

Bridgewater Crossing Homeowners Association, Inc.
Balance Sheet
10/31/2019

AssetsCash - Operating

10100 - AAB -Operating	\$60,279.38
10600 - AAB - Projects	\$86,666.71

<u>Cash - Operating Total</u>	\$146,946.09
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Cash - Reserves

10200 - AAB - Reserves	\$122,939.96
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<u>Cash - Reserves Total</u>	\$122,939.96
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Accounts Receivable

11100 - A/R - Mx. Receivable	\$241.18
11200 - A/R - Assessments	\$29,397.17

<u>Accounts Receivable Total</u>	\$29,638.35
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Allowance for Bad Debt

12000 - Allowance for Bad Debt	(\$3,503.38)
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<u>Allowance for Bad Debt Total</u>	(\$3,503.38)
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Current Asset

12200 - Refundable deposit	\$1,995.00
14100 - PPD Liability Insurance	\$3,381.79

<u>Current Asset Total</u>	\$5,376.79
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<i>Assets Total</i>	\$301,397.81
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Liabilities and EquityCurrent Liability

22000 - Accounts Payable	\$819.40
22100 - Prepaid Owner Assessments	\$11,518.33
22400 - Accrued Expenses	\$1,500.00

<u>Current Liability Total</u>	\$13,837.73
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Reserves

30000 - Reserves - Contingency	\$12,946.29
30500 - Reserves - Perimeter Wall	\$7,452.42
30750 - Reserves - Cabana	\$20,360.55
31000 - Reserves - Legal	\$2,116.66
31100 - Reserves - Tot Lot	\$9,470.47
31150 - Reserves - Mailbox Repair	\$8,104.95
31200 - Reserves - Hurricane Repair	\$20,865.38
31250 - Reserves - Pool	\$20,131.81
31300 - Reserves - Road Repair	\$6,015.21
31350 - Reserves - Tennis/BBall Courts	(\$6,001.87)
31400 - Reserves - Bridgewater TH Pavement	\$1,025.00
31450 - Reserves - Bridgewater TH Roof	\$8,710.03
31500 - Reserves - Bridgewater TH Paint	\$10,250.00
33600 - Reserves - Interest	\$1,493.06

<u>Reserves Total</u>	\$122,939.96
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Retained Earnings

	\$118,199.98
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Balance Sheet
10/31/2019

<u>Net Income</u>	\$46,420.14
<i>Liabilities & Equity Total</i>	\$301,397.81

Bridgewater Crossing Homeowners Association, Inc.
Income Statement
10/1/2019 - 10/31/2019

