

BRIDGEWATER CROSSING HOMEOWNERS ASSOCIATION, INC.

Balance Sheet

1/31/2022

Assets

Cash - Operating

1005 - CIT (O/A) #5015	\$57,144.89
1010 - Cash - Operating BB&T 5797	\$5,022.15
1067 - CIT MM-(CapCont) #9476	<u>\$100,574.18</u>

Cash - Operating Total \$162,741.22

Cash - Reserve

1065 - CIT (R/A) #9468	\$168,127.58
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Cash - Reserve Total \$168,127.58

Accounts Receivables

1310 - Assessment Receivable	\$29,942.33
1600 - Allowance for Doubtful Acct	<u>(\$401.18)</u>

Accounts Receivables Total \$29,541.15

Other Assets

1610 - Prepaid Liability Insurance	\$685.39
1620 - Prepaid Liability Townhomes	\$4,533.99
1630 - Prepaid Termite Bond-Townhomes	\$1,943.08
1710 - Utility Deposit	\$1,995.00

Other Assets Total \$9,157.46

Assets Total

\$369,567.41

Liabilities and Equity

Liability

3010 - Accounts Payable	\$1,896.14
3050 - Deferred Assessment	\$29,640.00
3310 - Prepaid Assessment	\$12,490.43

Liability Total \$44,026.57

Bridgewater TH Reserves

5010 - BWX TH Reserves - Paint	(\$2,096.00)
5015 - BWX TH Reserves - Pavement	\$3,072.00
5020 - BWX TH Reserves - Roof	<u>\$19,482.69</u>

Bridgewater TH Reserves Total \$20,458.69

Waterford TH Reserves

5040 - Wtrfd TH Reserves - Paint	\$2,866.48
5045 - Wtrfd TH Reserves - Pavement	\$553.92
5050 - Wtrfd TH Reserves - Roof	<u>\$4,325.76</u>

Waterford TH Reserves Total \$7,746.16

Community Reserves

5060 - Reserves - Contingency	\$37,183.43
5065 - Reserves - Perimeter Wall	\$9,264.04
5070 - Reserves - Cabana	\$18,587.17
5075 - Reserves - Tot Lot	\$12,347.47
5080 - Reserves - Mailbox Repairs	\$8,368.95
5085 - Reserves - Hurricane Repairs	\$23,088.38
5090 - Reserves - Pool	\$21,577.25

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1/31/2022

5095 - Reserves - Tennis Courts	\$3,055.27	
5100 - Reserves - Legal	\$16.66	
5110 - Reserves - Road Repairs	\$6,010.21	
5499 - Reserves - Interest	<u>\$423.90</u>	
<u>Community Reserves Total</u>		\$139,922.73
<u>Retained Earnings</u>		\$153,773.09
<u>Net Income</u>		<u>\$3,640.17</u>
<i>Liabilities & Equity Total</i>		<u><u>\$369,567.41</u></u>

BRIDGEWATER CROSSING HOMEOWNERS ASSOCIATION, INC.

