

## Balance Sheet

**Properties:** Bridgewater Bay Condominium Unit Owners Association - c/o Townside Property Management, Inc. 220 Professional Park Drive Blacksburg, VA 24060

**As of:** 05/31/2023

**Accounting Basis:** Cash

**Level of Detail:** Detail View

**Include Zero Balance GL Accounts:** No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
<b>Cash</b>	
Cash in Bank-1	37,639.72
BWB TIPS Treasury Securities	25,000.00
Cert of Indebtedness-0% US Treasury	100.07
BWB-CD-Atlantic Union-#121996928- 05/11/24-3.930%	108,966.14
BWB-Atlantic Union-MM Account	129,350.69
<b>Total Cash</b>	<b>301,056.62</b>
<b>Total Cash</b>	<b>301,056.62</b>
TOTAL ASSETS	<b>301,056.62</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
<b>Liabilities</b>	
Prepayments	-3,294.00
<b>Total Liabilities</b>	<b>-3,294.00</b>
<b>Total Liabilities</b>	<b>-3,294.00</b>
<b>Capital</b>	
<b>Equity</b>	
Retained Earnings	284,373.52
<b>Total Equity</b>	<b>284,373.52</b>
Calculated Retained Earnings	65,200.16
Calculated Prior Years Retained Earnings	-45,223.06
<b>Total Capital</b>	<b>304,350.62</b>
TOTAL LIABILITIES & CAPITAL	<b>301,056.62</b>

# Income Statement

## Townside Property Management, Inc.

**Properties:** Bridgewater Bay Condominium Unit Owners Association - c/o Townside Property Management, Inc. 220 Professional Park Drive Blacksburg, VA 24060

**As of:** May 2023

**Accounting Basis:** Cash

**Level of Detail:** Detail View

**Include Zero Balance GL Accounts:** No

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
<b>INCOME</b>				
Dues	1,218.00	79.96	163,870.00	98.68
Clubhouse Rental	0.00	0.00	350.00	0.21
Interest Income - Bank	305.20	20.04	1,839.39	1.11
<b>Total INCOME</b>	<b>1,523.20</b>	<b>100.00</b>	<b>166,059.39</b>	<b>100.00</b>
<b>Total Operating Income</b>	<b>1,523.20</b>	<b>100.00</b>	<b>166,059.39</b>	<b>100.00</b>
<b>Expense</b>				
<b>EXPENSE</b>				
<b>Utilities</b>				
Electricity	521.20	34.22	2,228.32	1.34
Gas	854.79	56.12	854.79	0.51
Water and Sewer	524.27	34.42	975.44	0.59
Septic System	250.00	16.41	2,025.00	1.22
<b>Total Utilities</b>	<b>2,150.26</b>	<b>141.17</b>	<b>6,083.55</b>	<b>3.66</b>
<b>Maintenance/ Repairs</b>				
General Maintenance	0.00	0.00	0.00	0.00
Buildings R&M	1,845.00	121.13	4,891.00	2.95
Docks	251.00	16.48	1,344.00	0.81
Clubhouse R&M	822.00	53.97	1,792.10	1.08
Fire Protection/ Alarms	0.00	0.00	0.00	0.00
Extermination	95.00	6.24	190.00	0.11
Plumbing	250.00	16.41	250.00	0.15
Pool Maintenance	1,661.00	109.05	2,661.00	1.60
Exterior Lighting	20.00	1.31	337.00	0.20
Clubhouse Cleaning	150.00	9.85	900.00	0.54
Tennis Courts	0.00	0.00	83.00	0.05
Recreation Facilities / Equipment	0.00	0.00	96.00	0.06
Signs	0.00	0.00	0.00	0.00
Clubhouse Cleaning	0.00	0.00	0.00	0.00
Clubhouse Supplies	0.00	0.00	306.02	0.18
<b>Total Maintenance/ Repairs</b>	<b>5,094.00</b>	<b>334.43</b>	<b>12,850.12</b>	<b>7.74</b>

