

Bridgewater Crossing Homeowners Association, Inc.

Balance Sheet

6/30/2019

Assets

Cash - Operating

10100 - AAB -Operating \$145,965.17

Cash - Operating Total \$145,965.17

Cash - Reserves

10200 - AAB - Reserves \$118,400.30

Cash - Reserves Total \$118,400.30

Accounts Receivable

11100 - A/R - Mx. Receivable \$615.42

11200 - A/R - Assessments \$13,722.31

12000 - Allowance for Bad Debt (\$1,588.67)

Accounts Receivable Total \$12,749.06

Current Asset

12200 - Refundable deposit \$1,995.00

14100 - PPD Liability Insurance \$6,761.67

14700 - Prepaid Expense \$805.00

Current Asset Total \$9,561.67

Assets Total

\$286,676.20

Liabilities and Equity

Current Liability

20500 - Deferred Assessments \$1,109.99

22000 - Accounts Payable \$9,488.36

22100 - Prepaid Owner Assessments \$25,225.67

22400 - Accrued Expenses \$1,500.00

Current Liability Total \$37,324.02

Reserves

30000 - Reserves - Contingency \$10,612.97

30500 - Reserves - Perimeter Wall \$7,119.10

30750 - Reserves - Cabana \$20,027.23

31000 - Reserves - Legal \$2,116.66

31100 - Reserves - Tot Lot \$8,970.47

31150 - Reserves - Mailbox Repair \$7,944.95

31200 - Reserves - Hurricane Repair \$20,545.38

31250 - Reserves - Pool \$19,631.81

31300 - Reserves - Road Repair \$6,015.21

31350 - Reserves - Tennis/BBall Courts (\$1,941.87)

31400 - Reserves - TH Pavement \$825.00

31450 - Reserves - TH Roof \$7,010.71

31500 - Reserves - TH Paint \$8,250.00

33600 - Reserves - Interest \$1,272.68

Reserves Total \$118,400.30

Retained Earnings

\$118,199.98

Net Income

\$12,751.90

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Balance Sheet

6/30/2019

Liabilities & Equity Total

\$286,676.20

Bridgewater Crossing Homeowners Association, Inc.
Income Statement
6/1/2019 - 6/30/2019

