

BRIDGEWATER CROSSING HOA
Balance Sheet
2/28/2021

Assets

Cash - Operating

1010 - Cash - Operating BB&T \$77,318.71
1040 - Cash - Mmkt BB&T \$86,911.89

Cash - Operating Total \$164,230.60

Cash - Reserve

1070 - Cash - Reserve BB&T \$169,600.72

Cash - Reserve Total \$169,600.72

Accounts Receivables

1310 - Assessment Receivable \$15,882.59
1600 - Allowance for Doubtful Acct (\$405.12)

Accounts Receivables Total \$15,477.47

Other Assets

1610 - Prepaid Liability Insurance \$8,135.20
1630 - Prepaid Termite Bond-Townhomes \$4,179.45
1710 - Utility Deposit \$1,995.00

Other Assets Total \$14,309.65

Assets Total

\$363,618.44

Liabilities and Equity

Liability

3010 - Accounts Payable \$408.75
3050 - Deferred Assessment \$14,313.34
3310 - Prepaid Assessment \$16,025.44
3315 - Accrued Expenses \$13,284.00

Liability Total \$44,031.53

Bridgewater TH Reserves

5010 - Reserves - Piant \$17,378.00
5015 - Reserves - Pavement \$1,745.00
5020 - Reserves - Roof \$14,969.69

Bridgewater TH Reserves Total \$34,092.69

Waterford TH Reserves

5040 - Reserves - Paint \$1,605.48
5045 - Reserves - Pavement \$288.92
5050 - Reserves - Roof \$2,196.76

Waterford TH Reserves Total \$4,091.16

Community Reserves

5060 - Reserves - Contingency \$35,279.69
5065 - Reserves - Perimeter Wall \$8,294.08
5070 - Reserves - Cabana \$17,617.21
5075 - Reserves - Tot Lot \$11,032.97
5080 - Reserves - Mailbox Repairs \$7,898.95
5085 - Reserves - Hurricane Repairs \$22,153.38
5090 - Reserves - Pool \$22,144.31
5095 - Reserves - Tennis Courts (\$1,461.39)

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5100 - Reserves - Legal	\$2,116.66	
5110 - Reserves - Road Repairs	\$6,010.21	
5499 - Reserve Interest	<u>\$536.84</u>	
<u>Community Reserves Total</u>		\$131,622.91
<u>Retained Earnings</u>		\$149,301.18
<u>Net Income</u>		<u>\$478.97</u>
<i>Liabilities & Equity Total</i>		<u><u>\$363,618.44</u></u>

