

Bridgewater Crossing Homeowners Association, Inc.

Balance Sheet

5/31/2019

Assets

Cash - Operating

10100 - AAB -Operating \$149,959.81

Cash - Operating Total \$149,959.81

Cash - Reserves

10200 - AAB - Reserves \$120,643.51

Cash - Reserves Total \$120,643.51

Accounts Receivable

11100 - A/R - Mx. Receivable \$557.55

11200 - A/R - Assessments \$15,736.27

12000 - Allowance for Bad Debt (\$1,099.46)

Accounts Receivable Total \$15,194.36

Current Asset

12200 - Refundable deposit \$1,995.00

14100 - PPD Liability Insurance \$7,606.64

14700 - Prepaid Expense \$1,207.50

Current Asset Total \$10,809.14

Assets Total

\$296,606.82

Liabilities and Equity

Current Liability

20500 - Deferred Assessments \$14,491.66

22000 - Accounts Payable \$9,718.70

22100 - Prepaid Owner Assessments \$17,541.81

22400 - Accrued Expenses \$1,500.00

Current Liability Total \$43,252.17

Reserves

30000 - Reserves - Contingency \$14,579.64

30500 - Reserves - Perimeter Wall \$7,035.77

30750 - Reserves - Cabana \$19,943.90

31000 - Reserves - Legal \$2,116.66

31100 - Reserves - Tot Lot \$8,845.47

31150 - Reserves - Mailbox Repair \$7,904.95

31200 - Reserves - Hurricane Repair \$20,465.38

31250 - Reserves - Pool \$19,506.81

31300 - Reserves - Road Repair \$6,015.21

31350 - Reserves - Tennis/BBall Courts (\$2,151.87)

31400 - Reserves - TH Pavement \$775.00

31450 - Reserves - TH Roof \$6,585.88

31500 - Reserves - TH Paint \$7,750.00

33600 - Reserves - Interest \$1,270.71

Reserves Total \$120,643.51

Retained Earnings

\$118,199.98

Net Income

\$14,511.16

Bridgewater Crossing Homeowners Association, Inc.

Balance Sheet

5/31/2019

Liabilities & Equity Total

\$296,606.82

Bridgewater Crossing Homeowners Association, Inc.
Income Statement
5/1/2019 - 5/31/2019