10/1/2019 - 10/31/2019 1/1/2019 - 10/31/2019

Accounts	Actual	Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
Income							
<u>Income</u>							
40000 - Assessment Income (Qtrly)	\$40,885.00	\$13,381.67	\$27,503.33	\$161,245.10	\$133,816.55	\$27,428.55	\$160,580.00
40001 - Bridgewater TH - Monthly	\$2,159.56	\$2,468.17	(\$308.61)	\$23,879.60	\$24,681.79	(\$802.19)	\$29,618.00
40002 - Administrative	\$0.00	\$166.67	(\$166.67)	\$225.00	\$1,666.70	(\$1,441.70)	\$2,000.00
40003 - Waterford TH - Monthly	\$397.41	\$0.00	\$397.41	\$1,722.11	\$0.00	\$1,722.11	\$0.00
40400 - Initial Membership	\$0.00	\$0.00	\$0.00	\$740.46	\$0.00	\$740.46	\$0.00
40700 - Initial Contribution	\$0.00	\$0.00	\$0.00	\$1,192.23	\$0.00	\$1,192.23	\$0.00
40800 - Collection Processing Fees	\$25.00	\$0.00	\$25.00	\$25.00	\$0.00	\$25.00	\$0.00
41200 - Interest - Delinquent Accounts	\$281.41	\$0.00	\$281.41	\$697.77	\$0.00	\$697.77	\$0.00
41900 - Interest Income - Operating	\$13.68	\$0.00	\$13.68	\$114.35	\$0.00	\$114.35	\$0.00
42000 - Interest Income - Reserves	\$54.28	\$0.00	\$54.28	\$200.96	\$0.00	\$200.96	\$0.00
42100 - Allocated Interest on Reserves	(\$54.28)	\$0.00	(\$54.28)	(\$200.96)	\$0.00	(\$200.96)	\$0.00
Total Income	\$43,762.06	\$16,016.51	\$27,745.55	\$189,841.62	\$160,165.04	\$29,676.58	\$192,198.00
Total Income	\$43,762.06	\$16,016.51	\$27,745.55	\$189,841.62	\$160,165.04	\$29,676.58	\$192,198.00
Expense							
<u>Admin/Management/Insurance</u>							
60150 - Management Fees	\$1,275.00	\$1,275.00	\$0.00	\$12,725.00	\$12,750.00	\$25.00	\$15,300.00
60170 - Postage	\$0.00	\$0.00	\$0.00	\$49.81	\$0.00	(\$49.81)	\$0.00
60200 - Printing/Copies	\$0.00	\$375.00	\$375.00	\$1,112.54	\$3,750.00	\$2,637.46	\$4,500.00
60250 - Coupon Costs	\$0.00	\$91.67	\$91.67	\$90.20	\$916.70	\$826.50	\$1,100.00
60300 - Audit/Tax Return	\$0.00	\$120.83	\$120.83	\$0.00	\$1,208.30	\$1,208.30	\$1,450.00
60350 - Legal Fees	\$88.00	\$416.67	\$328.67	(\$928.00)	\$4,166.70	\$5,094.70	\$5,000.00
60370 - Insurance	\$844.97	\$500.00	(\$344.97)	\$6,663.34	\$5,000.00	(\$1,663.34)	\$6,000.00
60390 - Office Supplies	\$11.75	\$0.00	(\$11.75)	(\$131.84)	\$0.00	\$131.84	\$0.00
60470 - Website Maintenance	\$0.00	\$14.17	\$14.17	\$0.00	\$141.70	\$141.70	\$170.00
60500 - Bank Charges	\$25.50	\$0.00	(\$25.50)	\$155.20	\$0.00	(\$155.20)	\$0.00
60550 - Miscellaneous	\$739.85	\$12.50	(\$727.35)	\$3,039.54	\$125.00	(\$2,914.54)	\$150.00
61050 - Permits/Licenses	\$282.59	\$50.00	(\$232.59)	\$959.37	\$500.00	(\$459.37)	\$600.00
61350 - Bad Debt	\$0.00	\$208.33	\$208.33	\$2,814.81	\$2,083.30	(\$731.51)	\$2,500.00
Total Admin/Management/Insurance	\$3,267.66	\$3,064.17	(\$203.49)	\$26,549.97	\$30,641.70	\$4,091.73	\$36,770.00
<u>Grounds</u>							
62000 - Grounds Contract	\$3,638.00	\$4,169.00	\$531.00	\$37,170.00	\$41,690.00	\$4,520.00	\$50,028.00
62400 - Plant Replacements	\$0.00	\$166.67	\$166.67	\$618.75	\$1,666.70	\$1,047.95	\$2,000.00
62420 - Irrigation Repairs	\$0.00	\$225.00	\$225.00	\$1,946.23	\$2,250.00	\$303.77	\$2,700.00
62700 - Tree Trimming	\$0.00	\$333.33	\$333.33	\$625.00	\$3,333.30	\$2,708.30	\$4,000.00
62850 - Pond/Fountain Maintenance	\$657.00	\$687.50	\$30.50	\$6,750.83	\$6,875.00	\$124.17	\$8,250.00
62870 - Mulch	\$0.00	\$58.50	\$58.50	\$0.00	\$585.00	\$585.00	\$702.00
63850 - Patrol Service	\$816.00	\$333.33	(\$482.67)	\$3,128.00	\$3,333.30	\$205.30	\$4,000.00
Total Grounds	\$5,111.00	\$5,973.33	\$862.33	\$50,238.81	\$59,733.30	\$9,494.49	\$71,680.00
<u>Pool/Clubhouse</u>							
66000 - Contract - Pool Maintenance	\$635.00	\$635.00	\$0.00	\$6,350.00	\$6,350.00	\$0.00	\$7,620.00
66500 - Pool Equipment R&M	\$0.00	\$0.00	\$0.00	\$2,001.90	\$0.00	(\$2,001.90)	\$0.00
66700 - Pool Misc R&M	\$845.00	\$0.00	(\$845.00)	\$845.00	\$0.00	(\$845.00)	\$0.00
Total Pool/Clubhouse	\$1,480.00	\$635.00	(\$845.00)	\$9,196.90	\$6,350.00	(\$2,846.90)	\$7,620.00
<u>Repairs/Maintenance</u>							
50000 - General Repairs	\$0.00	\$433.33	\$433.33	\$2,605.61	\$4,333.30	\$1,727.69	\$5,200.00
50050 - Lighting Supplies/Maintenance	\$530.78	\$45.83	(\$484.95)	\$1,521.76	\$458.30	(\$1,063.46)	\$550.00
50100 - Power Washing	\$0.00	\$291.67	\$291.67	\$0.00	\$2,916.70	\$2,916.70	\$3,500.00
50150 - Park Equipment Rental	\$0.00	\$25.00	\$25.00	\$0.00	\$250.00	\$250.00	\$300.00
Total Repairs/Maintenance	\$530.78	\$795.83	\$265.05	\$4,127.37	\$7,958.30	\$3,830.93	\$9,550.00
<u>Reserves Townhomes</u>							
69860 - RSV-Pavement	\$50.00	\$50.00	\$0.00	\$440.00	\$500.00	\$60.00	\$600.00
69870 - RSV-Roof	\$424.83	\$424.83	\$0.00	\$3,738.70	\$4,248.30	\$509.60	\$5,098.00
69880 - RSV-Paint	\$500.00	\$500.00	\$0.00	\$4,400.00	\$5,000.00	\$600.00	\$6,000.00
Total Reserves Townhomes	\$974.83	\$974.83	\$0.00	\$8,578.70	\$9,748.30	\$1,169.60	\$11,698.00
<u>Utilities</u>							
78000 - Electricity	\$1,569.08	\$1,666.67	\$97.59	\$13,690.40	\$16,666.70	\$2,976.30	\$20,000.00
78400 - Water	\$438.22	\$83.33	(\$354.89)	\$4,737.08	\$833.30	(\$3,903.78)	\$1,000.00