BRIDGEWATER CROSSING HOA
Budget Comparison Report
2/1/2021 - 2/28/2021

	2/1/2021 - 2/28/2021			1/1/2021 - 2/28/2021			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Income</u>							
6310 - Assessment Income	\$14,321.41	\$14,250.21	\$71.20	\$28,634.74	\$28,500.42	\$134.32	\$171,002.51
6320 - Assmnts-BridgewaterTH(Monthly)	\$2,730.00	\$2,730.04	(\$0.04)	\$5,460.00	\$5,460.08	(\$0.08)	\$32,760.50
6325 - Assmnts-Waterford TH(Monthly)	\$730.95	\$584.75	\$146.20	\$1,461.90	\$1,169.50	\$292.40	\$7,017.00
6340 - Late Fee Income	\$424.64	\$0.00	\$424.64	\$424.64	\$0.00	\$424.64	\$0.00
6510 - Admin Fees	\$0.00	\$0.00	\$0.00	\$300.00	\$0.00	\$300.00	\$0.00
6910 - Interest Income	\$0.73	\$0.00	\$0.73	\$1.61	\$0.00	\$1.61	\$0.00
6930 - Certified Mail	\$0.00	\$0.00	\$0.00	\$13.60	\$0.00	\$13.60	\$0.00
Total Income	\$18,207.73	\$17,565.00	\$642.73	\$36,296.49	\$35,130.00	\$1,166.49	\$210,780.01
Total Income	\$18,207.73	\$17,565.00	\$642.73	\$36,296.49	\$35,130.00	\$1,166.49	\$210,780.01
Expense							
<u>REPAIRS/MAINTENANCE</u>							
7010 - General Repairs	\$4,666.72	\$153.59	(\$4,513.13)	\$4,741.72	\$307.18	(\$4,434.54)	\$1,843.11
7015 - Light Supplies / Maintanance	\$0.00	\$176.96	\$176.96	\$0.00	\$353.92	\$353.92	\$2,123.57
7020 - Power Washing	\$0.00	\$291.67	\$291.67	\$0.00	\$583.34	\$583.34	\$3,500.00
Total REPAIRS/MAINTENANCE	\$4,666.72	\$622.22	(\$4,044.50)	\$4,741.72	\$1,244.44	(\$3,497.28)	\$7,466.68
<u>UTILITIES</u>							
7025 - Electricity	\$1,430.73	\$1,603.22	\$172.49	\$2,917.67	\$3,206.44	\$288.77	\$19,238.60
7030 - Water Usage	\$90.82	\$184.35	\$93.53	\$90.82	\$368.70	\$277.88	\$2,212.25
7035 - Cable / Internet	\$0.00	\$20.31	\$20.31	\$136.97	\$40.62	(\$96.35)	\$243.76
Total UTILITIES	\$1,521.55	\$1,807.88	\$286.33	\$3,145.46	\$3,615.76	\$470.30	\$21,694.61
<u>CONTRACTS</u>							
7510 - Grounds Contract	\$3,638.00	\$3,638.00	\$0.00	\$7,276.00	\$7,276.00	\$0.00	\$43,656.00
7515 - Plant Replacement	\$0.00	\$90.00	\$90.00	\$0.00	\$180.00	\$180.00	\$1,080.00
7520 - Irrigation Repairs	\$0.00	\$96.75	\$96.75	\$0.00	\$193.50	\$193.50	\$1,161.00
7525 - Tree Trimming	\$0.00	\$250.00	\$250.00	\$0.00	\$500.00	\$500.00	\$3,000.00
7530 - Pond/ Fountain Maintenance	\$676.71	\$738.63	\$61.92	\$1,353.42	\$1,477.26	\$123.84	\$8,863.51
Total CONTRACTS	\$4,314.71	\$4,813.38	\$498.67	\$8,629.42	\$9,626.76	\$997.34	\$57,760.51
<u>BRIDGEWATER TOWNHOMES</u>							
7810 - Landscape	\$790.00	\$790.00	\$0.00	\$1,580.00	\$1,580.00	\$0.00	\$9,480.00
7820 - Irrigation	\$0.00	\$258.75	\$258.75	\$0.00	\$517.50	\$517.50	\$3,105.00
7825 - Insurance	\$0.00	\$549.83	\$549.83	\$610.96	\$1,099.66	\$488.70	\$6,598.00
7830 - Termite Bond	\$417.95	\$81.46	(\$336.49)	\$835.90	\$162.92	(\$672.98)	\$977.50
Total BRIDGEWATER TOWNHOMES	\$1,207.95	\$1,680.04	\$472.09	\$3,026.86	\$3,360.08	\$333.22	\$20,160.50
<u>WATERFORD TOWNHOMES</u>							
7910 - Insurance	\$0.00	\$283.83	\$283.83	\$0.00	\$567.66	\$567.66	\$3,406.00
7915 - Termite Bond	\$0.00	\$70.92	\$70.92	\$0.00	\$141.84	\$141.84	\$851.00
Total WATERFORD TOWNHOMES	\$0.00	\$354.75	\$354.75	\$0.00	\$709.50	\$709.50	\$4,257.00
<u>POOL</u>							
8010 - Pool Contract	\$635.00	\$1,277.50	\$642.50	\$1,425.00	\$2,555.00	\$1,130.00	\$15,330.00
Total POOL	\$635.00	\$1,277.50	\$642.50	\$1,425.00	\$2,555.00	\$1,130.00	\$15,330.00

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Budget Comparison Report
2/1/2021 - 2/28/2021

