

**BAHIA BAY PROPERTY OWNERS ASSOC.  
STATEMENT OF ASSETS, LIABILITIES AND  
EQUITY - CASH BASIS  
As of November 30, 2022  
No Assurance is Provided**

**ASSETS**

|                                     |    |                  |
|-------------------------------------|----|------------------|
| Cash - Operating - Wells Fargo 7206 | \$ | 87,622.60        |
| Cash - Canal Fund - Wells Fargo     |    | 27,465.71        |
| Cash - Vanguard                     |    | <u>65,592.20</u> |

|                     |           |                          |
|---------------------|-----------|--------------------------|
| <b>TOTAL ASSETS</b> | <b>\$</b> | <b><u>180,680.51</u></b> |
|---------------------|-----------|--------------------------|

**LIABILITIES AND FUND BALANCES**

**LIABILITIES**

**Fund Equity**

|              |            |
|--------------|------------|
| Fund Balance | 180,680.51 |
|--------------|------------|

|                          |                          |
|--------------------------|--------------------------|
| <b>Total Fund Equity</b> | <b><u>180,680.51</u></b> |
|--------------------------|--------------------------|

**TOTAL LIABILITIES AND  
FUND EQUITY**

|           |                          |
|-----------|--------------------------|
| <b>\$</b> | <b><u>180,680.51</u></b> |
|-----------|--------------------------|

**BAHIA BAY PROPERTY OWNERS ASSOC.**  
**STATEMENT OF REVENUES AND EXPENSES-CASH BASIS**  
**For the 1 Month and 11 Months Ended November 30, 2022**  
**No Assurance is Provided**

|   | 1 Month Ended<br>November 30, 2022 | 11 Months Ended<br>November 30, 2022 |
|---|------------------------------------|--------------------------------------|
| <b>Revenues</b>                                     |                                    |                                      |
| Maintenance Fees                                    | \$ 0.00                            | \$ 48,282.99                         |
| Late Fees   | 0.00                               | 350.00                               |
| Other Income  | <u>0.00</u>                        | <u>200.00</u>                        |
| <b>Total Revenues</b>                               | <u>0.00</u>                        | <u>48,832.99</u>                     |
| <b>Operating Expenses</b>                           |                                    |                                      |
| <b>Utilities</b>                                    |                                    |                                      |
| Electricity   | 109.50                             | 1,197.38                             |
| Water & Sewer                                       | <u>31.30</u>                       | <u>870.53</u>                        |
| <b>Total Utilities</b>                              | <u>140.80</u>                      | <u>2,067.91</u>                      |
| <b>Repairs &amp; Maintenance</b>                    |                                    |                                      |
| Lawn Maintenance                                    | 0.00                               | 7,712.82                             |
| Landscaping   | 0.00                               | 567.09                               |
| Sea Grass/Canal Mgmt                                | 0.00                               | 3,890.00                             |
| Bulkhead Repairs                                    | <u>0.00</u>                        | <u>6,472.28</u>                      |
| <b>Total Repairs &amp; Maintenance</b>              | <u>0.00</u>                        | <u>18,642.19</u>                     |
| <b>Administrative Expenses</b>                      |                                    |                                      |
| Insurance   | 0.00                               | 4,552.91                             |
| Professional Fees                                   | 0.00                               | 1,350.00                             |
| Bank Charges  | 0.00                               | 3.50                                 |
| Administrative Expenses                             | <u>200.00</u>                      | <u>1,993.51</u>                      |
| <b>Total Administrative Expense</b>                 | <u>200.00</u>                      | <u>7,899.92</u>                      |
| <b>Total Operating Expenses</b>                     | <u>340.80</u>                      | <u>28,610.02</u>                     |
| <b>Excess of Revenues Over<br/>(Under) Expenses</b> | <u>\$ (340.80)</u>                 | <u>\$ 20,222.97</u>                  |

