94BP Baynard Park Property Owners Association
Balance Sheet
09/30/2020

PO Box 5
Hilton Head Isl SC 29938

	ASSETS	
	Operating Cash	
10100	Operating Account	$ 108,457.03
10105	Petty Cash	200.00
	Total Operating Cash	$ 108,657.03
	Reserves Cash	
10500	Reserves Account	$ 509,359.55
10541	Replacement Resvs CD	75,000.00
10560	Insurance Reserves Account	10.00
	Total Reserves	$ 584,369.55
	Total Assets	$ 693,026.58
	LIABILITIES	
	Total Liabilities	$ 0.00
	OWNERS' EQUITY	
30010	Capital Contributions	$ 4,087.50
30020	Retained Earnings	231,856.39
30030	Fund Balance - Reserves	394,878.54
	Current Operating Surplus/(Deficit)	62,204.15
	Total Owners' Equity	$ 693,026.58
	Total Liabilities & Owners' Equity	$ 693,026.58

94BP Baynard Park Property Owners Association
Income Statement
09/30/2020

PO Box 5
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		Current Actual	Current Budget	Current Variance		Year-to-Date Actual	Year-to-Date Budget	Year-to-Date Variance		Annual Budget	Budget Remaining
	OPERATING										
	INCOME										
40010	Regime Fees Income	47,672.03	0	(47,672.03)	0.00 %	396,317.93	400,014	3,696.07	0.92 %	533,352	137,034.07
40013	Gate Income	2,176.00	0	(2,176.00)	0.00 %	31,951.00	0	(31,951.00)	0.00 %	0	(31,951.00)
40031	Passthru Income- Legal	0.00	0	0.00	0.00 %	100.00	0	(100.00)	0.00 %	0	(100.00)
40071	Parking Pass Income	30.00	0	(30.00)	0.00 %	60.00	0	(60.00)	0.00 %	0	(60.00)
41035	Transfer Fee Income	0.00	0	0.00	0.00 %	5,992.50	0	(5,992.50)	0.00 %	0	(5,992.50)
41045	New Owner Transfer Fees	2,090.00	0	(2,090.00)	0.00 %	13,384.00	0	(13,384.00)	0.00 %	0	(13,384.00)
42000	Late Fee Income	200.00	0	(200.00)	0.00 %	725.00	0	(725.00)	0.00 %	0	(725.00)
42010	Violation Fine Income	345.00	0	(345.00)	0.00 %	1,050.00	0	(1,050.00)	0.00 %	0	(1,050.00)
43000	Transfer To Capital Reserves	(10,292.00)	(10,292)	0.00	0.00 %	(92,628.00)	(92,628)	0.00	0.00 %	(123,500)	(30,872.00)
46000	Miscellaneous Other Income	0.00	0	0.00	0.00 %	3,510.24	0	(3,510.24)	0.00 %	0	(3,510.24)
47000	Administrative Income	0.00	0	0.00	0.00 %	50.00	0	(50.00)	0.00 %	0	(50.00)
49100	DRC Review Fee Income	150.00	0	(150.00)	0.00 %	1,560.00	0	(1,560.00)	0.00 %	0	(1,560.00)
	Total Income	**42,371.03**	**(10,292)**	**(52,663.03)**	**(511.69)%**	**362,072.67**	**307,386**	**(54,686.67)**	**(17.79)%**	**409,852**	**47,779.33**
	EXPENSES										
	Contracted Services										
61100	Landscape Contract	3,800.00	3,800	0.00	0.00 %	34,450.00	34,200	250.00	0.73 %	45,600	11,150.00
61140	Pond Contract	1,607.82	840	767.82	91.41 %	7,978.94	7,560	418.94	5.54 %	10,080	2,101.06
71100	Pest Control Contract	44.60	17	27.60	162.35 %	89.20	153	(63.80)	(41.70)%	200	110.80
	Total Contracted Services	**5,452.42**	**4,657**	**795.42**	**17.08 %**	**42,518.14**	**41,913**	**605.14**	**1.44 %**	**55,880**	**13,361.86**
	Utilities										
51110	Water & Sewer Expense	415.14	390	25.14	6.45 %	2,895.88	3,510	(614.12)	(17.50)%	4,680	1,784.12
51140	Electricity Expense	5,189.87	5,000	189.87	3.80 %	44,574.13	45,000	(425.87)	(0.95)%	60,000	15,425.87
51150	Telephone Expense	0.00	225	(225.00)	(100.00)%	0.00	2,025	(2,025.00)	(100.00)%	2,700	2,700.00
51190	Vehicle Bar Code Exp	0.00	150	(150.00)	(100.00)%	0.00	1,350	(1,350.00)	(100.00)%	1,795	1,795.00
	Total Utilities	**5,605.01**	**5,765**	**(159.99)**	**(2.78)%**	**47,470.01**	**51,885**	**(4,414.99)**	**(8.51)%**	**69,175**	**21,704.99**
	Landscaping										
61115	Landscape Repair and Maint.	8,250.94	867	7,383.94	851.67 %	8,935.94	7,803	1,132.94	14.52 %	10,400	1,464.06
61116	Pinestraw/Flowers	0.00	833	(833.00)	(100.00)%	12,150.00	7,497	4,653.00	62.06 %	10,000	(2,150.00)
61120	Irrigation Repair and Maint.	450.00	200	250.00	125.00 %	3,273.00	1,800	1,473.00	81.83 %	2,400	(873.00)
61130	Tree Maintenance	0.00	208	(208.00)	(100.00)%	2,500.00	1,872	628.00	33.55 %	2,500	0.00
