

**BRIDGEWATER CROSSING HOMEOWNERS ASSOCIATION, INC.**

**Balance Sheet**

**4/30/2022**

**Assets**

Cash - Operating

1005 - CIT (O/A) #5015	\$48,961.06
1010 - Cash - Operating BB&T 5797	\$5,659.77
1067 - CIT MM-(CapCont) #9476	<u>\$101,499.61</u>

Cash - Operating Total \$156,120.44

Cash - Reserve

1065 - CIT (R/A) #9468	\$181,569.36
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Cash - Reserve Total \$181,569.36

Accounts Receivables

1310 - Assessment Receivable	\$30,798.11
1600 - Allowance for Doubtful Acct	<u>(\$381.18)</u>

Accounts Receivables Total \$30,416.93

Other Assets

1610 - Prepaid Liability Insurance (2/5/23)	\$7,567.71
1620 - Prepaid Liability Townhomes	\$522.05
1630 - Prepaid Termite Bond- Townhomes (12/22)	\$950.44
1710 - Utility Deposit	\$1,995.00

Other Assets Total \$11,035.20

*Assets Total*

\$379,141.93

**Liabilities and Equity**

Liability

3010 - Accounts Payable	\$200.00
3050 - Deferred Assessment	\$29,640.00
3310 - Prepaid Assessment	\$11,933.81

Liability Total \$41,773.81

Bridgewater TH Reserves

5010 - BWX TH Reserves - Paint	(\$845.00)
5015 - BWX TH Reserves - Pavement	\$4,323.00
5020 - BWX TH Reserves - Roof	<u>\$21,078.69</u>

Bridgewater TH Reserves Total \$24,556.69

Waterford TH Reserves

5040 - Wtrfd TH Reserves - Paint	\$3,773.16
5045 - Wtrfd TH Reserves - Pavement	\$978.92
5050 - Wtrfd TH Reserves - Roof	<u>\$6,025.76</u>

Waterford TH Reserves Total \$10,777.84

Community Reserves

5060 - Reserves - Contingency	\$40,795.94
5065 - Reserves - Perimeter Wall	\$9,549.04
5070 - Reserves - Cabana	\$18,872.17
5075 - Reserves - Tot Lot	\$12,767.47
5080 - Reserves - Mailbox Repairs	\$8,259.25
5085 - Reserves - Hurricane Repairs	\$23,373.38

**BRIDGEWATER CROSSING HOMEOWNERS ASSOCIATION, INC.**

**Balance Sheet**

**4/30/2022**

5090 - Reserves - Pool	\$21,997.25	
5095 - Reserves - Tennis Courts	\$4,105.27	
5100 - Reserves - Legal	\$16.66	
5110 - Reserves - Road Repairs	\$6,010.21	
5499 - Reserves - Interest	<u>\$488.19</u>	
<u>Community Reserves Total</u>		\$146,234.83
<u>Retained Earnings</u>		\$153,773.09
<u>Net Income</u>		<u>\$2,025.67</u>
<i>Liabilities &amp; Equity Total</i>		<u><u>\$379,141.93</u></u>

