

Bridgewater Crossing Homeowners Association, Inc.
Balance Sheet
4/30/2019

Assets

Cash - Operating

10100 - AAB - Operating	\$59,257.46
10300 - MOH - Operating	\$5,536.22
10400 - MOH - Operating Contingency	\$84,721.63

Cash - Operating Total \$149,515.31

Cash - Reserves

10200 - AAB - Reserves	\$2,012.42
10500 - MOH - Reserves	\$121,183.75

Cash - Reserves Total \$123,196.17

Accounts Receivable

11100 - A/R - Mx. Receivable	\$70.00
11200 - A/R - Assessments	\$21,485.44
12000 - Allowance for Bad Debt	(\$1,099.46)

Accounts Receivable Total \$20,455.98

Current Asset

12200 - Refundable deposit	\$1,995.00
14100 - PPD Liability Insurance	\$8,451.61
14700 - Prepaid Expense	\$1,610.00

Current Asset Total \$12,056.61

Assets Total

\$305,224.07

Liabilities and Equity

Current Liability

20500 - Deferred Assessments	\$27,873.33
22000 - Accounts Payable	\$10,582.34
22100 - Prepaid Owner Assessments	\$14,690.67
22400 - Accrued Expenses	\$1,903.00

Current Liability Total \$55,049.34

Reserves

30000 - Reserves - Contingency	\$13,996.31
30500 - Reserves - Perimeter Wall	\$6,952.44
30750 - Reserves - Cabana	\$19,860.57
31000 - Reserves - Legal	\$2,116.66
31100 - Reserves - Tot Lot	\$8,720.47
31150 - Reserves - Mailbox Repair	\$7,864.95
31200 - Reserves - Hurricane Repair	\$20,385.38
31250 - Reserves - Pool	\$19,381.81
31300 - Reserves - Road Repair	\$6,015.21
31350 - Reserves - Tennis/BBall Courts	\$2,538.13
31400 - Reserves - TH Pavement	\$725.00
31450 - Reserves - TH Roof	\$6,161.05
31500 - Reserves - TH Paint	\$7,250.00
33600 - Reserves - Interest	\$1,228.19

Reserves Total \$123,196.17

Retained Earnings

\$118,898.99

Bridgewater Crossing Homeowners Association, Inc.
Balance Sheet
4/30/2019

<u>Net Income</u>	\$8,079.57
<i>Liabilities & Equity Total</i>	\$305,224.07

Bridgewater Crossing Homeowners Association, Inc.
Income Statement
4/1/2019 - 4/30/2019

