

Bridgewater Crossing HOA, Inc.

January 2013 Financials

Prepared By:
Community Management Professionals, Inc.
4700 Millenia Blvd. Suite 515
Orlando, FL 32839
407-455-5950

JP
2/14/13

Balance Sheet Current Period Report

Bridgewater Crossing

As of January 31, 2013

| | <u>Balance Jan 31, 2013</u> |
|---|---------------------------------|
| <u>Assets</u> | |
| Operating Funds | |
| 1000 - Union Bank - Operating | 6,834.44 |
| 1002 - Mutual of Omaha - Operating | 56,399.18 |
| Total Operating Funds | 63,233.62 |
| Reserve Funds | |
| 1325 - Union Bank - Reserves | 62,958.11 |
| 1327 - Mutual of Omaha - Reserves | 3,083.59 |
| Total Reserve Funds | 66,041.70 |
| Current Receivables | |
| 1500 - Accounts Receivable | 171,169.62 |
| 1530 - Allowance for Doubtful accounts | (55,862.00) |
| 1602 - Prepaid Insurance - Liability 2/13 | 7,971.40 |
| 1606 - Prepaid Insurance D&O 3/4/13 | 1,842.73 |
| Total Current Receivables | 125,121.75 |
| Other Assets | |
| 1700 - Refundable Deposits | 1,995.00 |
| Total Other Assets | 1,995.00 |
| Total Assets | 256,392.07 |
| <u>Liabilities</u> | |
| Current Liabilities | |
| 2000 - Accounts Payable | 63.67 |
| 2040 - Due to Mgmt Company | 100.00 |
| 2395 - Accrued Expenses | 1,190.00 |

Balance Sheet Current Period Report

Bridgewater Crossing

As of January 31, 2013

| | <u>Balance Jan 31, 2013</u> |
|--|---------------------------------|
| <u>Liabilities</u> | |
| Current Liabilities | |
| 2550 - Prepaid Owner Assessments | 12,248.16 |
| 2595 - Deferred Assessments | 31,680.00 |
| | <hr/> |
| Total Current Liabilities | 45,281.83 |
| | <hr/> |
| Total Liabilities | 45,281.83 |
| | |
| <u>Owners' Equity</u> | |
| Owners Equity - Prior Years | |
| 3000 - Owners Equity - Prior Years | 57,731.94 |
| | <hr/> |
| Total Owners Equity - Prior Years | 57,731.94 |
| | |
| Capital Reserves | |
| 3314 - Reserves - Contingency | 11,371.56 |
| 3332 - Reserves - Perimeter Wall | 2,743.84 |
| 3350 - Reserves - Cabana | 14,140.44 |
| 3366 - Reserves - Interest | 10.92 |
| 3374 - Reserves - Legal | 2,116.66 |
| 3382 - Reserves - Tot Lot | (917.00) |
| 3384 - Reserves - Mailbox Repair | (917.00) |
| 3394 - Reserves - Hurricane Repair | 16,083.34 |
| 3406 - Reserves - Pool | 11,243.48 |
| 3434 - Reserves - Road Repair | 8,002.32 |

Balance Sheet Current Period Report
Bridgewater Crossing
As of January 31, 2013

| | <u>Balance</u> <u>Jan 31, 2013</u> |
|---|---------------------------------------|
| <u>Owners' Equity</u> | |
| Capital Reserves | |
| 3440 - Reserves - Tennis Court | 2,163.14 |
| | <hr/> |
| Total Capital Reserves | 66,041.70 |
| | <hr/> |
| Total Owners' Equity | 123,773.64 |
| | <hr/> |
| | Income / (Loss) |
| | 87,336.60 |
| | <hr/> |
| Total Liabilities and Owner Equity | 256,392.07 |
| | <hr/> <hr/> |