**BRIDGEWATER CROSSING HOMEOWNERS ASSOCIATION, INC.**  
**Budget Comparison Report**  
**4/1/2022 - 4/30/2022**

	4/1/2022 - 4/30/2022			1/1/2022 - 4/30/2022			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Income</b>							
<u>Income</u>							
6310 - Assessment Income	\$14,820.00	\$14,566.89	\$253.11	\$59,280.00	\$58,267.56	\$1,012.44	\$174,802.63
6320 - Assmnts-BridgewaterTH(Monthly)	\$3,016.00	\$3,016.01	(\$0.01)	\$12,064.00	\$12,064.04	(\$0.04)	\$36,192.10
6325 - Assmnts-Waterford TH(Monthly)	\$1,390.00	\$834.00	\$556.00	\$5,560.00	\$3,336.00	\$2,224.00	\$10,008.00
6340 - Late Fee Income	\$343.43	\$0.00	\$343.43	\$2,917.36	\$0.00	\$2,917.36	\$0.00
6910 - Interest Income	\$14.65	\$0.00	\$14.65	\$57.52	\$0.00	\$57.52	\$0.00
6920 - Initial Membership/Contribution	\$300.00	\$0.00	\$300.00	\$2,584.71	\$0.00	\$2,584.71	\$0.00
<b>Total Income</b>	<b>\$19,884.08</b>	<b>\$18,416.90</b>	<b>\$1,467.18</b>	<b>\$82,463.59</b>	<b>\$73,667.60</b>	<b>\$8,795.99</b>	<b>\$221,002.73</b>
<b>Total Income</b>	<b>\$19,884.08</b>	<b>\$18,416.90</b>	<b>\$1,467.18</b>	<b>\$82,463.59</b>	<b>\$73,667.60</b>	<b>\$8,795.99</b>	<b>\$221,002.73</b>
<b>Expense</b>							
<u>REPAIRS/MAINTENANCE</u>							
7010 - General Repairs	\$0.00	\$250.00	\$250.00	\$551.33	\$1,000.00	\$448.67	\$3,000.00
7015 - Light Supplies / Maintanance	\$0.00	\$50.00	\$50.00	\$0.00	\$200.00	\$200.00	\$600.00
7020 - Power Washing	\$0.00	\$291.67	\$291.67	\$0.00	\$1,166.68	\$1,166.68	\$3,500.00
<b>Total REPAIRS/MAINTENANCE</b>	<b>\$0.00</b>	<b>\$591.67</b>	<b>\$591.67</b>	<b>\$551.33</b>	<b>\$2,366.68</b>	<b>\$1,815.35</b>	<b>\$7,100.00</b>
<u>UTILITIES</u>							
7025 - Electricity	\$1,744.26	\$1,583.33	(\$160.93)	\$7,047.01	\$6,333.32	(\$713.69)	\$19,000.00
7030 - Water Usage	\$706.17	\$175.00	(\$531.17)	\$1,538.67	\$700.00	(\$838.67)	\$2,100.00
7035 - Cable / Internet	\$317.94	\$583.33	\$265.39	\$1,196.94	\$2,333.32	\$1,136.38	\$7,000.00