**BAHIA BAY PROPERTY OWNERS ASSOC.  
BUDGET REPORT - CASH BASIS**

**Schedule 1  
No Assurance is Provided**

|                                   | <b>Actual<br/>11 Months Ended<br/>November 30,</b> | <b>Budget<br/>11 Months<br/>November 30,</b> | <b>Variance</b> | <b>Total<br/>Annual<br/>Budget</b> | <b>Budget<br/>Remaining</b> |
|-----------------------------------|--|--|-----------------|------------------------------------|-----------------------------|
| <b>Revenues</b>                   |  |  |                 |                                    |                             |
| Maintenance Fees                  | \$ 48,282.99                                       | \$ 44,987.25                                 | \$ 3,295.74     | \$ 49,077.00                       | \$ 794.01                   |
| Late Fees                         | 350.00   | 0.00   | 350.00          | 0.00                               | (350.00)                    |
| Other Income                      | 200.00   | 0.00   | 200.00          | 0.00                               | (200.00)                    |
| <b>Total Revenues</b>             | <u>48,832.99</u>                                   | <u>44,987.25</u>                             | <u>3,845.74</u> | <u>49,077.00</u>                   | <u>244.01</u>               |
| <b>Operating Expenses</b>         |  |  |                 |                                    |                             |
| <b>Payroll Costs</b>              |  |  |                 |                                    |                             |
| <b>Utilities</b>                  |  |  |                 |                                    |                             |
| Electricity                       | 1,197.38   | 1,443.75                                     | 246.37          | 1,575.00                           | 377.62                      |
| Water & Sewer                     | 870.53   | 1,732.50                                     | 861.97          | 1,890.00                           | 1,019.47                    |
| <b>Total Utilities</b>            | <u>2,067.91</u>                                    | <u>3,176.25</u>                              | <u>1,108.34</u> | <u>3,465.00</u>                    | <u>1,397.09</u>             |
| <b>Contract Services</b>          |  |  |                 |                                    |                             |
| <b>Repairs &amp; Maintenance</b>  |  |  |                 |                                    |                             |
| Lawn Maintenance                  | 7,712.82   | 9,625.00                                     | 1,912.18        | 10,500.00                          | 2,787.18                    |
| General Maint. Materials/Su       | 0.00   | 2,887.50                                     | 2,887.50        | 3,150.00                           | 3,150.00                    |
| Landscaping                       | 567.09   | 1,925.00                                     | 1,357.91        | 2,100.00                           | 1,532.91                    |
| Security                          | 0.00   | 229.13                                       | 229.13          | 250.00                             | 250.00                      |
| Sea Grass/Canal Mgmt              | 3,890.00   | 4,812.50                                     | 922.50          | 5,250.00                           | 1,360.00                    |
| Bulkhead Repairs                  | 6,472.28   | 0.00   | (6,472.28)      | 0.00                               | (6,472.28)                  |
| <b>Total Repairs &amp; Mainte</b> | <u>18,642.19</u>                                   | <u>19,479.13</u>                             | <u>836.94</u>   | <u>21,250.00</u>                   | <u>2,607.81</u>             |
| <b>Administrative Expenses</b>    |  |  |                 |                                    |                             |
| Insurance                         | 4,552.91   | 4,583.37                                     | 30.46           | 5,000.00                           | 447.09                      |
| Legal                             | 0.00   | 916.63                                       | 916.63          | 1,000.00                           | 1,000.00                    |
| Professional Fees                 | 1,350.00   | 1,833.37                                     | 483.37          | 2,000.00                           | 650.00                      |
| Web Page                          | 0.00   | 91.63  | 91.63           | 100.00                             | 100.00                      |
| Taxes                             | 0.00   | 91.63  | 91.63           | 100.00                             | 100.00                      |
| Bank Charges                      | 3.50   | 91.63  | 88.13           | 100.00                             | 96.50                       |
| Administrative Expenses           | 1,993.51   | 2,786.63                                     | 793.12          | 3,040.00                           | 1,046.49                    |
| <b>Total Administrative Ex</b>    | <u>7,899.92</u>                                    | <u>10,394.89</u>                             | <u>2,494.97</u> | <u>11,340.00</u>                   | <u>3,440.08</u>             |
| <b>Total Operating Expenses</b>   | <u>28,610.02</u>                                   | <u>33,050.27</u>                             | <u>4,440.25</u> | <u>36,055.00</u>                   | <u>7,444.98</u>             |

**Excess of Revenues Over**

**BAHIA BAY PROPERTY OWNERS ASSOC.  
BUDGET REPORT - CASH BASIS**

**Schedule 1  
No Assurance is Provided**

|                         | <b>Actual<br/>11 Months Ended<br/>November 30,</b> | <b>Budget<br/>11 Months<br/>November 30,</b> | <b>Variance</b>    | <b>Total<br/>Annual<br/>Budget</b> | <b>Budget<br/>Remaining</b> |
|-------------------------|--|--|--------------------|------------------------------------|-----------------------------|
| <b>(Under) Expenses</b> | <u>\$ 20,222.97</u>                                | <u>\$ 11,936.98</u>                          | <u>\$ 8,285.99</u> | <u>\$ 13,022.00</u>                | <u>\$ (7,200.97)</u>        |