Bridgewater Crossing Homeowners Association, Inc.
Income Statement
10/1/2019 - 10/31/2019

	10/1/2019 - 10/31/2019		1/1/2019 - 10/31/2019				
Accounts	Actual	Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
78500 - Cable/Internet	\$0.00	\$0.00	\$0.00	\$1,476.70	\$0.00	(\$1,476.70)	\$0.00
Total Utilities	\$2,007.30	\$1,750.00	(\$257.30)	\$19,904.18	\$17,500.00	(\$2,404.18)	\$21,000.00
<u>Bridgewater TOWNHOMES</u>							
69000 - Landscape	\$790.00	\$416.67	(\$373.33)	\$7,110.00	\$4,166.70	(\$2,943.30)	\$5,000.00
69050 - Planting	\$0.00	\$100.00	\$100.00	\$0.00	\$1,000.00	\$1,000.00	\$1,200.00
69100 - Irrigation	\$0.00	\$416.67	\$416.67	\$0.00	\$4,166.70	\$4,166.70	\$5,000.00
69150 - Insurance	\$0.00	\$351.67	\$351.67	\$1,195.65	\$3,516.70	\$2,321.05	\$4,220.00
69155 - Termite	\$0.00	\$208.33	\$208.33	\$3,220.00	\$2,083.30	(\$1,136.70)	\$2,500.00
Total Bridgewater TOWNHOMES	\$790.00	\$1,493.34	\$703.34	\$11,525.65	\$14,933.40	\$3,407.75	\$17,920.00
Total Expense	\$14,161.57	\$14,686.50	\$524.93	\$130,121.58	\$146,865.00	\$16,743.42	\$176,238.00
Operating Net Income	\$29,600.49	\$1,330.01	\$28,270.48	\$59,720.04	\$13,300.04	\$46,420.00	\$15,960.00
Reserve Expense							
<u>Reserves</u>							
80010 - Reserves - Contingency	\$583.33	\$583.33	\$0.00	\$5,833.30	\$5,833.30	\$0.00	\$7,000.00
80020 - Reserves - Perimetet Wall	\$83.33	\$83.33	\$0.00	\$833.30	\$833.30	\$0.00	\$1,000.00
80030 - Reserves - Cabana	\$83.33	\$83.33	\$0.00	\$833.30	\$833.30	\$0.00	\$1,000.00
80040 - Reserves - Tot Lot	\$125.00	\$125.00	\$0.00	\$1,250.00	\$1,250.00	\$0.00	\$1,500.00
80430 - Reserves - Mailbox Repair	\$40.00	\$40.00	\$0.00	\$400.00	\$400.00	\$0.00	\$480.00
80440 - Reserves - Hurricane Repair	\$80.00	\$80.00	\$0.00	\$800.00	\$800.00	\$0.00	\$960.00
80750 - Reserves - Pool	\$125.00	\$125.00	\$0.00	\$1,250.00	\$1,250.00	\$0.00	\$1,500.00
80900 - Reserves - Tennis Court	\$210.00	\$210.00	\$0.00	\$2,100.00	\$2,100.00	\$0.00	\$2,520.00
Total Reserves	\$1,329.99	\$1,329.99	\$0.00	\$13,299.90	\$13,299.90	\$0.00	\$15,960.00
Total Reserve Expense	\$1,329.99	\$1,329.99	\$0.00	\$13,299.90	\$13,299.90	\$0.00	\$15,960.00
Reserve Net Income	(\$1,329.99)	(\$1,329.99)	\$0.00	(\$13,299.90)	(\$13,299.90)	\$0.00	(\$15,960.00)
Net Income	\$28,270.50	\$0.02	\$28,270.48	\$46,420.14	\$0.14	\$46,420.00	\$0.00