

BRIDGEWATER CROSSING HOA
2022 Proposed Budget

	2021 Annual Budget	2022 Annual Budget
Income		
<u>Income</u>		
6310 - Assessment Income	\$ 171,002.51	174,802.63
6320 - Assmnts-BridgewaterTH(Monthly)	\$ 32,760.50	36,192.10
6325 - Assmnts-Waterford TH(Monthly)	\$7,017.00	10,008.00
6340 - Late Fee Income	\$0.00	
6510 - Admin Fees	\$0.00	
6910 - Interest Income	\$0.00	
6920 - Initial Membership/Capital Contribution		
6930 - Certified Mail	\$0.00	
Total Income	\$ 210,780.01	221,002.73

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Expense

REPAIRS/MAINTENANCE

7010 - General Repairs	\$1,843.11	3,000.00
7015 - Light Supplies / Maintenance	\$2,123.57	600.00
7020 - Power Washing	\$3,500.00	3,500.00
Total REPAIRS/MAINTENANCE	\$7,466.68	7,100.00

UTILITIES

7025 - Electricity	\$19,238.60	19,000.00
7030 - Water Usage	\$2,212.25	2,100.00
7035 - Cable / Internet	\$243.76	7,000.00
Total UTILITIES	\$21,694.61	28,100.00

CONTRACTS

7510 - Grounds Contract	\$43,656.00	50,600.00
7515 - Plant Replacement	\$1,080.00	1,080.00
7520 - Irrigation Repairs	\$1,161.00	4,300.00
7525 - Tree Trimming	\$3,000.00	3,000.00
7530 - Pond/ Fountain Maintenance	\$8,863.51	8,790.96
7531 - Pond Dredging Project	\$0.00	
Total CONTRACTS	\$57,760.51	67,770.96

BRIDGEWATER TOWNHOMES

7810 - Landscape	\$9,480.00	9,000.00
7820 - Irrigation	\$3,105.00	814.00
7825 - Insurance	\$6,598.00	8,000.00
7830 - Termite Bond	\$977.50	1,334.00
NEW- Deficit 2021		652.10
Total BRIDGEWATER TOWNHOMES	\$20,160.50	19,800.10

WATERFORD TOWNHOMES

7910 - Insurance	\$3,408.00	2,588.00
Irrigation Defects		1,000.00
7915 - Termite Bond	\$851.00	
Total WATERFORD TOWNHOMES	\$4,259.00	3,588.00

POOL

8010 - Pool Contract	\$15,330.00	15,330.00
8015 - Pool Equipment Repairs ect.	\$0.00	500.00
Total POOL	\$15,330.00	15,830.00

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MANAGEMENT

9010 - Management Fee	\$16,934.40	16,560.00
9020 - Postage	\$500.00	1,024.04
9030 - Printing/ Copies	\$500.00	250.00
9040 - Coupon Cost	\$49.95	402.59
9050 - Audit / Tax Return	\$1,450.00	1,250.00
9060 - Legal Fees	\$2,964.96	4,455.00
9070 - Insurance	\$8,363.53	5,113.43
9090 - Office Supplies	\$129.96	103.32
9100 - Website Maintenance	\$137.74	145.98
9110 - Bank Charges	\$9.00	0.00

9120 - Miscellaneous	\$108.00	300.00
9130 - Permits / Licenses	\$341.25	341.25
9140 - Bad Debt	\$500.00	26.06
Total MANAGEMENT	\$31,988.79	29,971.67

BRIDGEWATER TH RESERVES

9910 - Reserves - Paint	\$6,300.00	5,004.00
9915 - Reserves - Pavement	\$1,200.00	5,004.00
9920 - Reserves - Roof	\$5,100.00	6,384.00
Total BRIDGEWATER TH RESERVES	\$12,600.00	16,392.00

WATERFORD TH RESERVES

9930 - Reserves - Paint	\$768.00	1,920.00
9935 - Reserve - Pavement	\$120.00	900.00
9940 - Reserves - Roof	\$1,872.00	3,600.00
Total WATERFORD TH RESERVES	\$2,760.00	6,420.00

COMMUNITY RESERVES

9950 - Reserves - Contingency	\$25,000.00	14,450.00
9955 - Reserves - Perimeter Wall	\$1,049.96	1,140.00
9960 - Reserves - Cabana	\$1,049.96	1,140.00
9970 - Reserves - Tot Lot	\$1,575.00	1,680.00
9975 - Reserves - Mailbox Repairs	\$504.00	600.00
9980 - Reserves - Hurricane Repairs	\$1,008.00	1,140.00
9985 - Reserves - Pool	\$1,575.00	1,680.00
9990 - Reserves - Tennis Courts	\$5,000.00	4,200.00
Total COMMUNITY RESERVES	\$36,761.92	26,030.00

Total Expense Community	\$171,002.51	174,802.63
Total Expense TH-Bridgewater	\$ 32,760.50	36,192.10
Total Expense TH-Waterford	\$7,017.00	10,008.00
Total Expenses	\$210,780.01	221,002.73

Operating Net Income \$0.00 \$0

Net Income \$0.00 \$0

# of Units Total - Community		230
# of Units Bridgewater		13
# of Units Waterford		6

2021 Quarterly Assessment Community		\$ 190.00
2021 Monthly Assessment Bridgewater		\$ 273.00
2021 Monthly Assessment Waterford		\$ 146.19

2022 Assessment Community		\$190.00
2022 Assessment Bridgewater		\$232.00
2022 Assessment Waterford		\$139.00

% Increase/Decrease

Community		0
Bridgewater		-18
Waterford		-5

DISCLAIMER: THE BUDGET FIGURES ARE A GOOD FAITH ESTIMATE ONLY AND REPRESENTS AN APPROXIMATION OF FUTURE EXPENSES BASED ON FACTS AND CIRCUMSTANCES EXISTING AT THE TIME OF PREPARATION. ACTUAL COSTS OF SUCH ITEMS MAY EXCEED ESTIMATED COSTS.

THE BUDGET OF THE ASSOCIATION DOES NOT PROVIDE FOR RESERVE ACCOUNTS FOR CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE THAT MAY RESULT IN SPECIAL ASSESSMENTS. OWNERS MAY ELECT TO PROVIDE FOR RESERVE ACCOUNTS PURSUANT TO SECTION 720.303(6), FLORIDA STATUTES, UPON OBTAINING THE APPROVAL OF A MAJORITY OF THE TOTAL VOTING INTERESTS OF THE ASSOCIATION BY VOTE OF THE MEMBERS AT A MEETING OR BY WRITTEN CONSENT.

Accepted: *DM Deignan*
 Name of Director: *DM DEIGNAN*
 Title: *TREASURER*
 Date: *10/20/21*