

BRIDGEWATER CROSSING HOA
Balance Sheet
9/30/2020

Assets

Cash - Operating

1010 - Cash - Operating BB&T	\$88,121.08	
1040 - Cash - Mmkt BB&T	\$86,908.29	

<u>Cash - Operating Total</u>		\$175,029.37
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Cash - Reserve

1070 - Cash - Reserve BB&T	\$150,749.88	
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<u>Cash - Reserve Total</u>		\$150,749.88
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Accounts Receivables

1310 - Assessment Receivable	\$11,600.76	
1600 - Allowance for Doubtful Acct	(\$405.12)	

<u>Accounts Receivables Total</u>		\$11,195.64
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Other Assets

1610 - Prepaid Liability Insurance	\$3,277.87	
1620 - Prepaid Liability Townhomes	\$2,444.14	
1710 - Utility Deposit	\$1,995.00	

<u>Other Assets Total</u>		\$7,717.01
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Assets Total

\$344,691.90

Liabilities and Equity

Liability

3010 - Accounts Payable	\$675.00	
3310 - Prepaid Assessment	\$22,479.61	
3315 - Accrued Expenses	\$8,856.00	

<u>Liability Total</u>		\$32,010.61
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Bridgewater TH Reserves

5010 - Reserves - Piant	\$15,750.00	
5015 - Reserves - Pavement	\$1,575.00	
5020 - Reserves - Roof	\$13,383.20	

<u>Bridgewater TH Reserves Total</u>		\$30,708.20
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Waterford TH Reserves

5040 - Reserves - Paint	\$416.61	
5045 - Reserves - Pavement	\$66.69	
5050 - Reserves - Roof	\$1,010.07	

<u>Waterford TH Reserves Total</u>		\$1,493.37
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Community Reserves

5060 - Reserves - Contingency	\$26,863.02	
5065 - Reserves - Perimeter Wall	\$7,869.09	
5070 - Reserves - Cabana	\$17,192.22	
5075 - Reserves - Tot Lot	\$10,395.47	
5080 - Reserves - Mailbox Repairs	\$7,694.95	
5085 - Reserves - Hurricane Repairs	\$21,745.38	
5090 - Reserves - Pool	\$21,506.81	
5095 - Reserves - Tennis Courts	(\$3,169.74)	
5100 - Reserves - Legal	\$2,116.66	
5110 - Reserves - Road Repairs	\$6,015.21	

BRIDGEWATER CROSSING HOA

Balance Sheet

9/30/2020

5499 - Reserve Interest	<u>\$526.68</u>		
<u>Community Reserves Total</u>		\$118,755.75	
<u>Retained Earnings</u>		\$138,185.51	
<u>Net Income</u>		<u>\$23,538.46</u>	
<i>Liabilities & Equity Total</i>			<u>\$344,691.90</u>