6/1/2019 - 6/30/2019 1/1/2019 - 6/30/2019

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	\$80,854.31	\$80,289.84	\$564.47	\$160,580.00
40001 - Assessments-TH (Monthly)	\$2,468.20	\$2,468.20	\$0.00	\$14,809.11	\$14,809.11	\$0.00	\$29,618.00
40002 - Administrative	\$0.00	\$166.67	(\$166.67)	\$225.00	\$1,000.02	(\$775.02)	\$2,000.00
40400 - Initial Membership	\$0.00	\$0.00	\$0.00	\$740.46	\$0.00	\$740.46	\$0.00
40700 - Initial Contribution	\$397.41	\$0.00	\$397.41	\$794.82	\$0.00	\$794.82	\$0.00
41200 - Interest - Delinquent Accounts	\$187.73	\$0.00	\$187.73	\$640.28	\$0.00	\$640.28	\$0.00
41900 - Interest Income - Operating	\$20.68	\$0.00	\$20.68	\$55.14	\$0.00	\$55.14	\$0.00
42000 - Interest Income - Reserves	\$1.97	\$0.00	\$1.97	\$44.49	\$0.00	\$44.49	\$0.00
42100 - Allocated Interest on Reserves	(\$1.97)	\$0.00	(\$1.97)	(\$44.49)	\$0.00	(\$44.49)	\$0.00
Total Income	\$16,773.16	\$16,016.54	\$756.62	\$98,119.12	\$96,098.97	\$2,020.15	\$192,198.00
Total Income	\$16,773.16	\$16,016.54	\$756.62	\$98,119.12	\$96,098.97	\$2,020.15	\$192,198.00
Expense							
<u>Admin</u>							
60150 - Management Fees	\$1,275.00	\$1,275.00	\$0.00	\$7,625.00	\$7,650.00	\$25.00	\$15,300.00
60170 - Postage	\$4.50	\$0.00	(\$4.50)	\$4.50	\$0.00	(\$4.50)	\$0.00
60200 - Printing/Copies	\$11.26	\$375.00	\$363.74	\$920.41	\$2,250.00	\$1,329.59	\$4,500.00
60250 - Coupon Costs	\$0.00	\$91.67	\$91.67	\$0.00	\$550.02	\$550.02	\$1,100.00
60300 - Audit/Tax Return	\$0.00	\$120.83	\$120.83	\$0.00	\$724.98	\$724.98	\$1,450.00
60350 - Legal Fees	\$0.00	\$416.67	\$416.67	(\$1,016.00)	\$2,500.02	\$3,516.02	\$5,000.00
60370 - Insurance	\$673.79	\$500.00	(\$173.79)	\$3,454.64	\$3,000.00	(\$454.64)	\$6,000.00
60470 - Website Maintenance	\$0.00	\$14.17	\$14.17	\$0.00	\$85.02	\$85.02	\$170.00
60500 - Bank Charges	\$21.10	\$0.00	(\$21.10)	\$41.10	\$0.00	(\$41.10)	\$0.00
60550 - Miscellaneous	\$407.10	\$12.50	(\$394.60)	\$2,171.98	\$75.00	(\$2,096.98)	\$150.00
61050 - Permits/Licenses	\$280.00	\$50.00	(\$230.00)	\$396.43	\$300.00	(\$96.43)	\$600.00
61350 - Bad Debt	\$489.21	\$208.33	(\$280.88)	\$489.21	\$1,249.98	\$760.77	\$2,500.00
Total Admin	\$3,161.96	\$3,064.17	(\$97.79)	\$14,087.27	\$18,385.02	\$4,297.75	\$36,770.00
<u>Grounds</u>							
62000 - Grounds Contract	\$3,638.00	\$4,169.00	\$531.00	\$22,618.00	\$25,014.00	\$2,396.00	\$50,028.00
62400 - Plant Replacements	\$618.75	\$166.67	(\$452.08)	\$618.75	\$1,000.02	\$381.27	\$2,000.00
62420 - Irrigation Repairs	\$780.00	\$225.00	(\$555.00)	\$1,826.23	\$1,350.00	(\$476.23)	\$2,700.00
62700 - Tree Trimming	\$0.00	\$333.33	\$333.33	\$625.00	\$1,999.98	\$1,374.98	\$4,000.00
62850 - Pond/Fountain Maintenance	\$837.83	\$687.50	(\$150.33)	\$4,122.83	\$4,125.00	\$2.17	\$8,250.00
62870 - Mulch	\$0.00	\$58.50	\$58.50	\$0.00	\$351.00	\$351.00	\$702.00
63850 - Patrol Service	\$0.00	\$333.33	\$333.33	\$1,360.00	\$1,999.98	\$639.98	\$4,000.00
Total Grounds	\$5,874.58	\$5,973.33	\$98.75	\$31,170.81	\$35,839.98	\$4,669.17	\$71,680.00
<u>Pool/Clubhouse</u>							
65550 - Pool Supplies/Repairs	\$509.00	\$0.00	(\$509.00)	\$509.00	\$0.00	(\$509.00)	\$0.00
66000 - Contract - Pool Maintenance	\$635.00	\$635.00	\$0.00	\$3,810.00	\$3,810.00	\$0.00	\$7,620.00
Total Pool/Clubhouse	\$1,144.00	\$635.00	(\$509.00)	\$4,319.00	\$3,810.00	(\$509.00)	\$7,620.00
<u>Repairs/Maintenance</u>							
50000 - General Repairs	\$91.91	\$433.33	\$341.42	\$1,831.61	\$2,599.98	\$768.37	\$5,200.00
50050 - Lighting Supplies/Maintenance	\$0.00	\$45.83	\$45.83	\$715.00	\$274.98	(\$440.02)	\$550.00
50100 - Power Washing	\$0.00	\$291.67	\$291.67	\$0.00	\$1,750.02	\$1,750.02	\$3,500.00
50150 - Park Equipment Rental	\$0.00	\$25.00	\$25.00	\$0.00	\$150.00	\$150.00	\$300.00
Total Repairs/Maintenance	\$91.91	\$795.83	\$703.92	\$2,546.61	\$4,774.98	\$2,228.37	\$9,550.00
<u>Townhomes</u>							
69000 - Landscape	\$790.00	\$416.67	(\$373.33)	\$3,950.00	\$2,500.02	(\$1,449.98)	\$5,000.00
69050 - Planting	\$0.00	\$100.00	\$100.00	\$0.00	\$600.00	\$600.00	\$1,200.00
69100 - Irrigation	\$0.00	\$416.67	\$416.67	\$0.00	\$2,500.02	\$2,500.02	\$5,000.00
69150 - Insurance	\$171.18	\$351.67	\$180.49	\$1,024.47	\$2,110.02	\$1,085.55	\$4,220.00
69155 - Termite	\$402.50	\$208.33	(\$194.17)	\$2,415.00	\$1,249.98	(\$1,165.02)	\$2,500.00
Total Townhomes	\$1,363.68	\$1,493.34	\$129.66	\$7,389.47	\$8,960.04	\$1,570.57	\$17,920.00
<u>Reserves Townhomes</u>							
69860 - RSV-Pavement	\$50.00	\$50.00	\$0.00	\$240.00	\$300.00	\$60.00	\$600.00
69870 - RSV-Roof	\$424.83	\$424.83	\$0.00	\$2,039.38	\$2,548.98	\$509.60	\$5,098.00
69880 - RSV-Paint	\$500.00	\$500.00	\$0.00	\$2,400.00	\$3,000.00	\$600.00	\$6,000.00
Total Reserves Townhomes	\$974.83	\$974.83	\$0.00	\$4,679.38	\$5,848.98	\$1,169.60	\$11,698.00