Budget Comparison Report

1/1/2022 - 1/31/2022

	1/1/2022 - 1/31/2022			1/1/2022 - 1/31/2022			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Income</u>							
6310 - Assessment Income	\$14,820.00	\$14,566.89	\$253.11	\$14,820.00	\$14,566.89	\$253.11	\$174,802.63
6320 - Assmnts-BridgewaterTH(Monthly)	\$3,016.00	\$3,016.01	(\$0.01)	\$3,016.00	\$3,016.01	(\$0.01)	\$36,192.10
6325 - Assmnts-Waterford TH(Monthly)	\$1,390.00	\$834.00	\$556.00	\$1,390.00	\$834.00	\$556.00	\$10,008.00
6340 - Late Fee Income	\$328.15	\$0.00	\$328.15	\$328.15	\$0.00	\$328.15	\$0.00
6910 - Interest Income	\$14.54	\$0.00	\$14.54	\$14.54	\$0.00	\$14.54	\$0.00
6920 - Initial Membership/Contribution	\$1,696.14	\$0.00	\$1,696.14	\$1,696.14	\$0.00	\$1,696.14	\$0.00
Total Income	\$21,264.83	\$18,416.90	\$2,847.93	\$21,264.83	\$18,416.90	\$2,847.93	\$221,002.73
Total Income	\$21,264.83	\$18,416.90	\$2,847.93	\$21,264.83	\$18,416.90	\$2,847.93	\$221,002.73
Expense							
<u>REPAIRS/MAINTENANCE</u>							
7010 - General Repairs	\$191.18	\$250.00	\$58.82	\$191.18	\$250.00	\$58.82	\$3,000.00
7015 - Light Supplies / Maintanance	\$0.00	\$50.00	\$50.00	\$0.00	\$50.00	\$50.00	\$600.00
7020 - Power Washing	\$0.00	\$291.67	\$291.67	\$0.00	\$291.67	\$291.67	\$3,500.00
Total REPAIRS/MAINTENANCE	\$191.18	\$591.67	\$400.49	\$191.18	\$591.67	\$400.49	\$7,100.00
<u>UTILITIES</u>							
7025 - Electricity	\$1,497.98	\$1,583.33	\$85.35	\$1,497.98	\$1,583.33	\$85.35	\$19,000.00
7030 - Water Usage	\$0.00	\$175.00	\$175.00	\$0.00	\$175.00	\$175.00	\$2,100.00
7035 - Cable / Internet	\$260.53	\$583.33	\$322.80	\$260.53	\$583.33	\$322.80	\$7,000.00
Total UTILITIES	\$1,758.51	\$2,341.66	\$583.15	\$1,758.51	\$2,341.66	\$583.15	\$28,100.00
<u>CONTRACTS</u>							
7510 - Grounds Contract	\$3,750.00	\$4,216.67	\$466.67	\$3,750.00	\$4,216.67	\$466.67	\$50,600.00
7515 - Plant Replacement	\$0.00	\$90.00	\$90.00	\$0.00	\$90.00	\$90.00	\$1,080.00
7520 - Irrigation Repairs	\$0.00	\$358.33	\$358.33	\$0.00	\$358.33	\$358.33	\$4,300.00
7525 - Tree Trimming	\$0.00	\$250.00	\$250.00	\$0.00	\$250.00	\$250.00	\$3,000.00
7530 - Pond / Fountain Maintenance	\$697.03	\$732.58	\$35.55	\$697.03	\$732.58	\$35.55	\$8,790.96
7550 - Security Cameras Service Agreement	\$325.00	\$0.00	(\$325.00)	\$325.00	\$0.00	(\$325.00)	\$0.00
Total CONTRACTS	\$4,772.03	\$5,647.58	\$875.55	\$4,772.03	\$5,647.58	\$875.55	\$67,770.96
<u>BRIDGEWATER TOWNHOMES</u>							
7810 - Landscape	\$750.00	\$750.00	\$0.00	\$750.00	\$750.00	\$0.00	\$9,000.00
7820 - Irrigation	\$0.00	\$67.83	\$67.83	\$0.00	\$67.83	\$67.83	\$814.00
7825 - Insurance	\$921.31	\$666.67	(\$254.64)	\$921.31	\$666.67	(\$254.64)	\$8,000.00
7830 - Termite Bond	\$114.92	\$111.17	(\$3.75)	\$114.92	\$111.17	(\$3.75)	\$1,334.00
7840 - Deficit 2021	\$0.00	\$54.34	\$54.34	\$0.00	\$54.34	\$54.34	\$652.10
Total BRIDGEWATER TOWNHOMES	\$1,786.23	\$1,650.01	(\$136.22)	\$1,786.23	\$1,650.01	(\$136.22)	\$19,800.10
<u>WATERFORD TOWNHOMES</u>							
7910 - Insurance	\$507.27	\$215.67	(\$291.60)	\$507.27	\$215.67	(\$291.60)	\$2,588.00
7920 - Irrigation Defects	\$0.00	\$83.33	\$83.33	\$0.00	\$83.33	\$83.33	\$1,000.00
Total WATERFORD TOWNHOMES	\$507.27	\$299.00	(\$208.27)	\$507.27	\$299.00	(\$208.27)	\$3,588.00
<u>POOL</u>							
8010 - Pool Contract	\$1,550.00	\$1,277.50	(\$272.50)	\$1,550.00	\$1,277.50	(\$272.50)	\$15,330.00

BRIDGEWATER CROSSING HOMEOWNERS ASSOCIATION, INC.