Income Statement Report
Bridgewater Crossing
 January 01, 2013 thru January 31, 2013

| | Current Period | | | Year to Date (1 month) | | | Annual Budget |
|---|------------------|------------------|-----------------|------------------------|------------------|-----------------|-------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | |
| Income | | | | | | | |
| Income | | | | | | | |
| 4000 - Assessment Income | 15,840.00 | 17,571.00 | (1,731.00) | 15,840.00 | 17,571.00 | (1,731.00) | 210,851.00 |
| 4710 - Late Fees & Interest | 3,939.84 | 42.00 | 3,897.84 | 3,939.84 | 42.00 | 3,897.84 | 500.00 |
| 4720 - Legal Fees Reimbursement | 0.00 | 167.00 | (167.00) | 0.00 | 167.00 | (167.00) | 2,000.00 |
| 4900 - Interest Earned - Operating Accounts | 5.94 | 0.00 | 5.94 | 5.94 | 0.00 | 5.94 | 0.00 |
| Total Income | 19,785.78 | 17,780.00 | 2,005.78 | 19,785.78 | 17,780.00 | 2,005.78 | 213,351.00 |
| Total Income | 19,785.78 | 17,780.00 | 2,005.78 | 19,785.78 | 17,780.00 | 2,005.78 | 213,351.00 |
| Expense | | | | | | | |
| Administrative | | | | | | | |
| 5010 - Bad Debt | 0.00 | 667.00 | (667.00) | 0.00 | 667.00 | (667.00) | 8,000.00 |
| 5030 - Coupon Costs | 0.00 | 75.00 | (75.00) | 0.00 | 75.00 | (75.00) | 900.00 |
| 5075 - Meeting Expenses | 0.00 | 13.00 | (13.00) | 0.00 | 13.00 | (13.00) | 150.00 |
| 5090 - Office Supplies | 17.00 | 25.00 | (8.00) | 17.00 | 25.00 | (8.00) | 300.00 |
| 5100 - Storage | 54.00 | 50.00 | 4.00 | 54.00 | 50.00 | 4.00 | 600.00 |
| 5115 - Web Site Maintenance | 0.00 | 21.00 | (21.00) | 0.00 | 21.00 | (21.00) | 250.00 |
| 5195 - Other Administrative Services | 0.00 | 33.00 | (33.00) | 0.00 | 33.00 | (33.00) | 400.00 |
| 5210 - Printing & Copying | 241.25 | 200.00 | 41.25 | 241.25 | 200.00 | 41.25 | 2,400.00 |
| 5215 - Postage | 45.77 | 67.00 | (21.23) | 45.77 | 67.00 | (21.23) | 800.00 |
| 5225 - Newsletter Services | 0.00 | 42.00 | (42.00) | 0.00 | 42.00 | (42.00) | 500.00 |
| 5415 - Insurance D&O | 127.68 | 146.00 | (18.32) | 127.68 | 146.00 | (18.32) | 1,750.00 |
| 5445 - Insurance - Liability | 664.29 | 642.00 | 22.29 | 664.29 | 642.00 | 22.29 | 7,700.00 |
| Total Administrative | 1,149.99 | 1,981.00 | (831.01) | 1,149.99 | 1,981.00 | (831.01) | 23,750.00 |
| Utilities | | | | | | | |
| 6000 - Electric Service | 1,469.87 | 1,667.00 | (197.13) | 1,469.87 | 1,667.00 | (197.13) | 20,000.00 |
| 6050 - Telephone Service | 11.00 | 0.00 | 11.00 | 11.00 | 0.00 | 11.00 | 0.00 |
| Total Utilities | 1,480.87 | 1,667.00 | (186.13) | 1,480.87 | 1,667.00 | (186.13) | 20,000.00 |

Income Statement Report
Bridgewater Crossing
 January 01, 2013 thru January 31, 2013