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
<b>Administrative Expenses</b>				
Management Fees	1,388.00	91.12	6,940.00	4.18
HOA Adm./Operational Fee	49.75	3.27	248.75	0.15
Postage/Mailings	9.60	0.63	29.16	0.02
Insurance	13,598.75	892.78	27,197.50	16.38
HOA-Initial Setup Processing Fee	0.00	0.00	0.00	0.00
Accounting / Tax Returns	0.00	0.00	0.00	0.00
Legal	1,284.00	84.30	2,156.00	1.30
Website / Internet Services	121.00	7.94	943.96	0.57
Taxes & Licences	0.00	0.00	-0.35	0.00
Signs	146.00	9.59	218.67	0.13
Social Committee	0.00	0.00	392.21	0.24
Bank Charges	0.00	0.00	8.00	0.00
Misc Expense	132.00	8.67	177.31	0.11
<b>Total Administrative Expenses</b>	<b>16,729.10</b>	<b>1,098.29</b>	<b>38,311.21</b>	<b>23.07</b>
<b>Total EXPENSE</b>	<b>23,973.36</b>	<b>1,573.88</b>	<b>57,244.88</b>	<b>34.47</b>
<b>Grounds</b>				
Weed Control/ Fertilization	216.00	14.18	491.00	0.30
Snow/Ice Removal	0.00	0.00	0.00	0.00
Irrigation	158.00	10.37	612.00	0.37
Pest Control	107.00	7.02	807.00	0.49
Termite Bond	0.00	0.00	440.00	0.26
Path Maintenance	0.00	0.00	95.00	0.06
Trees	300.00	19.70	650.00	0.39
Grounds Maintenance	3,181.00	208.84	30,519.35	18.38
<b>Total Grounds</b>	<b>3,962.00</b>	<b>260.11</b>	<b>33,614.35</b>	<b>20.24</b>
<b>HOA Reserve Expenses</b>				
Major Repairs - Reserve Expense	4,800.00	315.13	4,800.00	2.89
Landscaping Improvements-Reserves	0.00	0.00	0.00	0.00
Road/Driveway Repair/Sealing-Reserves	5,200.00	341.39	5,200.00	3.13
Furniture and Appliances	0.00	0.00	0.00	0.00
<b>Total HOA Reserve Expenses</b>	<b>10,000.00</b>	<b>656.51</b>	<b>10,000.00</b>	<b>6.02</b>
<b>Total Operating Expense</b>	<b>37,935.36</b>	<b>2,490.50</b>	<b>100,859.23</b>	<b>60.74</b>
<b>NOI - Net Operating</b>	<b>-36,412.16</b>	<b>-2,390.50</b>	<b>65,200.16</b>	<b>39.26</b>

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
<b>Income</b>				
Total Income	1,523.20	100.00	166,059.39	100.00
Total Expense	37,935.36	2,490.50	100,859.23	60.74
Net Income	<u>-36,412.16</u>	<u>-2,390.50</u>	<u>65,200.16</u>	<u>39.26</u>

## Annual Budget - Comparative

**Properties:** Bridgewater Bay Condominium Unit Owners Association - c/o Townside Property Management, Inc. 220 Professional Park Drive Blacksburg, VA 24060

**As of:** May 2023

**Additional Account Types:** None

**Accounting Basis:** Cash

**Level of Detail:** Detail View

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
<b>Income</b>									
<b>INCOME</b>									
Dues	1,218.00	0.00	1,218.00	0.00%	163,870.00	165,648.00	-1,778.00	-1.07%	331,296.00
Clubhouse Rental	0.00	0.00	0.00	0.00%	350.00	200.00	150.00	75.00%	600.00
Interest Income - Bank	305.20	164.00	141.20	86.10%	1,839.39	820.00	1,019.39	124.32%	3,500.00
Interest - TIPS	0.00	0.00	0.00	0.00%	0.00	250.00	-250.00	-100.00%	500.00
<b>Total INCOME</b>	<b>1,523.20</b>	<b>164.00</b>	<b>1,359.20</b>	<b>828.78%</b>	<b>166,059.39</b>	<b>166,918.00</b>	<b>-858.61</b>	<b>-0.51%</b>	<b>335,896.00</b>
<b>Total Operating Income</b>	<b>1,523.20</b>	<b>164.00</b>	<b>1,359.20</b>	<b>828.78%</b>	<b>166,059.39</b>	<b>166,918.00</b>	<b>-858.61</b>	<b>-0.51%</b>	<b>335,896.00</b>
<b>Expense</b>									
<b>EXPENSE</b>									
<b>Utilities</b>									
Electricity	521.20	566.00	44.80	7.92%	2,228.32	2,833.00	604.68	21.34%	6,800.00
Gas	854.79	0.00	-854.79	0.00%	854.79	0.00	-854.79	0.00%	850.00
Water and Sewer	524.27	200.00	-324.27	-162.14%	975.44	1,000.00	24.56	2.46%	2,400.00
Septic System	250.00	250.00	0.00	0.00%	2,025.00	2,250.00	225.00	10.00%	5,000.00
<b>Total Utilities</b>	<b>2,150.26</b>	<b>1,016.00</b>	<b>-1,134.26</b>	<b>-111.64%</b>	<b>6,083.55</b>	<b>6,083.00</b>	<b>-0.55</b>	<b>-0.01%</b>	<b>15,050.00</b>
<b>Maintenance/ Repairs</b>									
Buildings R&M	1,845.00	1,250.00	-595.00	-47.60%	4,891.00	6,250.00	1,359.00	21.74%	15,000.00
Docks	251.00	500.00	249.00	49.80%	1,344.00	2,500.00	1,156.00	46.24%	6,000.00
Clubhouse R&M	822.00	250.00	-572.00	-228.80%	1,792.10	1,250.00	-542.10	-43.37%	3,000.00
Extermination	95.00	110.00	15.00	13.64%	190.00	300.00	110.00	36.67%	600.00
Plumbing	250.00	0.00	-250.00	0.00%	250.00	0.00	-250.00	0.00%	0.00

## Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Asphalt	0.00	0.00	0.00	0.00%	0.00	2,500.00	2,500.00	100.00%	2,500.00
Security System	0.00	0.00	0.00	0.00%	0.00	500.00	500.00	100.00%	1,000.00
Pool Maintenance	1,661.00	935.00	-726.00	-77.65%	2,661.00	935.00	-1,726.00	-184.60%	5,600.00
Exterior Lighting	20.00	100.00	80.00	80.00%	337.00	300.00	-37.00	-12.33%	600.00
Clubhouse Cleaning	150.00	200.00	50.00	25.00%	900.00	850.00	-50.00	-5.88%	2,000.00
Railings, Fences, Lattice	0.00	0.00	0.00	0.00%	0.00	750.00	750.00	100.00%	1,500.00
Power Wash	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	8,000.00
Tennis Courts	0.00	0.00	0.00	0.00%	83.00	0.00	-83.00	0.00%	0.00
Recreation Facilities / Equipment	0.00	0.00	0.00	0.00%	96.00	0.00	-96.00	0.00%	0.00
Clubhouse Supplies	0.00	0.00	0.00	0.00%	306.02	0.00	-306.02	0.00%	0.00
<b>Total Maintenance/ Repairs</b>	<b>5,094.00</b>	<b>3,345.00</b>	<b>-1,749.00</b>	<b>-52.29%</b>	<b>12,850.12</b>	<b>16,135.00</b>	<b>3,284.88</b>	<b>20.36%</b>	<b>45,800.00</b>
<b>Administrative Expenses</b>									
Management Fees	1,388.00	1,388.00	0.00	0.00%	6,940.00	6,940.00	0.00	0.00%	16,656.00
HOA Adm./Operational Fee	49.75	50.00	0.25	0.50%	248.75	249.00	0.25	0.10%	597.00
Postage/ Mailings	9.60	20.00	10.40	52.00%	29.16	80.00	50.84	63.55%	200.00
Insurance	13,598.75	13,115.00	-483.75	-3.69%	27,197.50	26,230.00	-967.50	-3.69%	56,740.00
Accounting / Tax Returns	0.00	0.00	0.00	0.00%	0.00	575.00	575.00	100.00%	575.00
Legal	1,284.00	100.00	-1,184.00	-1,184.00%	2,156.00	4,900.00	2,744.00	56.00%	10,000.00
Website / Internet Services	121.00	129.00	8.00	6.20%	943.96	646.00	-297.96	-46.12%	1,550.00
Taxes &	0.00	0.00	0.00	0.00%	-0.35	1,125.00	1,125.35	100.03%	1,200.00

## Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Licences									
Signs	146.00	250.00	104.00	41.60%	218.67	250.00	31.33	12.53%	500.00
Social Committee	0.00	250.00	250.00	100.00%	392.21	250.00	-142.21	-56.88%	500.00
Bank Charges	0.00	0.00	0.00	0.00%	8.00	0.00	-8.00	0.00%	0.00
Misc Expense	132.00	50.00	-82.00	-164.00%	177.31	50.00	-127.31	-254.62%	100.00
<b>Total Administrative Expenses</b>	<b>16,729.10</b>	<b>15,352.00</b>	<b>-1,377.10</b>	<b>-8.97%</b>	<b>38,311.21</b>	<b>41,295.00</b>	<b>2,983.79</b>	<b>7.23%</b>	<b>88,618.00</b>
<b>Total EXPENSE</b>	<b>23,973.36</b>	<b>19,713.00</b>	<b>-4,260.36</b>	<b>-21.61%</b>	<b>57,244.88</b>	<b>63,513.00</b>	<b>6,268.12</b>	<b>9.87%</b>	<b>149,468.00</b>
Grounds									
Weed Control/ Fertilization	216.00	0.00	-216.00	0.00%	491.00	6,775.00	6,284.00	92.75%	12,050.00
Seasonal Plantings	0.00	0.00	0.00	0.00%	0.00	250.00	250.00	100.00%	250.00
Snow/Ice Removal	0.00	0.00	0.00	0.00%	0.00	1,000.00	1,000.00	100.00%	1,500.00
Irrigation	158.00	0.00	-158.00	0.00%	612.00	400.00	-212.00	-53.00%	800.00
Pest Control	107.00	200.00	93.00	46.50%	807.00	600.00	-207.00	-34.50%	1,600.00
Termite Bond	0.00	0.00	0.00	0.00%	440.00	400.00	-40.00	-10.00%	400.00
Path Maintenance	0.00	0.00	0.00	0.00%	95.00	750.00	655.00	87.33%	1,500.00
Trees	300.00	0.00	-300.00	0.00%	650.00	0.00	-650.00	0.00%	0.00
Grounds Maintenance	3,181.00	3,045.00	-136.00	-4.47%	30,519.35	18,215.00	-12,304.35	-67.55%	48,500.00
<b>Total Grounds</b>	<b>3,962.00</b>	<b>3,245.00</b>	<b>-717.00</b>	<b>-22.10%</b>	<b>33,614.35</b>	<b>28,390.00</b>	<b>-5,224.35</b>	<b>-18.40%</b>	<b>66,600.00</b>
HOA Reserve Expenses									
Major Repairs - Reserve Expense	4,800.00	0.00	-4,800.00	0.00%	4,800.00	0.00	-4,800.00	0.00%	22,715.00
Door Replacement-Reserves	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	503.00
Pool Repair - Reserve Expense	0.00	0.00	0.00	0.00%	0.00	6,911.00	6,911.00	100.00%	6,911.00

## Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Road/ Driveway Repair/ Sealing- Reserves	5,200.00	0.00	-5,200.00	0.00%	5,200.00	6,000.00	800.00	13.33%	6,000.00
Furniture and Appliances	0.00	0.00	0.00	0.00%	0.00	6,000.00	6,000.00	100.00%	6,000.00
Alarms - Reserve Expense	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	647.00
<b>Total HOA Reserve Expenses</b>	<b>10,000.00</b>	<b>0.00</b>	<b>-10,000.00</b>	<b>0.00%</b>	<b>10,000.00</b>	<b>18,911.00</b>	<b>8,911.00</b>	<b>47.12%</b>	<b>42,776.00</b>
<b>Total Operating Expense</b>	<b>37,935.36</b>	<b>22,958.00</b>	<b>-14,977.36</b>	<b>-65.24%</b>	<b>100,859.23</b>	<b>110,814.00</b>	<b>9,954.77</b>	<b>8.98%</b>	<b>258,844.00</b>
Total Operating Income	1,523.20	164.00	1,359.20	828.78%	166,059.39	166,918.00	-858.61	-0.51%	335,896.00
Total Operating Expense	37,935.36	22,958.00	-14,977.36	-65.24%	100,859.23	110,814.00	9,954.77	8.98%	258,844.00
<b>NOI - Net Operating Income</b>	<b>-36,412.16</b>	<b>-22,794.00</b>	<b>-13,618.16</b>	<b>-59.74%</b>	<b>65,200.16</b>	<b>56,104.00</b>	<b>9,096.16</b>	<b>16.21%</b>	<b>77,052.00</b>
Total Income	1,523.20	164.00	1,359.20	828.78%	166,059.39	166,918.00	-858.61	-0.51%	335,896.00
Total Expense	37,935.36	22,958.00	-14,977.36	-65.24%	100,859.23	110,814.00	9,954.77	8.98%	258,844.00
<b>Net Income</b>	<b>-36,412.16</b>	<b>-22,794.00</b>	<b>-13,618.16</b>	<b>-59.74%</b>	<b>65,200.16</b>	<b>56,104.00</b>	<b>9,096.16</b>	<b>16.21%</b>	<b>77,052.00</b>



