Insurance	99,073.35
01308 · Investment in Affiliate	100.00
Total Other Current Assets	1,086,768.15
Total Current Assets	1,851,793.38
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	2,314,420.62
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Credit Cards	
02506 · Cogent Credit Card x1806	4,007.41
02508 · Sunshine Ace x206483	107.90
02504 · Home Depot x4978	253.85
Total Credit Cards	4,369.16

1:17 PM

09/24/26

Accrual Basis

Bay Forest Homeowners Association

Balance Sheet

As of August 31, 2026

	Aug 31, 26
Other Current Liabilities	
02117 · Due from Special Assessments	70,498.14
02151 · Special Assessment Liability	551,288.73
02107 · Prepaid Assessments	11,262.86
02250 · Murano Donation Fund	29.01
02251 · Monteleone Donation Fund	122.15
Total Other Current Liabilities	633,200.89
Total Current Liabilities	637,570.05
Long Term Liabilities	
RESERVE FUNDS	
03100 · Dfrd Reserve Interest	46,343.91
03101 · Kayak Funds	30,406.45
03004 · Dfrd Res-Boardwalk	47,864.52
03006 · Dfrd Res-Front Gates & Sec Sys	7,168.05
03010 · Dfrd Res-Fitness Ctr Furnit/Fi	23,855.99
03012 · Dfrd Res-Library Furniture/Fix	6.42
03014 · Dfrd Res-Office Furniture/Fixt	129.13
03016 · Dfrd Res-Air Conditioner	26,701.00
03018 · Dfrd Res-Lakes	3,741.86
03022 · Dfrd Res-Signs	293.74
03024 · Dfrd Res-Streetlights	51,469.69
03026 · Dfrd Res-Paint Exterior CB	7,485.02
03028 · Dfrd Res-Paint Int Gypsum Brd	6,814.50
03030 · Dfrd Res-Resale Fees	174,734.37
03031 · Dfrd Res-Resurfacing	241,548.85
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	1,423.21
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	5,173.52
03059 · Dfrd Res-Golf Carts - Replace	1,034.72
03060 · Dfrd Res-Truck - Replace	1,034.72
03061 · Dfrd Res-Backhoe - Replace	1,034.72
03062 · Dfrd Res-Metal Building - Repl	1,034.72
03063 · Dfrd Res-Wood Structures - Repl	4,138.80
Total RESERVE FUNDS	727,931.95
Total Long Term Liabilities	727,931.95
Total Liabilities	1,365,502.00
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	105,948.92
Total Equity	948,918.62
TOTAL LIABILITIES & EQUITY	2,314,420.62