| | Current Period | | | Year to Date (1 month) | | | Annual Budget |
|---|------------------|-----------------|-----------------|------------------------|-----------------|-----------------|------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | |
| Expense | | | | | | | |
| Grounds Maintenance | | | | | | | |
| 6100 - Landscape Maintenance | 3,232.98 | 2,936.00 | 296.98 | 3,232.98 | 2,936.00 | 296.98 | 35,232.00 |
| 6110 - Plant Replacement | 0.00 | 250.00 | (250.00) | 0.00 | 250.00 | (250.00) | 3,000.00 |
| 6145 - Mulch | 0.00 | 33.00 | (33.00) | 0.00 | 33.00 | (33.00) | 400.00 |
| 6155 - Sod/Seed/Grass | 0.00 | 417.00 | (417.00) | 0.00 | 417.00 | (417.00) | 5,000.00 |
| 6165 - Tree Trimming/Removal | 2,460.00 | 83.00 | 2,377.00 | 2,460.00 | 83.00 | 2,377.00 | 1,000.00 |
| 6200 - Irrigation Repair & Maintenance | 0.00 | 333.00 | (333.00) | 0.00 | 333.00 | (333.00) | 4,000.00 |
| 6300 - Permits & Licenses | 0.00 | 110.00 | (110.00) | 0.00 | 110.00 | (110.00) | 1,325.00 |
| 6418 - Ponds & Fountains Maintenance | 1,822.00 | 667.00 | 1,155.00 | 1,822.00 | 667.00 | 1,155.00 | 8,000.00 |
| 6438 - Contracted Pool Service | 629.87 | 667.00 | (37.13) | 629.87 | 667.00 | (37.13) | 8,000.00 |
| 6440 - Police Patrol | 280.00 | 308.00 | (28.00) | 280.00 | 308.00 | (28.00) | 3,700.00 |
| 6525 - Clubhouse Repair & Maintenance | 0.00 | 75.00 | (75.00) | 0.00 | 75.00 | (75.00) | 900.00 |
| 6600 - General Repair & Maintenance | 1,179.58 | 42.00 | 1,137.58 | 1,179.58 | 42.00 | 1,137.58 | 500.00 |
| 6640 - Lighting Supplies/Repair & Maintenance | 0.00 | 42.00 | (42.00) | 0.00 | 42.00 | (42.00) | 500.00 |
| 6645 - Locks & Keys Repair & Maintenance | 0.00 | 17.00 | (17.00) | 0.00 | 17.00 | (17.00) | 200.00 |
| 6700 - Pool Supplies/Repair & Maintenance | 0.00 | 17.00 | (17.00) | 0.00 | 17.00 | (17.00) | 200.00 |
| 6705 - Power Washing Services & Supplies | 850.00 | 167.00 | 683.00 | 850.00 | 167.00 | 683.00 | 2,000.00 |
| 6710 - Park Equipment Repairs | 0.00 | 25.00 | (25.00) | 0.00 | 25.00 | (25.00) | 300.00 |
| 6745 - Signage Repair & Maintenance | 0.00 | 21.00 | (21.00) | 0.00 | 21.00 | (21.00) | 250.00 |
| 6765 - Tennis Court Repair & Maintenance | 0.00 | 17.00 | (17.00) | 0.00 | 17.00 | (17.00) | 200.00 |
| Total Grounds Maintenance | 10,454.43 | 6,227.00 | 4,227.43 | 10,454.43 | 6,227.00 | 4,227.43 | 74,707.00 |
| Professional Services | | | | | | | |
| 7000 - Accounting Fees/Tax Prep | 0.00 | 142.00 | (142.00) | 0.00 | 142.00 | (142.00) | 1,700.00 |
| 7020 - Legal Services | 1,143.80 | 833.00 | 310.80 | 1,143.80 | 833.00 | 310.80 | 10,000.00 |
| 7040 - Management Fees | 1,166.67 | 1,167.00 | (0.33) | 1,166.67 | 1,167.00 | (0.33) | 14,000.00 |
| Total Professional Services | 2,310.47 | 2,142.00 | 168.47 | 2,310.47 | 2,142.00 | 168.47 | 25,700.00 |
| Reserve Funding | | | | | | | |
| 9834 - Reserve Funding - Contingency | 292.00 | 292.00 | 0.00 | 292.00 | 292.00 | 0.00 | 3,500.00 |