	4/1/2019 - 4/30/2019		1/1/2019 - 4/30/2019				
Accounts	Actual	Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
Income							
<u>Income</u>							
40000 - Assessment Income (Qtrly)	\$13,699.14	\$13,381.67	\$317.47	\$54,399.14	\$53,526.68	\$872.46	\$160,580.00
40001 - Assessments-TH (Monthly)	\$2,468.20	\$2,468.20	\$0.00	\$7,898.24	\$9,872.71	(\$1,974.47)	\$29,618.00
40002 - Administrative	\$0.00	\$166.67	(\$166.67)	\$225.00	\$666.68	(\$441.68)	\$2,000.00
40400 - Initial Membership	\$0.00	\$0.00	\$0.00	\$740.46	\$0.00	\$740.46	\$0.00
40800 - Collection Processing Fees	\$50.00	\$0.00	\$50.00	\$50.00	\$0.00	\$50.00	\$0.00
41900 - Interest Income - Operating	\$8.08	\$0.00	\$8.08	\$26.27	\$0.00	\$26.27	\$0.00
Total Income	\$16,225.42	\$16,016.54	\$208.88	\$63,339.11	\$64,066.07	(\$726.96)	\$192,198.00
Total Income	\$16,225.42	\$16,016.54	\$208.88	\$63,339.11	\$64,066.07	(\$726.96)	\$192,198.00
Expense							
<u>Admin</u>							
60150 - Management Fees	\$1,275.00	\$1,275.00	\$0.00	\$5,075.00	\$5,100.00	\$25.00	\$15,300.00
60200 - Printing/Copies	\$353.64	\$375.00	\$21.36	\$585.47	\$1,500.00	\$914.53	\$4,500.00
60250 - Coupon Costs	\$0.00	\$91.67	\$91.67	\$0.00	\$366.68	\$366.68	\$1,100.00
60300 - Audit/Tax Return	\$0.00	\$120.83	\$120.83	\$0.00	\$483.32	\$483.32	\$1,450.00
60350 - Legal Fees	(\$188.00)	\$416.67	\$604.67	\$1,412.00	\$1,666.68	\$254.68	\$5,000.00
60370 - Insurance	\$537.22	\$500.00	(\$37.22)	\$2,107.06	\$2,000.00	(\$107.06)	\$6,000.00
60470 - Website Maintenance	\$0.00	\$14.17	\$14.17	\$0.00	\$56.68	\$56.68	\$170.00
60550 - Miscellaneous	\$0.00	\$12.50	\$12.50	\$133.69	\$50.00	(\$83.69)	\$150.00
61050 - Permits/Licenses	\$61.25	\$50.00	(\$11.25)	\$116.43	\$200.00	\$83.57	\$600.00
61350 - Bad Debt	\$0.00	\$208.33	\$208.33	\$0.00	\$833.32	\$833.32	\$2,500.00
Total Admin	\$2,039.11	\$3,064.17	\$1,025.06	\$9,429.65	\$12,256.68	\$2,827.03	\$36,770.00
<u>Grounds</u>							
62000 - Grounds Contract	\$4,428.00	\$4,169.00	(\$259.00)	\$15,342.00	\$16,676.00	\$1,334.00	\$50,028.00
62400 - Plant Replacements	\$0.00	\$166.67	\$166.67	\$0.00	\$666.68	\$666.68	\$2,000.00
62420 - Irrigation Repairs	\$0.00	\$225.00	\$225.00	\$971.23	\$900.00	(\$71.23)	\$2,700.00
62700 - Tree Trimming	\$625.00	\$333.33	(\$291.67)	\$625.00	\$1,333.32	\$708.32	\$4,000.00
62850 - Pond/Fountain Maintenance	\$0.00	\$687.50	\$687.50	\$1,971.00	\$2,750.00	\$779.00	\$8,250.00
62870 - Mulch	\$0.00	\$58.50	\$58.50	\$0.00	\$234.00	\$234.00	\$702.00
63850 - Patrol Service	\$680.00	\$333.33	(\$346.67)	\$1,360.00	\$1,333.32	(\$26.68)	\$4,000.00
Total Grounds	\$5,733.00	\$5,973.33	\$240.33	\$20,269.23	\$23,893.32	\$3,624.09	\$71,680.00
<u>Pool/Clubhouse</u>							
66000 - Contract - Pool Maintenance	\$635.00	\$635.00	\$0.00	\$2,540.00	\$2,540.00	\$0.00	\$7,620.00
Total Pool/Clubhouse	\$635.00	\$635.00	\$0.00	\$2,540.00	\$2,540.00	\$0.00	\$7,620.00
<u>Repairs/Maintenance</u>							
50000 - General Repairs	\$98.17	\$433.33	\$335.16	\$1,349.00	\$1,733.32	\$384.32	\$5,200.00
50050 - Lighting Supplies/Maintenance	\$0.00	\$45.83	\$45.83	\$715.00	\$183.32	(\$531.68)	\$550.00
50100 - Power Washing	\$0.00	\$291.67	\$291.67	\$0.00	\$1,166.68	\$1,166.68	\$3,500.00
50150 - Park Equipment Rental	\$0.00	\$25.00	\$25.00	\$0.00	\$100.00	\$100.00	\$300.00
Total Repairs/Maintenance	\$98.17	\$795.83	\$697.66	\$2,064.00	\$3,183.32	\$1,119.32	\$9,550.00
<u>Townhomes</u>							
69000 - Landscape	\$790.00	\$416.67	(\$373.33)	\$2,370.00	\$1,666.68	(\$703.32)	\$5,000.00
69050 - Planting	\$0.00	\$100.00	\$100.00	\$0.00	\$400.00	\$400.00	\$1,200.00
69100 - Irrigation	\$0.00	\$416.67	\$416.67	\$0.00	\$1,666.68	\$1,666.68	\$5,000.00
69150 - Insurance	\$171.18	\$351.67	\$180.49	\$682.11	\$1,406.68	\$724.57	\$4,220.00
69155 - Termite	\$402.50	\$208.33	(\$194.17)	\$1,610.00	\$833.32	(\$776.68)	\$2,500.00
69860 - RSV-Pavement	\$35.00	\$50.00	\$15.00	\$140.00	\$200.00	\$60.00	\$600.00
69870 - RSV-Roof	\$297.43	\$424.83	\$127.40	\$1,189.72	\$1,699.32	\$509.60	\$5,098.00
69880 - RSV-Paint	\$350.00	\$500.00	\$150.00	\$1,400.00	\$2,000.00	\$600.00	\$6,000.00
Total Townhomes	\$2,046.11	\$2,468.17	\$422.06	\$7,391.83	\$9,872.68	\$2,480.85	\$29,618.00
<u>Utilities</u>							
78000 - Electricity	\$1,013.89	\$1,666.67	\$652.78	\$5,785.58	\$6,666.68	\$881.10	\$20,000.00
78400 - Water	\$321.49	\$83.33	(\$238.16)	\$2,459.29	\$333.32	(\$2,125.97)	\$1,000.00
Total Utilities	\$1,335.38	\$1,750.00	\$414.62	\$8,244.87	\$7,000.00	(\$1,244.87)	\$21,000.00
Total Expense	\$11,886.77	\$14,686.50	\$2,799.73	\$49,939.58	\$58,746.00	\$8,806.42	\$176,238.00
Operating Net Income	\$4,338.65	\$1,330.04	\$3,008.61	\$13,399.53	\$5,320.07	\$8,079.46	\$15,960.00