<b>Total UTILITIES</b>	<b>\$2,768.37</b>	<b>\$2,341.66</b>	<b>(\$426.71)</b>	<b>\$9,782.62</b>	<b>\$9,366.64</b>	<b>(\$415.98)</b>	<b>\$28,100.00</b>
<u>CONTRACTS</u>							
7510 - Grounds Contract	\$3,750.00	\$4,216.67	\$466.67	\$15,000.00	\$16,866.68	\$1,866.68	\$50,600.00
7515 - Plant Replacement	\$0.00	\$90.00	\$90.00	\$0.00	\$360.00	\$360.00	\$1,080.00
7520 - Irrigation Repairs	\$0.00	\$358.33	\$358.33	\$107.50	\$1,433.32	\$1,325.82	\$4,300.00
7525 - Tree Trimming	\$0.00	\$250.00	\$250.00	\$0.00	\$1,000.00	\$1,000.00	\$3,000.00
7530 - Pond / Fountain Maintenance	\$731.87	\$732.58	\$0.71	\$2,857.79	\$2,930.32	\$72.53	\$8,790.96
7550 - Security Cameras Service Agreement	\$325.00	\$0.00	(\$325.00)	\$1,300.00	\$0.00	(\$1,300.00)	\$0.00
<b>Total CONTRACTS</b>	<b>\$4,806.87</b>	<b>\$5,647.58</b>	<b>\$840.71</b>	<b>\$19,265.29</b>	<b>\$22,590.32</b>	<b>\$3,325.03</b>	<b>\$67,770.96</b>
<u>BRIDGEWATER TOWNHOMES</u>							
7810 - Landscape	\$750.00	\$750.00	\$0.00	\$3,000.00	\$3,000.00	\$0.00	\$9,000.00
7820 - Irrigation	\$0.00	\$67.83	\$67.83	\$0.00	\$271.32	\$271.32	\$814.00
7825 - Insurance	\$921.41	\$666.67	(\$254.74)	\$3,685.34	\$2,666.68	(\$1,018.66)	\$8,000.00
7830 - Termite Bond	\$1,147.80	\$111.17	(\$1,036.63)	\$1,457.56	\$444.68	(\$1,012.88)	\$1,334.00
7840 - Deficit 2021	\$0.00	\$54.34	\$54.34	\$0.00	\$217.36	\$217.36	\$652.10
<b>Total BRIDGEWATER TOWNHOMES</b>	<b>\$2,819.21</b>	<b>\$1,650.01</b>	<b>(\$1,169.20)</b>	<b>\$8,142.90</b>	<b>\$6,600.04</b>	<b>(\$1,542.86)</b>	<b>\$19,800.10</b>
<u>WATERFORD TOWNHOMES</u>							
7910 - Insurance	\$781.47	\$215.67	(\$565.80)	\$3,673.53	\$862.68	(\$2,810.85)	\$2,588.00
7920 - Irrigation Defects	\$0.00	\$83.33	\$83.33	\$0.00	\$333.32	\$333.32	\$1,000.00
<b>Total WATERFORD TOWNHOMES</b>	<b>\$781.47</b>	<b>\$299.00</b>	<b>(\$482.47)</b>	<b>\$3,673.53</b>	<b>\$1,196.00</b>	<b>(\$2,477.53)</b>	<b>\$3,588.00</b>
<u>POOL</u>							
8010 - Pool Contract	\$1,550.00	\$1,277.50	(\$272.50)	\$6,200.00	\$5,110.00	(\$1,090.00)	\$15,330.00