Income Statement Report
Bridgewater Crossing
January 01, 2013 thru January 31, 2013

| | Current Period | | | Year to Date (1 month) | | | Annual Budget |
|---|-------------------|-------------------|-------------------|------------------------|-------------------|-------------------|--------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | |
| Expense | | | | | | | |
| Reserve Funding | | | | | | | |
| 9852 - Reserve Funding - Perimeter Wall | 125.00 | 125.00 | 0.00 | 125.00 | 125.00 | 0.00 | 1,500.00 |
| 9870 - Reserve Funding - Cabana | 167.00 | 167.00 | 0.00 | 167.00 | 167.00 | 0.00 | 2,000.00 |
| 9900 - Reserve Funding - Tot Lot | 83.00 | 83.00 | 0.00 | 83.00 | 83.00 | 0.00 | 1,000.00 |
| 9902 - Reserve Funding - Mailbox Repair | 83.00 | 83.00 | 0.00 | 83.00 | 83.00 | 0.00 | 1,000.00 |
| 9912 - Reserve Funding - Hurricane Repair | 250.00 | 250.00 | 0.00 | 250.00 | 250.00 | 0.00 | 3,000.00 |
| 9924 - Reserve Funding - Pool | 125.00 | 125.00 | 0.00 | 125.00 | 125.00 | 0.00 | 1,500.00 |
| 9952 - Reserve Funding - Road Repair | 167.00 | 167.00 | 0.00 | 167.00 | 167.00 | 0.00 | 2,000.00 |
| 9958 - Reserve Funding - Tennis Court | 83.00 | 83.00 | 0.00 | 83.00 | 83.00 | 0.00 | 1,000.00 |
| Total Reserve Funding | 1,375.00 | 1,375.00 | 0.00 | 1,375.00 | 1,375.00 | 0.00 | 16,500.00 |
| Total Expense | 16,770.76 | 13,392.00 | 3,378.76 | 16,770.76 | 13,392.00 | 3,378.76 | 160,657.00 |
| Net Income / (Loss) | 3,015.02 | 4,388.00 | (1,372.98) | 3,015.02 | 4,388.00 | (1,372.98) | 52,694.00 |
| Unpaid Assessments | (5,061.45) | (2,795.38) | | (5,061.45) | (2,795.38) | | (33,544.56) |
| Adjusted Net Income (Loss) | 2,046.43 | 1,592.62 | 3,639.05 | 2,046.43 | 1,592.62 | 3,639.05 | 19,149.44 |

This is the amount in unpaid assessments for households who have not yet paid their assessments so far plus the 4 properties in Foreclosure and the 32 units of Hancocks Bank

Theses last numbers show our REAL position

Community Association Bank
 A Division of Mutual of Omaha Bank
 Main Office
 P.O. Box 61000
 Phoenix, AZ 85002
 (602) 240-4150

Mutual of Omaha Bank
 Community Association Bank

1-31-13
 267521140

COMMUNITY MARKET BANK AND TRUST
 BRIDGEWATER BRANCH AND TRUST
 OPERATIONS
 4700 WILLOWA BLVD STE 315
 PHOENIX AZ 85008-2102

26752 114 0 320 858000

| | | |
|-------------------|----------|-----------|
| Previous Balance | 12-31-12 | 69,240.13 |
| +Deposits/Credits | 20 | 23,455.26 |
| -Checks/Debits | 15 | 16,279.69 |
| -Service Charge | | .50 |
| +Interest Paid | | 5.23 |
| Current Balance | | 70,446.63 |

Page in Statement Period 20

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-----INTEREST SUMMARY-----

| | |
|---|------|
| Interest Earned From 1/01/12 To 1/31/13 | 21 |
| Days in Period | 5.43 |
| Interest Percent | .10 |
| Annual Percentage Yield Earned | 5.43 |
| Interest Paid this Year | .00 |
| Interest Withheld this Year | .00 |