## Expense Register

**Properties:** Bridgewater Bay Condominium Unit Owners Association - c/o Townside Property Management, Inc. 220 Professional Park Drive Blacksburg, VA 24060

**Payees:** All

**Bill Status:** All

**Bill Date Range:** 05/01/2023 to 05/31/2023

Property	Unit	Payee Name	Bill Date	Check Date	Expense Account	Cash Account	Amount	Unpaid/Paid	Reference/Check #	Description
Bridgewater Bay Condominium Unit Owners Association - c/o Townside Property Management, Inc. 220 Professional Park Drive Blacksburg, VA 24060		ADM Lawn & Landscaping	05/05/2023		4825 - Trees	1110 - Cash in Bank-1	200.00		Cut tree down and haul away	Cut tree down and haul away
								200.00	D743-AB84	
Bridgewater Bay Condominium Unit Owners Association - c/o Townside Property Management, Inc. 220 Professional Park Drive Blacksburg, VA 24060		Bedford Regional Water Authority	05/05/2023		4130 - Water and Sewer	1110 - Cash in Bank-1	524.27			0050476301
								524.27	1252	
Bridgewater Bay Condominium Unit Owners Association - c/o Townside Property Management, Inc. 220 Professional Park Drive Blacksburg, VA 24060		Chadwick, Washington, Moriarty, Elmore &	05/05/2023		4633 - Legal	1110 - Cash in Bank-1	1,284.00		297727	297727
								1,284.00	1253	
Bridgewater		The Creighton	05/05/2023		4135 - Septic	1110 - Cash in	250.00		April 2023	April 2023

## Expense Register

Property	Unit	Payee Name	Bill Date	Check Date	Expense Account	Cash Account	Amount	Unpaid/Paid	Reference/Check #	Description
Bay Condominium Unit Owners Association - c/o Townside Property Management, Inc. 220 Professional Park Drive Blacksburg, VA 24060		Companies, LLC			System	Bank-1				
							05/05/2023	250.00	1254	
Bridgewater Bay Condominium Unit Owners Association - c/o Townside Property Management, Inc. 220 Professional Park Drive Blacksburg, VA 24060		Bradley Wray	05/05/2023		4312 - Buildings R&M	1110 - Cash in Bank-1	1,750.00		April 2023	April 2023
							05/05/2023	1,750.00	1255	
Bridgewater Bay Condominium Unit Owners Association - c/o Townside Property Management, Inc. 220 Professional Park Drive Blacksburg, VA 24060		Bradley Wray	05/05/2023		4314 - Docks	1110 - Cash in Bank-1	251.00		April 2023	
							05/05/2023	251.00	1255	
Bridgewater Bay Condominium Unit Owners Association - c/o Townside Property		Bradley Wray	05/05/2023		4316 - Clubhouse R&M	1110 - Cash in Bank-1	822.00		April 2023	

## Expense Register

Property	Unit	Payee Name	Bill Date	Check Date	Expense Account	Cash Account	Amount	Unpaid/Paid	Reference/Check #	Description
Management, Inc. 220 Professional Park Drive Blacksburg, VA 24060				05/05/2023				822.00	1255	
Bridgewater Bay Condominium Unit Owners Association - c/o Townside Property Management, Inc. 220 Professional Park Drive Blacksburg, VA 24060		Bradley Wray	05/05/2023		4444 - Exterior Lighting	1110 - Cash in Bank-1	20.00		April 2023	
				05/05/2023				20.00	1255	
Bridgewater Bay Condominium Unit Owners Association - c/o Townside Property Management, Inc. 220 Professional Park Drive Blacksburg, VA 24060		Bradley Wray	05/05/2023		4650 - Signs	1110 - Cash in Bank-1	146.00		April 2023	
				05/05/2023				146.00	1255	
Bridgewater Bay Condominium Unit Owners Association - c/o Townside Property Management, Inc. 220 Professional Park Drive Blacksburg, VA 24060		Bradley Wray	05/05/2023		4690 - Misc Expense	1110 - Cash in Bank-1	132.00		April 2023	