BRIDGEWATER CROSSING HOA
Budget Comparison Report
9/1/2020 - 9/30/2020

	9/1/2020 - 9/30/2020			1/1/2020 - 9/30/2020			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Income</u>							
6310 - Assessment Income	\$14,250.00	\$14,123.42	\$126.58	\$128,250.00	\$127,110.78	\$1,139.22	\$169,481.00
6320 - Assmnts-BridgewaterTH(Monthly)	\$2,690.40	\$2,152.33	\$538.07	\$24,213.60	\$19,370.97	\$4,842.63	\$25,828.00
6325 - Assmnts-Waterford TH(Monthly)	\$529.88	\$397.41	\$132.47	\$4,768.92	\$3,576.69	\$1,192.23	\$4,768.92
6340 - Late Fee Income	\$88.77	\$0.00	\$88.77	\$898.10	\$0.00	\$898.10	\$0.00
6510 - Admin Fees	\$0.00	\$0.00	\$0.00	(\$0.40)	\$0.00	(\$0.40)	\$0.00
6910 - Interest Income	\$0.62	\$0.00	\$0.62	\$24.78	\$0.00	\$24.78	\$0.00
6930 - Certified Mail	\$74.80	\$0.00	\$74.80	\$258.40	\$0.00	\$258.40	\$0.00
<u>Total Income</u>	\$17,634.47	\$16,673.16	\$961.31	\$158,413.40	\$150,058.44	\$8,354.96	\$200,077.92
Total Income	\$17,634.47	\$16,673.16	\$961.31	\$158,413.40	\$150,058.44	\$8,354.96	\$200,077.92
Expense							
<u>REPAIRS/MAINTENANCE</u>							
7010 - General Repairs	\$0.00	\$366.67	\$366.67	\$1,023.95	\$3,300.03	\$2,276.08	\$4,400.00
7015 - Light Supplies / Maintanance	\$0.00	\$116.67	\$116.67	\$1,179.76	\$1,050.03	(\$129.73)	\$1,400.00
7020 - Power Washing	\$0.00	\$291.67	\$291.67	\$0.00	\$2,625.03	\$2,625.03	\$3,500.00
<u>Total REPAIRS/MAINTENANCE</u>	\$0.00	\$775.01	\$775.01	\$2,203.71	\$6,975.09	\$4,771.38	\$9,300.00
<u>UTILITIES</u>							
7025 - Electricity	\$1,509.23	\$1,416.67	(\$92.56)	\$13,759.63	\$12,750.03	(\$1,009.60)	\$17,000.00
7030 - Water Usage	\$0.00	\$166.67	\$166.67	\$1,357.38	\$1,500.03	\$142.65	\$2,000.00
7035 - Cable / Internet	\$136.97	\$191.67	\$54.70	\$409.36	\$1,725.03	\$1,315.67	\$2,300.00
<u>Total UTILITIES</u>	\$1,646.20	\$1,775.01	\$128.81	\$15,526.37	\$15,975.09	\$448.72	\$21,300.00
<u>CONTRACTS</u>							
7510 - Grounds Contract	\$3,638.00	\$3,638.00	\$0.00	\$32,742.00	\$32,742.00	\$0.00	\$43,656.00
7515 - Plant Replacement	\$0.00	\$200.00	\$200.00	\$1,350.00	\$1,800.00	\$450.00	\$2,400.00
7520 - Irrigation Repairs	\$0.00	\$250.00	\$250.00	\$1,035.00	\$2,250.00	\$1,215.00	\$3,000.00
7525 - Tree Trimming	\$0.00	\$250.00	\$250.00	\$0.00	\$2,250.00	\$2,250.00	\$3,000.00
7530 - Pond/ Fountain Maintenance	\$676.71	\$687.50	\$10.79	\$6,373.21	\$6,187.50	(\$185.71)	\$8,250.00
7535 - Mulch	\$0.00	\$117.92	\$117.92	\$0.00	\$1,061.28	\$1,061.28	\$1,415.00
7540 - Patrol Service	\$0.00	\$333.33	\$333.33	\$2,040.00	\$2,999.97	\$959.97	\$4,000.00
<u>Total CONTRACTS</u>	\$4,314.71	\$5,476.75	\$1,162.04	\$43,540.21	\$49,290.75	\$5,750.54	\$65,721.00
<u>BRIDGEWATER TOWNHOMES</u>							
7810 - Landscape	\$790.00	\$790.00	\$0.00	\$7,110.00	\$7,110.00	\$0.00	\$9,480.00
7820 - Irrigation	\$0.00	\$166.67	\$166.67	\$1,725.00	\$1,500.03	(\$224.97)	\$2,000.00
7825 - Insurance	\$611.06	\$150.00	(\$461.06)	\$4,888.48	\$1,350.00	(\$3,538.48)	\$1,800.00
7830 - Termite Bond	\$0.00	\$70.83	\$70.83	\$0.00	\$637.47	\$637.47	\$850.00
<u>Total BRIDGEWATER TOWNHOMES</u>	\$1,401.06	\$1,177.50	(\$223.56)	\$13,723.48	\$10,597.50	(\$3,125.98)	\$14,130.00
<u>WATERFORD TOWNHOMES</u>							
7910 - Insurance	\$0.00	\$185.19	\$185.19	\$0.00	\$1,666.71	\$1,666.71	\$2,222.28
7915 - Termite Bond	\$0.00	\$46.29	\$46.29	\$0.00	\$416.61	\$416.61	\$555.48
<u>Total WATERFORD TOWNHOMES</u>	\$0.00	\$231.48	\$231.48	\$0.00	\$2,083.32	\$2,083.32	\$2,777.76
<u>POOL</u>							