-----DESCRIPTIVE TRANSACTIONS-----

| Date | Description | Amount |
|------|---------------------------|---------|
| 1-01 | Bookbox Deposit | 379.67 |
| 1-03 | Bookbox Deposit | 1213.93 |
| 1-07 | Bookbox Deposit | 1000.57 |
| 1-07 | Bookbox Deposit | 1250.00 |
| 1-08 | Bookbox Deposit | 360.00 |
| 1-08 | Image Deposit | 339.28 |
| 1-10 | Bookbox Deposit | 720.00 |
| 1-11 | Bookbox Deposit | 2350.00 |
| 1-13 | Bookbox Deposit | 1900.00 |
| 1-15 | Bookbox Deposit | 1617.77 |
| 1-22 | Bookbox Deposit | 1745.93 |
| 1-22 | Bookbox Deposit | 360.00 |
| 1-24 | FFS TRANS TO 000000017233 | 1375.00 |
| 1-24 | Bookbox Deposit | 360.00 |
| 1-24 | Bookbox Deposit | 446.24 |
| 1-25 | Bookbox Deposit | 1600.57 |
| 1-25 | Bookbox Deposit | 500.00 |
| 1-25 | Image Deposit | 130.00 |
| 1-29 | Bookbox Deposit | 1000.11 |
| 1-31 | Bookbox Deposit | 735.72 |
| 1-31 | Interest Byrd | 5.50 |

-----EFT ACTIVITY-----

| Date | Description | Amount |
|------|--|---------|
| 1-01 | COMMUNITY MARKET BANK Online ⁰³ | 2675.94 |
| 1-07 | Bridgewater Crossing | 5946.00 |
| 1-10 | COMMUNITY MARKET BANK Online | 1166.67 |

Continued on Next Page

1-31-13
27521140

| COMMUNITY BANK PROP INC ACCT | | | | | |
|---------------------------------|--------------------------|--------|------------|------|----------|
| CHECKS PAID | | | | | |
| No. | Date | Amount | No. | Date | Amount |
| 4 | 1-07 | 821.98 | 5 | 1-08 | 1897.57 |
| 6 | 1-09 | 62.67 | 7 | 1-09 | 1558.46 |
| 8 | 1-17 | 632.00 | 9 | 1-24 | 2460.00 |
| 10 | 1-25 | 570.06 | 11 | 1-26 | 550.00 |
| 13 | 1-30 | 90.00 | 14 | 1-29 | 2062.00 |
| DAILY BALANCE SUMMARY | | | | | |
| Date | Balance | Date | Balance | Date | Balance |
| 12-31 | 63240.15 | 1-02 | 61145.08 | 1-05 | 62365.91 |
| 1-04 | 62456.56 | 1-07 | 6024.48 | 1-08 | 6086.72 |
| 1-09 | 67322.26 | 1-10 | 66861.29 | 1-14 | 66737.69 |
| 1-15 | 67429.59 | 1-16 | 69077.56 | 1-17 | 69425.26 |
| 1-22 | 70125.70 | 1-23 | 70523.70 | 1-24 | 69530.70 |
| 1-25 | 6984.82 | 1-26 | 70294.59 | 1-29 | 69661.61 |
| 1-30 | 69666.73 | 1-31 | 76406.06 | | |
| GENERAL CHARGES/REFUNDS SUMMARY | | | | | |
| | | | This Cycle | | YTD |
| | Total returned item fees | | .00 | | .00 |
| | Total overdraft fees | | .00 | | .00 |

END OF STATEMENT

Bank Reconciliation Report Bridgewater Crossing

Account: 1325 -- Union Bank - Reserves -- Bridgewater Crossing
As of Thu Jan 31, 2013

| Batch | Date | Comment | Reference | Amount | Balance |
|--|------|---|---------------------------------------|--------------------------|------------------|
| | | | | Balance per Bank: | 62,958.11 |
| Plus deposits and outstanding debits: | | | | | |
| | | No outstanding deposits. | | 0.00 | |
| | | Total deposits and outstanding debits: | | 0.00 | 62,958.11 |
| Less outstanding checks: | | | | | |
| | | No outstanding checks. | | 0.00 | |
| | | Total outstanding checks: | | 0.00 | 62,958.11 |
| | | | Ending balance General Ledger: | | 62,958.11 |
| | | | Difference: | | 0.00 |

AS
2/14/13



Statement of Accounts

WYNN BANK
241 FRANCISCO MAIN 0001
PO BOX 612930
LOS ANGELES CA 90031-0000

Page: 1 of 1
Statement Number: 0030392248
PNC account number: 5326221787
01/01/13 - 01/31/13

For 24-hour banking sign on to SmartStreet Online Banking on
olbanking.smartstreet.com

For customer service call 1-888-705-0600
Monday - Friday: 8 AM - 8 PM ET

Please contact customer service
Write to: Customer Service
3320 Holcomb Bridge Rd, NW
Norcross, GA 30092
Visit us at smartstreet.com