## Expense Register

Property	Unit	Payee Name	Bill Date	Check Date	Expense Account	Cash Account	Amount	Unpaid/Paid	Reference/Check #	Description
				05/05/2023				132.00	1255	
Bridgewater Bay Condominium Unit Owners Association - c/o Townside Property Management, Inc. 220 Professional Park Drive Blacksburg, VA 24060		Bradley Wray	05/05/2023		4816 - Weed Control/ Fertilization	1110 - Cash in Bank-1	216.00		April 2023	
				05/05/2023				216.00	1255	
Bridgewater Bay Condominium Unit Owners Association - c/o Townside Property Management, Inc. 220 Professional Park Drive Blacksburg, VA 24060		Bradley Wray	05/05/2023		4821 - Irrigation	1110 - Cash in Bank-1	158.00		April 2023	
				05/05/2023				158.00	1255	
Bridgewater Bay Condominium Unit Owners Association - c/o Townside Property Management, Inc. 220 Professional Park Drive Blacksburg, VA 24060		Bradley Wray	05/05/2023		4822 - Pest Control	1110 - Cash in Bank-1	107.00		April 2023	
				05/05/2023				107.00	1255	
Bridgewater Bay Condominium Unit Owners Association -		Bradley Wray	05/05/2023		4830 - Grounds Maintenance	1110 - Cash in Bank-1	136.00		April 2023	

## Expense Register

Property	Unit	Payee Name	Bill Date	Check Date	Expense Account	Cash Account	Amount	Unpaid/Paid	Reference/Check #	Description
c/o Townside Property Management, Inc. 220 Professional Park Drive Blacksburg, VA 24060										
				05/05/2023				136.00	1255	
Bridgewater Bay Condominium Unit Owners Association - c/o Townside Property Management, Inc. 220 Professional Park Drive Blacksburg, VA 24060		Bradley Wray	05/05/2023		4442 - Pool Maintenance	1110 - Cash in Bank-1	1,661.00		4-28-23	4-28-23
				05/05/2023				1,661.00	1255	
Bridgewater Bay Condominium Unit Owners Association - c/o Townside Property Management, Inc. 220 Professional Park Drive Blacksburg, VA 24060		David Jenkins	05/09/2023		4850 - Major Repairs - Reserve Expense	1110 - Cash in Bank-1	2,250.00		5402396895	5402396895
				05/09/2023				2,250.00	1256	
Bridgewater Bay Condominium Unit Owners Association - c/o Townside Property Management, Inc. 220 Professional Park Drive Blacksburg, VA 24060	1095 San Marcos Court V031	Norman E. Mattson	05/12/2023		4825 - Trees	1110 - Cash in Bank-1	100.00			Reimburse for stump grinding

## Expense Register

Property	Unit	Payee Name	Bill Date	Check Date	Expense Account	Cash Account	Amount	Unpaid/Paid	Reference/ Check #	Description
Blacksburg, VA 24060										
				05/15/2023				100.00	1259	
Bridgewater Bay Condominium Unit Owners Association - c/o Townside Property Management, Inc. 220 Professional Park Drive Blacksburg, VA 24060	1055 San Marcos Court V026	Curt Downey	05/12/2023		4410 - Plumbing	1110 - Cash in Bank-1	250.00			Reimburse for plumbing service -clogged sewer line
				05/15/2023				250.00	1258	
Bridgewater Bay Condominium Unit Owners Association - c/o Townside Property Management, Inc. 220 Professional Park Drive Blacksburg, VA 24060		Appalachian Power Company	05/12/2023		4110 - Electricity	1110 - Cash in Bank-1	355.27			023-859-144-1-7
				05/15/2023				355.27	1257	
Bridgewater Bay Condominium Unit Owners Association - c/o Townside Property Management, Inc. 220 Professional Park Drive Blacksburg, VA 24060		Appalachian Power Company	05/12/2023		4110 - Electricity	1110 - Cash in Bank-1	15.67			026-494-843-0-6
				05/15/2023				15.67	1257	
Bridgewater Bay		Appalachian Power	05/12/2023		4110 - Electricity	1110 - Cash in Bank-1	43.45			027-382-851-3-5