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Income Statement
6/1/2019 - 6/30/2019

6/1/2019 - 6/30/2019 1/1/2019 - 6/30/2019

Accounts	Actual	Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
<u>Utilities</u>							
78000 - Electricity	\$1,209.24	\$1,666.67	\$457.43	\$8,403.77	\$10,000.02	\$1,596.25	\$20,000.00
78400 - Water	\$121.28	\$83.33	(\$37.95)	\$3,314.27	\$499.98	(\$2,814.29)	\$1,000.00
78500 - Cable/Internet	\$0.00	\$0.00	\$0.00	\$1,476.70	\$0.00	(\$1,476.70)	\$0.00
Total Utilities	\$1,330.52	\$1,750.00	\$419.48	\$13,194.74	\$10,500.00	(\$2,694.74)	\$21,000.00
Total Expense	\$13,941.48	\$14,686.50	\$745.02	\$77,387.28	\$88,119.00	\$10,731.72	\$176,238.00
Operating Net Income	\$2,831.68	\$1,330.04	\$1,501.64	\$20,731.84	\$7,979.97	\$12,751.87	\$15,960.00
<u>Reserve Expense</u>							
<u>Reserves</u>							
80010 - Reserves - Contingency	\$583.33	\$583.33	\$0.00	\$3,499.98	\$3,499.98	\$0.00	\$7,000.00
80020 - Reserves - Perimetet Wall	\$83.33	\$83.33	\$0.00	\$499.98	\$499.98	\$0.00	\$1,000.00
80030 - Reserves - Cabana	\$83.33	\$83.33	\$0.00	\$499.98	\$499.98	\$0.00	\$1,000.00
80040 - Reserves - Tot Lot	\$125.00	\$125.00	\$0.00	\$750.00	\$750.00	\$0.00	\$1,500.00
80430 - Reserves - Mailbox Repair	\$40.00	\$40.00	\$0.00	\$240.00	\$240.00	\$0.00	\$480.00
80440 - Reserves - Hurricane Repair	\$80.00	\$80.00	\$0.00	\$480.00	\$480.00	\$0.00	\$960.00
80750 - Reserves - Pool	\$125.00	\$125.00	\$0.00	\$750.00	\$750.00	\$0.00	\$1,500.00
80900 - Reserves - Tennis Court	\$210.00	\$210.00	\$0.00	\$1,260.00	\$1,260.00	\$0.00	\$2,520.00
Total Reserves	\$1,329.99	\$1,329.99	\$0.00	\$7,979.94	\$7,979.94	\$0.00	\$15,960.00
Total Reserve Expense	\$1,329.99	\$1,329.99	\$0.00	\$7,979.94	\$7,979.94	\$0.00	\$15,960.00
Reserve Net Income	(\$1,329.99)	(\$1,329.99)	\$0.00	(\$7,979.94)	(\$7,979.94)	\$0.00	(\$15,960.00)
Net Income	\$1,501.69	\$0.05	\$1,501.64	\$12,751.90	\$0.03	\$12,751.87	\$0.00