1925

BRIDGEWATER CROSSING HOA, C/O CMP
RESERVE ACCOUNT
4700 MILLENA BLVD STE 616
ORLANDO FL 32839-6102

Effective 1/1/2013, non-interest checking account and IOLTA (Interest on Lawyers Trust Account)
balances will no longer receive unlimited deposit insurance coverage, but will be FDIC-insured to the
legal maximum of \$250,000 for each ownership category. For more information, please visit
http://www.fdic.gov/deposit/deposits/unlimited/expiration.html.

Business MoneyMarket Account Summary

Account number: 0030392248

Days in statement period: 31

Table with 4 columns: Description, Amount, Interest, and Annual Percentage Yield Earned. Rows include Beginning Balance on 01/01, Total Credits, Ending Balance on 01/31, Interest Paid this period, Interest Rates, and Annual Percentage Yield Earned.

Credits

Table with 4 columns: Other Credits, Date, Description, Reference, and Amount. Row includes INTEREST PAYMENT on 01/31.

Daily Balance

Table with 4 columns: Date, Ledger balance, Date, Ledger balance. Row shows balances for 01/01 and 01/31.

Bank Reconciliation Report

Bridgewater Crossing

Account: 1327 -- Mutual of Omaha - Reserves -- Bridgewater Crossing
As of Thu Jan 31, 2013

| Batch | Date | Comment | Reference | Amount | Balance |
|--|------|---|-----------|---------------------------------------|------------------------|
| | | | | Balance per Bank: | 3,083.59 |
| Plus deposits and outstanding debits: | | | | | |
| | | No outstanding deposits. | | 0.00 | |
| | | Total deposits and outstanding debits: | | <u>0.00</u> | <u>3,083.59</u> |
| Less outstanding checks: | | | | | |
| | | No outstanding checks. | | 0.00 | |
| | | Total outstanding checks: | | <u>0.00</u> | <u>3,083.59</u> |
| | | | | Ending balance General Ledger: | <u><u>3,083.59</u></u> |
| | | | | Difference: | <u><u>0.00</u></u> |

AS
2/1/13

Community Association Bank
 A Division of Mutual of Omaha Bank
 Main Office
 P.O. Box 64004
 Omaha, NE 68162
 (402) 330-4555



1-31-92
 207017243

1327

COMMUNITY MGMT BANK INT ACCT
 BROKERAGE ACCOUNTS FOR THE
 MEMBER
 4700 WILMERS ROAD STE 204
 OMAHA NE 68131-6102

MEMBER NAME: MURPHY MURPHY ACCOUNT

| | | |
|--------------------------|----------|----------|
| Previous Balance | 12-31-91 | 1,700.00 |
| + Deposits/Credits | 1 | 1,875.00 |
| - Checks/Debits | 0 | .00 |
| + Services Charge | | .00 |
| Unkntered Cash | | .25 |
| Current Balance | | 3,000.00 |
| Days in Statement Period | 31 | |

-----INTEREST SUMMARY-----

| | |
|---|-----|
| Interest Earned From 1/01/92 to 1/31/92 | |
| Days in Period | 31 |
| Interest Earned | .25 |
| Annual Percentage Yield Earned | .08 |
| Interest Paid thru Year | .25 |
| Interest Withheld thru Year | .00 |

-----CASH TRANSFERS-----

| Date | Description | Amount |
|------|-----------------------------|----------|
| 1-24 | MEM TRANS FROM 000257521100 | 1,875.00 |
| 1-21 | Interest PYMT | .25 |

-----CASH BALANCE SUMMARY-----

| Date | Balance | Date | Balance | Date | Balance |
|-------|----------|------|----------|------|----------|
| 12-31 | 1,700.00 | 1-31 | 3,000.00 | 1-31 | 3,000.00 |

-----OVERDRAFT CHARGE/DEFUND SUMMARY-----

| | | | |
|--------------------------|-----|-----|-----|
| Total returned item fees | .00 | YTD | .00 |
| Total overdraft fees | .00 | YTD | .00 |

END OF STATEMENT