BRIDGEWATER CROSSING HOA
Budget Comparison Report
9/1/2020 - 9/30/2020

	9/1/2020 - 9/30/2020			1/1/2020 - 9/30/2020			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
8010 - Pool Contract	\$635.00	\$650.00	\$15.00	\$5,885.00	\$5,850.00	(\$35.00)	\$7,800.00
Total POOL	\$635.00	\$650.00	\$15.00	\$5,885.00	\$5,850.00	(\$35.00)	\$7,800.00
MANAGEMENT							
9010 - Management Fee	\$1,350.00	\$1,275.00	(\$75.00)	\$12,102.00	\$11,475.00	(\$627.00)	\$15,300.00
9020 - Postage	\$28.45	\$8.33	(\$20.12)	\$652.48	\$74.97	(\$577.51)	\$100.00
9030 - Printing/ Copies	\$8.30	\$125.00	\$116.70	\$938.60	\$1,125.00	\$186.40	\$1,500.00
9040 - Coupon Cost	\$4.50	\$91.67	\$87.17	\$40.50	\$825.03	\$784.53	\$1,100.00
9050 - Audit / Tax Return	\$1,250.00	\$120.83	(\$1,129.17)	\$1,250.00	\$1,087.47	(\$162.53)	\$1,450.00
9060 - Legal Fees	\$0.00	\$416.67	\$416.67	\$1,647.20	\$3,750.03	\$2,102.83	\$5,000.00
9070 - Insurance	\$655.59	\$541.67	(\$113.92)	\$6,280.98	\$4,875.03	(\$1,405.95)	\$6,500.00
9090 - Office Supplies	\$3.30	\$20.83	\$17.53	\$79.30	\$187.47	\$108.17	\$250.00
9100 - Website Maintenance	\$0.00	\$14.17	\$14.17	\$76.52	\$127.53	\$51.01	\$170.00
9110 - Bank Charges	\$0.00	\$0.00	\$0.00	\$5.00	\$0.00	(\$5.00)	\$0.00
9120 - Miscellaneous	\$12.75	\$291.67	\$278.92	\$110.50	\$2,625.03	\$2,514.53	\$3,500.00
9130 - Permits / Licenses	\$0.00	\$87.50	\$87.50	\$341.25	\$787.50	\$446.25	\$1,050.00
9140 - Bad Debt	\$0.00	\$208.33	\$208.33	\$0.00	\$1,874.97	\$1,874.97	\$2,500.00
Total MANAGEMENT	\$3,312.89	\$3,201.67	(\$111.22)	\$23,524.33	\$28,815.03	\$5,290.70	\$38,420.00
BRIDGEWATER TH RESERVES							
9910 - Reserves- Paint	\$500.00	\$500.00	\$0.00	\$4,500.00	\$4,500.00	\$0.00	\$6,000.00
9915 - Reserves - Pavement	\$50.00	\$50.00	\$0.00	\$450.00	\$450.00	\$0.00	\$600.00
9920 - Reserves - Roof	\$424.83	\$424.83	\$0.00	\$3,823.47	\$3,823.47	\$0.00	\$5,098.00
Total BRIDGEWATER TH RESERVES	\$974.83	\$974.83	\$0.00	\$8,773.47	\$8,773.47	\$0.00	\$11,698.00
WATERFORD TH RESERVES							
9930 - Reserves - Paint	\$46.29	\$46.29	\$0.00	\$416.61	\$416.61	\$0.00	\$555.48
9935 - Reserve - Pavement	\$7.41	\$7.41	\$0.00	\$66.69	\$66.69	\$0.00	\$88.92
9940 - Reserves - Roof	\$112.23	\$112.23	\$0.00	\$1,010.07	\$1,010.07	\$0.00	\$1,346.76
Total WATERFORD TH RESERVES	\$165.93	\$165.93	\$0.00	\$1,493.37	\$1,493.37	\$0.00	\$1,991.16
COMMUNITY RESERVES							
9950 - Reserves - Contingency	\$1,416.67	\$1,416.67	\$0.00	\$12,750.03	\$12,750.03	\$0.00	\$17,000.00
9955 - Reserves - Perimeter Wall	\$83.33	\$83.33	\$0.00	\$749.97	\$749.97	\$0.00	\$1,000.00
9960 - Reserves - Cabana	\$83.33	\$83.33	\$0.00	\$749.97	\$749.97	\$0.00	\$1,000.00
9970 - Reserves - Tot Lot	\$125.00	\$125.00	\$0.00	\$1,125.00	\$1,125.00	\$0.00	\$1,500.00
9975 - Reserves - Mailbox Repairs	\$40.00	\$40.00	\$0.00	\$360.00	\$360.00	\$0.00	\$480.00
9980 - Reserves - Hurricane Repairs	\$80.00	\$80.00	\$0.00	\$720.00	\$720.00	\$0.00	\$960.00
9985 - Reserves - Pool	\$125.00	\$125.00	\$0.00	\$1,125.00	\$1,125.00	\$0.00	\$1,500.00
9990 - Reserves - Tennis Courts	\$291.67	\$291.67	\$0.00	\$2,625.03	\$2,625.03	\$0.00	\$3,500.00
Total COMMUNITY RESERVES	\$2,245.00	\$2,245.00	\$0.00	\$20,205.00	\$20,205.00	\$0.00	\$26,940.00
Total Expense	\$14,695.62	\$16,673.18	\$1,977.56	\$134,874.94	\$150,058.62	\$15,183.68	\$200,077.92
Operating Net Income	\$2,938.85	(\$0.02)	\$2,938.87	\$23,538.46	(\$0.18)	\$23,538.64	\$0.00
Net Income	\$2,938.85	(\$0.02)	\$2,938.87	\$23,538.46	(\$0.18)	\$23,538.64	\$0.00