	2/1/2021 - 2/28/2021			1/1/2021 - 2/28/2021			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<u>MANAGEMENT</u>							
9010 - Management Fee	\$1,356.00	\$1,411.20	\$55.20	\$2,712.00	\$2,822.40	\$110.40	\$16,934.40
9020 - Postage	\$70.86	\$41.67	(\$29.19)	\$318.21	\$83.34	(\$234.87)	\$500.00
9030 - Printing/ Copies	\$8.55	\$41.67	\$33.12	\$36.95	\$83.34	\$46.39	\$500.00
9040 - Coupon Cost	\$8.75	\$4.16	(\$4.59)	\$659.00	\$8.32	(\$650.68)	\$49.95
9050 - Audit / Tax Return	\$0.00	\$120.83	\$120.83	\$0.00	\$241.66	\$241.66	\$1,450.00
9060 - Legal Fees	\$735.00	\$247.08	(\$487.92)	\$1,005.00	\$494.16	(\$510.84)	\$2,964.96
9070 - Insurance	\$655.51	\$696.96	\$41.45	\$1,311.10	\$1,393.92	\$82.82	\$8,363.53
9090 - Office Supplies	\$3.10	\$10.83	\$7.73	\$11.70	\$21.66	\$9.96	\$129.96
9100 - Website Maintenance	\$21.60	\$11.48	(\$10.12)	\$81.10	\$22.96	(\$58.14)	\$137.74
9110 - Bank Charges	\$0.00	\$0.75	\$0.75	\$0.00	\$1.50	\$1.50	\$9.00
9120 - Miscellaneous	\$13.50	\$9.00	(\$4.50)	\$27.00	\$18.00	(\$9.00)	\$108.00
9130 - Permits / Licenses	\$0.00	\$28.44	\$28.44	\$0.00	\$56.88	\$56.88	\$341.25
9140 - Bad Debt	\$0.00	\$41.67	\$41.67	\$0.00	\$83.34	\$83.34	\$500.00
<u>Total MANAGEMENT</u>	\$2,872.87	\$2,665.74	(\$207.13)	\$6,162.06	\$5,331.48	(\$830.58)	\$31,988.79
<u>BRIDGEWATER TH RESERVES</u>							
9910 - Reserves- Paint	\$525.00	\$525.00	\$0.00	\$1,050.00	\$1,050.00	\$0.00	\$6,300.00
9915 - Reserves - Pavement	\$100.00	\$100.00	\$0.00	\$200.00	\$200.00	\$0.00	\$1,200.00
9920 - Reserves - Roof	\$425.00	\$425.00	\$0.00	\$850.00	\$850.00	\$0.00	\$5,100.00
<u>Total BRIDGEWATER TH RESERVES</u>	\$1,050.00	\$1,050.00	\$0.00	\$2,100.00	\$2,100.00	\$0.00	\$12,600.00
<u>WATERFORD TH RESERVES</u>							
9930 - Reserves - Paint	\$64.00	\$64.00	\$0.00	\$128.00	\$128.00	\$0.00	\$768.00
9935 - Reserve - Pavement	\$10.00	\$10.00	\$0.00	\$20.00	\$20.00	\$0.00	\$120.00
9940 - Reserves - Roof	\$156.00	\$156.00	\$0.00	\$312.00	\$312.00	\$0.00	\$1,872.00
<u>Total WATERFORD TH RESERVES</u>	\$230.00	\$230.00	\$0.00	\$460.00	\$460.00	\$0.00	\$2,760.00
<u>COMMUNITY RESERVES</u>							
9950 - Reserves - Contingency	\$2,083.33	\$2,083.33	\$0.00	\$4,166.66	\$4,166.66	\$0.00	\$25,000.00
9955 - Reserves - Perimeter Wall	\$87.50	\$87.50	\$0.00	\$175.00	\$175.00	\$0.00	\$1,049.96
9960 - Reserves - Cabana	\$87.50	\$87.50	\$0.00	\$175.00	\$175.00	\$0.00	\$1,049.96
9970 - Reserves - Tot Lot	\$131.25	\$131.25	\$0.00	\$262.50	\$262.50	\$0.00	\$1,575.00
9975 - Reserves - Mailbox Repairs	\$42.00	\$42.00	\$0.00	\$84.00	\$84.00	\$0.00	\$504.00
9980 - Reserves - Hurricane Repairs	\$84.00	\$84.00	\$0.00	\$168.00	\$168.00	\$0.00	\$1,008.00
9985 - Reserves - Pool	\$131.25	\$131.25	\$0.00	\$262.50	\$262.50	\$0.00	\$1,575.00
9990 - Reserves - Tennis Courts	\$416.67	\$416.67	\$0.00	\$833.34	\$833.34	\$0.00	\$5,000.00
<u>Total COMMUNITY RESERVES</u>	\$3,063.50	\$3,063.50	\$0.00	\$6,127.00	\$6,127.00	\$0.00	\$36,761.92
Total Expense	\$19,562.30	\$17,565.01	(\$1,997.29)	\$35,817.52	\$35,130.02	(\$687.50)	\$210,780.01
Operating Net Income	(\$1,354.57)	(\$0.01)	(\$1,354.56)	\$478.97	(\$0.02)	\$478.99	\$0.00
Net Income	(\$1,354.57)	(\$0.01)	(\$1,354.56)	\$478.97	(\$0.02)	\$478.99	\$0.00