**BRIDGEWATER CROSSING HOMEOWNERS ASSOCIATION, INC.**  
**Budget Comparison Report**  
**4/1/2022 - 4/30/2022**

	4/1/2022 - 4/30/2022			1/1/2022 - 4/30/2022			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
8015 - Pool Equipment Repairs ect.	\$0.00	\$41.67	\$41.67	\$0.00	\$166.68	\$166.68	\$500.00
<b>Total POOL</b>	\$1,550.00	\$1,319.17	(\$230.83)	\$6,200.00	\$5,276.68	(\$923.32)	\$15,830.00
<b>MANAGEMENT</b>							
9010 - Management Fee	\$1,490.58	\$1,380.00	(\$110.58)	\$5,962.32	\$5,520.00	(\$442.32)	\$16,560.00
9020 - Postage	\$37.35	\$85.34	\$47.99	\$181.44	\$341.36	\$159.92	\$1,024.04
9030 - Printing/ Copies	\$158.40	\$20.83	(\$137.57)	\$354.40	\$83.32	(\$271.08)	\$250.00
9040 - Coupon Cost	\$0.00	\$33.55	\$33.55	\$643.08	\$134.20	(\$508.88)	\$402.59
9050 - Audit / Tax Return	\$0.00	\$104.17	\$104.17	\$0.00	\$416.68	\$416.68	\$1,250.00
9060 - Legal Fees	\$338.00	\$371.25	\$33.25	\$2,435.00	\$1,485.00	(\$950.00)	\$4,455.00
9070 - Insurance	\$756.77	\$426.12	(\$330.65)	\$2,884.32	\$1,704.48	(\$1,179.84)	\$5,113.43
9090 - Office Supplies	\$4.20	\$8.61	\$4.41	\$29.10	\$34.44	\$5.34	\$103.32
9100 - Website Maintenance	\$0.00	\$12.16	\$12.16	\$21.06	\$48.64	\$27.58	\$145.98
9120 - Miscellaneous	\$47.50	\$25.00	(\$22.50)	\$234.28	\$100.00	(\$134.28)	\$300.00
9130 - Permits / Licenses	\$61.25	\$28.44	(\$32.81)	\$61.25	\$113.76	\$52.51	\$341.25
9140 - Bad Debt	\$0.00	\$0.00	\$0.00	\$2,308.64	\$26.06	(\$2,282.58)	\$26.06
<b>Total MANAGEMENT</b>	\$2,894.05	\$2,495.47	(\$398.58)	\$15,114.89	\$10,007.94	(\$5,106.95)	\$29,971.67
<b>BRIDGEWATER TH RESERVES</b>							
9910 - BWX TH Reserves - Paint	\$417.00	\$417.00	\$0.00	\$1,668.00	\$1,668.00	\$0.00	\$5,004.00
9915 - BWX TH Reserves - Pavement	\$417.00	\$417.00	\$0.00	\$1,668.00	\$1,668.00	\$0.00	\$5,004.00
9920 - BWX TH Reserves - Roof	\$532.00	\$532.00	\$0.00	\$2,128.00	\$2,128.00	\$0.00	\$6,384.00
<b>Total BRIDGEWATER TH RESERVES</b>	\$1,366.00	\$1,366.00	\$0.00	\$5,464.00	\$5,464.00	\$0.00	\$16,392.00
<b>WATERFORD TH RESERVES</b>							
9930 - Wtrfd TH Reserves - Paint	\$586.68	\$160.00	(\$426.68)	\$1,066.68	\$640.00	(\$426.68)	\$1,920.00
9935 - Wtrfd TH Reserves - Pavement	\$275.00	\$75.00	(\$200.00)	\$500.00	\$300.00	(\$200.00)	\$900.00
9940 - Wtrfd TH Reserves - Roof	\$1,100.00	\$300.00	(\$800.00)	\$2,000.00	\$1,200.00	(\$800.00)	\$3,600.00
<b>Total WATERFORD TH RESERVES</b>	\$1,961.68	\$535.00	(\$1,426.68)	\$3,566.68	\$2,140.00	(\$1,426.68)	\$6,420.00
<b>COMMUNITY RESERVES</b>							
9950 - Reserves - Contingency	\$1,204.17	\$1,204.17	\$0.00	\$4,816.68	\$4,816.68	\$0.00	\$14,450.00
9955 - Reserves - Perimeter Wall	\$95.00	\$95.00	\$0.00	\$380.00	\$380.00	\$0.00	\$1,140.00
9960 - Reserves - Cabana	\$95.00	\$95.00	\$0.00	\$380.00	\$380.00	\$0.00	\$1,140.00
9970 - Reserves - Tot Lot	\$140.00	\$140.00	\$0.00	\$560.00	\$560.00	\$0.00	\$1,680.00
9975 - Reserves - Mailbox Repairs	\$50.00	\$50.00	\$0.00	\$200.00	\$200.00	\$0.00	\$600.00
9980 - Reserves - Hurricane Repairs	\$95.00	\$95.00	\$0.00	\$380.00	\$380.00	\$0.00	\$1,140.00
9985 - Reserves - Pool	\$140.00	\$140.00	\$0.00	\$560.00	\$560.00	\$0.00	\$1,680.00
9990 - Reserves - Tennis Courts	\$350.00	\$350.00	\$0.00	\$1,400.00	\$1,400.00	\$0.00	\$4,200.00
<b>Total COMMUNITY RESERVES</b>	\$2,169.17	\$2,169.17	\$0.00	\$8,676.68	\$8,676.68	\$0.00	\$26,030.00
<b>Total Expense</b>	\$21,116.82	\$18,414.73	(\$2,702.09)	\$80,437.92	\$73,684.98	(\$6,752.94)	\$221,002.73
Operating Net Income	(\$1,232.74)	\$2.17	(\$1,234.91)	\$2,025.67	(\$17.38)	\$2,043.05	\$0.00
Net Income	(\$1,232.74)	\$2.17	(\$1,234.91)	\$2,025.67	(\$17.38)	\$2,043.05	\$0.00