Bridgewater Crossing Homeowners Association, Inc.
Income Statement
4/1/2019 - 4/30/2019

4/1/2019 - 4/30/2019	1/1/2019 - 4/30/2019
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Accounts	Actual	Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
Reserve Expense							
<u>Reserves</u>							
80010 - Reserves - Contingency	\$583.33	\$583.33	\$0.00	\$2,333.32	\$2,333.32	\$0.00	\$7,000.00
80020 - Reserves - Perimetet Wall	\$83.33	\$83.33	\$0.00	\$333.32	\$333.32	\$0.00	\$1,000.00
80030 - Reserves - Cabana	\$83.33	\$83.33	\$0.00	\$333.32	\$333.32	\$0.00	\$1,000.00
80040 - Reserves - Tot Lot	\$125.00	\$125.00	\$0.00	\$500.00	\$500.00	\$0.00	\$1,500.00
80430 - Reserves - Mailbox Repair	\$40.00	\$40.00	\$0.00	\$160.00	\$160.00	\$0.00	\$480.00
80440 - Reserves - Hurricane Repair	\$80.00	\$80.00	\$0.00	\$320.00	\$320.00	\$0.00	\$960.00
80750 - Reserves - Pool	\$125.00	\$125.00	\$0.00	\$500.00	\$500.00	\$0.00	\$1,500.00
80900 - Reserves - Tennis Court	\$210.00	\$210.00	\$0.00	\$840.00	\$840.00	\$0.00	\$2,520.00
Total Reserves	\$1,329.99	\$1,329.99	\$0.00	\$5,319.96	\$5,319.96	\$0.00	\$15,960.00
Total Reserve Expense	\$1,329.99	\$1,329.99	\$0.00	\$5,319.96	\$5,319.96	\$0.00	\$15,960.00
Reserve Net Income	(\$1,329.99)	(\$1,329.99)	\$0.00	(\$5,319.96)	(\$5,319.96)	\$0.00	(\$15,960.00)
Net Income	\$3,008.66	\$0.05	\$3,008.61	\$8,079.57	\$0.11	\$8,079.46	\$0.00