61150	Fountain Maintenance	0.00	325	(325.00)	(100.00)%	3,235.57	2,925	310.57	10.62 %	3,900	664.43
	Total Landscaping	**8,700.94**	**2,433**	**6,267.94**	**257.62 %**	**30,094.51**	**21,897**	**8,197.51**	**37.44 %**	**29,200**	**(894.51)**
	Amenities										
62138	Gate R&M	0.00	208	(208.00)	(100.00)%	3,179.40	1,872	1,307.40	69.84 %	2,500	(679.40)
	Total Amenities	**0.00**	**208**	**(208.00)**	**(100.00)%**	**3,179.40**	**1,872**	**1,307.40**	**69.84 %**	**2,500**	**(679.40)**
	Repair & Maintenance										
72100	General Repair/Maint. & Suppli	1,824.67	1,250	574.67	45.97 %	10,382.94	11,250	(867.06)	(7.71)%	15,000	4,617.06
72190	Security	13,224.75	7,333	5,891.75	80.35 %	63,830.18	65,997	(2,166.82)	(3.28)%	88,000	24,169.82
	Total Repairs & Maintenance	**15,049.42**	**8,583**	**6,466.42**	**75.34 %**	**74,213.12**	**77,247**	**(3,033.88)**	**(3.93)%**	**103,000**	**28,786.88**
	General & Administrative										
81100	General Administrative	448.87	167	281.87	168.78 %	5,225.99	1,503	3,722.99	247.70 %	2,000	(3,225.99)
81110	Management Fees	2,554.40	2,701	(146.60)	(5.43)%	22,588.58	24,309	(1,720.42)	(7.08)%	32,411	9,822.42
81120	Legal Fees	2,458.50	1,250	1,208.50	96.68 %	8,971.00	11,250	(2,279.00)	(20.26)%	15,000	6,029.00
81130	Professional Fees	0.00	292	(292.00)	(100.00)%	11,095.74	2,628	8,467.74	322.21 %	3,500	(7,595.74)
81145	Social Expenses	0.00	208	(208.00)	(100.00)%	308.56	1,872	(1,563.44)	(83.52)%	2,500	2,191.44
81160	Taxes - Federal Income Tax	0.00	63	(63.00)	(100.00)%	0.00	567	(567.00)	(100.00)%	750	750.00
81185	Property Taxes	0.00	133	(133.00)	(100.00)%	0.00	1,197	(1,197.00)	(100.00)%	1,600	1,600.00
81190	Website Fees	430.66	717	(286.34)	(39.94)%	3,185.22	6,453	(3,267.78)	(50.64)%	8,603	5,417.78
82110	Bank Charges	0.00	0	0.00	0.00 %	5.00	0	5.00	0.00 %	0	(5.00)
82200	Prior Year Expenses	0.00	0	0.00	0.00 %	5,285.95	0	5,285.95	0.00 %	0	(5,285.95)
83004	Shared Amenities	10,447.79	10,478	(30.21)	(0.29)%	94,030.11	94,302	(271.89)	(0.29)%	125,734	31,703.89
92000	Office Supplies	0.00	208	(208.00)	(100.00)%	937.95	1,872	(934.05)	(49.90)%	2,500	1,562.05
	Total General & Administrative	**16,340.22**	**16,217**	**123.22**	**0.76 %**	**151,634.10**	**145,953**	**5,681.10**	**3.89 %**	**194,598**	**42,963.90**
	Insurance										
91160	Insurance	(261.00)	1,042	(1,303.00)	(125.05)%	12,878.00	9,378	3,500.00	37.32 %	12,499	(379.00)
	Total Insurance	**(261.00)**	**1,042**	**(1,303.00)**	**(125.05)%**	**12,878.00**	**9,378**	**3,500.00**	**37.32 %**	**12,499**	**(379.00)**
	Total Expenses	**50,887.01**	**38,905**	**11,982.01**	**30.80 %**	**361,987.28**	**350,145**	**11,842.28**	**3.38 %**	**466,852**	**104,864.72**
	Net Operating Income	**(8,515.98)**	**(49,197)**	**(40,681.02)**	**(82.69)%**	**85.39**	**(42,759)**	**(42,844.39)**	**(100.20)%**	**(57,000)**	**(57,085.39)**
	RESERVES										
	INCOME										
94000	Capital Reserves Income	10,292.00	10,292	0.00	0.00 %	92,628.00	92,628	0.00	0.00 %	123,500	30,872.00
	Total Reserves Income	**10,292.00**	**10,292**	**0.00**	**0.00 %**	**92,628.00**	**92,628**	**0.00**	**0.00 %**	**123,500**	**30,872.00**
	EXPENSES										
95000	Capital Expense	0.00	0	0.00	0.00 %	30,509.24	0	30,509.24	0.00 %	0	(30,509.24)

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	Actual	Current Budget	Variance		Actual	Year-to-Date Budget	Variance		Annual Budget	Budget Remaining
Total Reserves Expenses	**0.00**	**0**	**0.00**	**0.00 %**	**30,509.24**	**0**	**30,509.24**	**0.00 %**	**0**	**(30,509.24)**
Net Reserves	**10,292.00**	**10,292**	**0.00**	**0.00 %**	**62,118.76**	**92,628**	**30,509.24**	**32.94 %**	**123,500**	**61,381.24**
Total Income/(Loss)	**1,776.02**	**(38,905)**	**(40,681.02)**	**(104.57)%**	**62,204.15**	**49,869**	**(12,335.15)**	**(24.74)%**	**66,500**	**4,295.85**