5/1/2019 - 5/31/2019	1/1/2019 - 5/31/2019
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Accounts	Actual	Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
Income							
Income							
40000 - Assessment Income (Qtrly)	\$13,628.49	\$13,381.49	\$247.00	\$67,155.17	\$66,908.17	\$247.00	\$160,580.00
40001 - Assessments-TH (Monthly)	\$2,468.20	\$2,468.20	\$0.00	\$12,340.91	\$12,340.91	\$0.00	\$29,618.00
40002 - Administrative	\$0.00	\$166.67	(\$166.67)	\$225.00	\$833.35	(\$608.35)	\$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	\$397.41	\$0.00	\$397.41	\$0.00
41200 - Interest - Delinquent Accounts	\$402.55	\$0.00	\$402.55	\$452.55	\$0.00	\$452.55	\$0.00
41900 - Interest Income - Operating	\$8.19	\$0.00	\$8.19	\$34.46	\$0.00	\$34.46	\$0.00
42000 - Interest Income - Reserves	\$42.52	\$0.00	\$42.52	\$42.52	\$0.00	\$42.52	\$0.00
42100 - Allocated Interest on Reserves	(\$42.52)	\$0.00	(\$42.52)	(\$42.52)	\$0.00	(\$42.52)	\$0.00
Total Income	\$16,904.84	\$16,016.36	\$888.48	\$81,345.96	\$80,082.43	\$1,263.53	\$192,198.00
Total Income	\$16,904.84	\$16,016.36	\$888.48	\$81,345.96	\$80,082.43	\$1,263.53	\$192,198.00
Expense							
Admin							
60150 - Management Fees	\$1,275.00	\$1,275.00	\$0.00	\$6,350.00	\$6,375.00	\$25.00	\$15,300.00
60200 - Printing/Copies	\$323.68	\$375.00	\$51.32	\$909.15	\$1,875.00	\$965.85	\$4,500.00
60250 - Coupon Costs	\$0.00	\$91.67	\$91.67	\$0.00	\$458.35	\$458.35	\$1,100.00
60300 - Audit/Tax Return	\$0.00	\$120.83	\$120.83	\$0.00	\$604.15	\$604.15	\$1,450.00
60350 - Legal Fees	(\$2,428.00)	\$416.67	\$2,844.67	(\$1,016.00)	\$2,083.35	\$3,099.35	\$5,000.00
60370 - Insurance	\$673.79	\$500.00	(\$173.79)	\$2,780.85	\$2,500.00	(\$280.85)	\$6,000.00
60470 - Website Maintenance	\$0.00	\$14.17	\$14.17	\$0.00	\$70.85	\$70.85	\$170.00
60500 - Bank Charges	\$20.00	\$0.00	(\$20.00)	\$20.00	\$0.00	(\$20.00)	\$0.00
60550 - Miscellaneous	\$0.00	\$12.50	\$12.50	\$133.69	\$62.50	(\$71.19)	\$150.00
61050 - Permits/Licenses	\$0.00	\$50.00	\$50.00	\$116.43	\$250.00	\$133.57	\$600.00
61300 - Corporate Annual Report	\$61.25	\$0.00	(\$61.25)	\$0.00	\$0.00	\$0.00	\$0.00
61350 - Bad Debt	\$0.00	\$208.33	\$208.33	\$0.00	\$1,041.65	\$1,041.65	\$2,500.00
Total Admin	(\$74.28)	\$3,064.17	\$3,138.45	\$9,294.12	\$15,320.85	\$6,026.73	\$36,770.00
Grounds							
62000 - Grounds Contract	\$3,638.00	\$4,169.00	\$531.00	\$18,980.00	\$20,845.00	\$1,865.00	\$50,028.00
62400 - Plant Replacements	\$0.00	\$166.67	\$166.67	\$0.00	\$833.35	\$833.35	\$2,000.00
62420 - Irrigation Repairs	\$75.00	\$225.00	\$150.00	\$1,046.23	\$1,125.00	\$78.77	\$2,700.00
62700 - Tree Trimming	\$0.00	\$333.33	\$333.33	\$625.00	\$1,666.65	\$1,041.65	\$4,000.00
62850 - Pond/Fountain Maintenance	\$1,314.00	\$687.50	(\$626.50)	\$3,285.00	\$3,437.50	\$152.50	\$8,250.00
62870 - Mulch	\$0.00	\$58.50	\$58.50	\$0.00	\$292.50	\$292.50	\$702.00
63850 - Patrol Service	\$0.00	\$333.33	\$333.33	\$1,360.00	\$1,666.65	\$306.65	\$4,000.00
Total Grounds	\$5,027.00	\$5,973.33	\$946.33	\$25,296.23	\$29,866.65	\$4,570.42	\$71,680.00
Pool/Clubhouse							
66000 - Contract - Pool Maintenance	\$635.00	\$635.00	\$0.00	\$3,175.00	\$3,175.00	\$0.00	\$7,620.00
Total Pool/Clubhouse	\$635.00	\$635.00	\$0.00	\$3,175.00	\$3,175.00	\$0.00	\$7,620.00
Repairs/Maintenance							
50000 - General Repairs	\$390.70	\$433.33	\$42.63	\$1,739.70	\$2,166.65	\$426.95	\$5,200.00
50050 - Lighting Supplies/Maintenance	\$0.00	\$45.83	\$45.83	\$715.00	\$229.15	(\$485.85)	\$550.00
50100 - Power Washing	\$0.00	\$291.67	\$291.67	\$0.00	\$1,458.35	\$1,458.35	\$3,500.00
50150 - Park Equipment Rental	\$0.00	\$25.00	\$25.00	\$0.00	\$125.00	\$125.00	\$300.00
Total Repairs/Maintenance	\$390.70	\$795.83	\$405.13	\$2,454.70	\$3,979.15	\$1,524.45	\$9,550.00
Townhomes							
69000 - Landscape	\$790.00	\$416.67	(\$373.33)	\$3,160.00	\$2,083.35	(\$1,076.65)	\$5,000.00
69050 - Planting	\$0.00	\$100.00	\$100.00	\$0.00	\$500.00	\$500.00	\$1,200.00
69100 - Irrigation	\$0.00	\$416.67	\$416.67	\$0.00	\$2,083.35	\$2,083.35	\$5,000.00
69150 - Insurance	\$171.18	\$351.67	\$180.49	\$853.29	\$1,758.35	\$905.06	\$4,220.00
69155 - Termite	\$402.50	\$208.33	(\$194.17)	\$2,012.50	\$1,041.65	(\$970.85)	\$2,500.00
Total Townhomes	\$1,363.68	\$1,493.34	\$129.66	\$6,025.79	\$7,466.70	\$1,440.91	\$17,920.00
Reserves Townhomes							
69860 - RSV-Pavement	\$50.00	\$50.00	\$0.00	\$190.00	\$250.00	\$60.00	\$600.00
69870 - RSV-Roof	\$424.83	\$424.83	\$0.00	\$1,614.55	\$2,124.15	\$509.60	\$5,098.00
69880 - RSV-Paint	\$500.00	\$500.00	\$0.00	\$1,900.00	\$2,500.00	\$600.00	\$6,000.00
Total Reserves Townhomes	\$974.83	\$974.83	\$0.00	\$3,704.55	\$4,874.15	\$1,169.60	\$11,698.00