Budget Comparison Report

1/1/2022 - 1/31/2022

	1/1/2022 - 1/31/2022			1/1/2022 - 1/31/2022			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
8015 - Pool Equipment Repairs ect.	\$0.00	\$41.67	\$41.67	\$0.00	\$41.67	\$41.67	\$500.00
Total POOL	\$1,550.00	\$1,319.17	(\$230.83)	\$1,550.00	\$1,319.17	(\$230.83)	\$15,830.00
MANAGEMENT							
9010 - Management Fee	\$1,490.58	\$1,380.00	(\$110.58)	\$1,490.58	\$1,380.00	(\$110.58)	\$16,560.00
9020 - Postage	\$61.16	\$85.34	\$24.18	\$61.16	\$85.34	\$24.18	\$1,024.04
9030 - Printing/ Copies	\$52.80	\$20.83	(\$31.97)	\$52.80	\$20.83	(\$31.97)	\$250.00
9040 - Coupon Cost	\$613.08	\$33.55	(\$579.53)	\$613.08	\$33.55	(\$579.53)	\$402.59
9050 - Audit / Tax Return	\$0.00	\$104.17	\$104.17	\$0.00	\$104.17	\$104.17	\$1,250.00
9060 - Legal Fees	\$0.00	\$371.25	\$371.25	\$0.00	\$371.25	\$371.25	\$4,455.00
9070 - Insurance	\$685.39	\$426.12	(\$259.27)	\$685.39	\$426.12	(\$259.27)	\$5,113.43
9090 - Office Supplies	\$9.45	\$8.61	(\$0.84)	\$9.45	\$8.61	(\$0.84)	\$103.32
9100 - Website Maintenance	\$0.00	\$12.16	\$12.16	\$0.00	\$12.16	\$12.16	\$145.98
9120 - Miscellaneous	\$50.75	\$25.00	(\$25.75)	\$50.75	\$25.00	(\$25.75)	\$300.00
9130 - Permits / Licenses	\$0.00	\$28.44	\$28.44	\$0.00	\$28.44	\$28.44	\$341.25
9140 - Bad Debt	\$26.06	\$26.06	\$0.00	\$26.06	\$26.06	\$0.00	\$26.06
Total MANAGEMENT	\$2,989.27	\$2,521.53	(\$467.74)	\$2,989.27	\$2,521.53	(\$467.74)	\$29,971.67
BRIDGEWATER TH RESERVES							
9910 - BWX TH Reserves - Paint	\$417.00	\$417.00	\$0.00	\$417.00	\$417.00	\$0.00	\$5,004.00
9915 - BWX TH Reserves - Pavement	\$417.00	\$417.00	\$0.00	\$417.00	\$417.00	\$0.00	\$5,004.00
9920 - BWX TH Reserves - Roof	\$532.00	\$532.00	\$0.00	\$532.00	\$532.00	\$0.00	\$6,384.00
Total BRIDGEWATER TH RESERVES	\$1,366.00	\$1,366.00	\$0.00	\$1,366.00	\$1,366.00	\$0.00	\$16,392.00
WATERFORD TH RESERVES							
9930 - Wtrfd TH Reserves - Paint	\$160.00	\$160.00	\$0.00	\$160.00	\$160.00	\$0.00	\$1,920.00
9935 - Wtrfd TH Reserves - Pavement	\$75.00	\$75.00	\$0.00	\$75.00	\$75.00	\$0.00	\$900.00
9940 - Wtrfd TH Reserves - Roof	\$300.00	\$300.00	\$0.00	\$300.00	\$300.00	\$0.00	\$3,600.00
Total WATERFORD TH RESERVES	\$535.00	\$535.00	\$0.00	\$535.00	\$535.00	\$0.00	\$6,420.00
COMMUNITY RESERVES							
9950 - Reserves - Contingency	\$1,204.17	\$1,204.17	\$0.00	\$1,204.17	\$1,204.17	\$0.00	\$14,450.00
9955 - Reserves - Perimeter Wall	\$95.00	\$95.00	\$0.00	\$95.00	\$95.00	\$0.00	\$1,140.00
9960 - Reserves - Cabana	\$95.00	\$95.00	\$0.00	\$95.00	\$95.00	\$0.00	\$1,140.00
9970 - Reserves - Tot Lot	\$140.00	\$140.00	\$0.00	\$140.00	\$140.00	\$0.00	\$1,680.00
9975 - Reserves - Mailbox Repairs	\$50.00	\$50.00	\$0.00	\$50.00	\$50.00	\$0.00	\$600.00
9980 - Reserves - Hurricane Repairs	\$95.00	\$95.00	\$0.00	\$95.00	\$95.00	\$0.00	\$1,140.00
9985 - Reserves - Pool	\$140.00	\$140.00	\$0.00	\$140.00	\$140.00	\$0.00	\$1,680.00
9990 - Reserves - Tennis Courts	\$350.00	\$350.00	\$0.00	\$350.00	\$350.00	\$0.00	\$4,200.00
Total COMMUNITY RESERVES	\$2,169.17	\$2,169.17	\$0.00	\$2,169.17	\$2,169.17	\$0.00	\$26,030.00
Total Expense	\$17,624.66	\$18,440.79	\$816.13	\$17,624.66	\$18,440.79	\$816.13	\$221,002.73
Operating Net Income	\$3,640.17	(\$23.89)	\$3,664.06	\$3,640.17	(\$23.89)	\$3,664.06	\$0.00
Net Income	\$3,640.17	(\$23.89)	\$3,664.06	\$3,640.17	(\$23.89)	\$3,664.06	\$0.00