Bridgewater Crossing Homeowners Association, Inc.
Income Statement
5/1/2019 - 5/31/2019

5/1/2019 - 5/31/2019	1/1/2019 - 5/31/2019
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Accounts	Actual	Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
Utilities							
78000 - Electricity	\$146.04	\$1,666.67	\$1,520.63	\$5,931.62	\$8,333.35	\$2,401.73	\$20,000.00
78400 - Water	\$366.85	\$83.33	(\$283.52)	\$2,826.14	\$416.65	(\$2,409.49)	\$1,000.00
78500 - Cable/Internet	\$1,476.70	\$0.00	(\$1,476.70)	\$1,476.70	\$0.00	(\$1,476.70)	\$0.00
Total Utilities	\$1,989.59	\$1,750.00	(\$239.59)	\$10,234.46	\$8,750.00	(\$1,484.46)	\$21,000.00
Total Expense	\$10,306.52	\$14,686.50	\$4,379.98	\$60,184.85	\$73,432.50	\$13,247.65	\$176,238.00
Operating Net Income	\$6,598.32	\$1,329.86	\$5,268.46	\$21,161.11	\$6,649.93	\$14,511.18	\$15,960.00
Reserve Expense							
Reserves							
80010 - Reserves - Contingency	\$583.33	\$583.33	\$0.00	\$2,916.65	\$2,916.65	\$0.00	\$7,000.00
80020 - Reserves - Perimetet Wall	\$83.33	\$83.33	\$0.00	\$416.65	\$416.65	\$0.00	\$1,000.00
80030 - Reserves - Cabana	\$83.33	\$83.33	\$0.00	\$416.65	\$416.65	\$0.00	\$1,000.00
80040 - Reserves - Tot Lot	\$125.00	\$125.00	\$0.00	\$625.00	\$625.00	\$0.00	\$1,500.00
80430 - Reserves - Mailbox Repair	\$40.00	\$40.00	\$0.00	\$200.00	\$200.00	\$0.00	\$480.00
80440 - Reserves - Hurricane Repair	\$80.00	\$80.00	\$0.00	\$400.00	\$400.00	\$0.00	\$960.00
80750 - Reserves - Pool	\$125.00	\$125.00	\$0.00	\$625.00	\$625.00	\$0.00	\$1,500.00
80900 - Reserves - Tennis Court	\$210.00	\$210.00	\$0.00	\$1,050.00	\$1,050.00	\$0.00	\$2,520.00
Total Reserves	\$1,329.99	\$1,329.99	\$0.00	\$6,649.95	\$6,649.95	\$0.00	\$15,960.00
Total Reserve Expense	\$1,329.99	\$1,329.99	\$0.00	\$6,649.95	\$6,649.95	\$0.00	\$15,960.00
Reserve Net Income	(\$1,329.99)	(\$1,329.99)	\$0.00	(\$6,649.95)	(\$6,649.95)	\$0.00	(\$15,960.00)
Net Income	\$5,268.33	(\$0.13)	\$5,268.46	\$14,511.16	(\$0.02)	\$14,511.18	\$0.00