## Expense Register

Property	Unit	Payee Name	Bill Date	Check Date	Expense Account	Cash Account	Amount	Unpaid/Paid	Reference/Check #	Description
Condominium Unit Owners Association - c/o Townside Property Management, Inc. 220 Professional Park Drive Blacksburg, VA 24060		Company								
				05/15/2023				43.45	1257	
Bridgewater Bay Condominium Unit Owners Association - c/o Townside Property Management, Inc. 220 Professional Park Drive Blacksburg, VA 24060		Appalachian Power Company	05/12/2023		4110 - Electricity	1110 - Cash in Bank-1	106.81			021-934-063-1-7
				05/15/2023				106.81	1257	
Bridgewater Bay Condominium Unit Owners Association - c/o Townside Property Management, Inc. 220 Professional Park Drive Blacksburg, VA 24060		Bridgewater Bay Condominium Unit Owners Association, Inc.	05/16/2023		1005 - Clearing Account	1203 - BWB-Atlantic Union-MM Account	5,200.00		to xfer funds from Atl. Union MM to NBB Checking	to xfer funds from Atl. Union MM to NBB Checking
				05/16/2023				5,200.00	100	
Bridgewater Bay Condominium Unit Owners Association - c/o Townside Property Management,		Erie Insurance	05/18/2023		4625 - Insurance	1110 - Cash in Bank-1	13,598.75		Q971721744	Q971721744

## Expense Register

Property	Unit	Payee Name	Bill Date	Check Date	Expense Account	Cash Account	Amount	Unpaid/Paid	Reference/Check #	Description
Inc. 220 Professional Park Drive Blacksburg, VA 24060										
							05/18/2023	13,598.75	1261	
Bridgewater Bay Condominium Unit Owners Association - c/o Townside Property Management, Inc. 220 Professional Park Drive Blacksburg, VA 24060		Bridgewater Bay Condominium Unit Owners Association, Inc.	05/19/2023		1005 - Clearing Account	1203 - BWB-Atlantic Union-MM Account	2,250.00		to xfer funds from Atl. Union MM to NBB Checking	for final payment to David Jenkins Masonry-Retaining Wall
							05/19/2023	2,250.00	101	
Bridgewater Bay Condominium Unit Owners Association - c/o Townside Property Management, Inc. 220 Professional Park Drive Blacksburg, VA 24060		David Jenkins	05/22/2023		4850 - Major Repairs - Reserve Expense	1110 - Cash in Bank-1	2,550.00		5402396895	5402396895
							05/22/2023	2,550.00	1262	
Bridgewater Bay Condominium Unit Owners Association - c/o Townside Property Management, Inc. 220 Professional Park Drive Blacksburg, VA 24060		Quality Seal Coating & Sports Surfaces, LLC	05/22/2023		4960 - Road/Driveway Repair/Sealing-Reserves	1110 - Cash in Bank-1	5,200.00		2	2
							05/22/2023	5,200.00	1264	



## Expense Register

Property	Unit	Payee Name	Bill Date	Check Date	Expense Account	Cash Account	Amount	Unpaid/Paid	Reference/Check #	Description
Bridgewater Bay Condominium Unit Owners Association - c/o Townside Property Management, Inc. 220 Professional Park Drive Blacksburg, VA 24060	1062 Siesta Key Court C10-C	Bradley Wray	05/22/2023		4312 - Buildings R&M	1110 - Cash in Bank-1	95.00		May2023	May2023
				05/22/2023			95.00	1265		
Bridgewater Bay Condominium Unit Owners Association - c/o Townside Property Management, Inc. 220 Professional Park Drive Blacksburg, VA 24060		Tina Pearce Vandergraft	05/22/2023		4448 - Clubhouse Cleaning	1110 - Cash in Bank-1	150.00		14580	14580
				05/22/2023			150.00	1263		
Bridgewater Bay Condominium Unit Owners Association - c/o Townside Property Management, Inc. 220 Professional Park Drive Blacksburg, VA 24060		ADM Lawn & Landscaping	05/25/2023		4830 - Grounds Maintenance	1110 - Cash in Bank-1	3,045.00		June Contract	June Contract
				05/26/2023			3,045.00	A60D-13D8		
Bridgewater Bay Condominium Unit Owners Association - c/o Townside		Davenport Energy	05/25/2023		4120 - Gas	1110 - Cash in Bank-1	854.79		9872227	9872227

## Expense Register

Property	Unit	Payee Name	Bill Date	Check Date	Expense Account	Cash Account	Amount	Unpaid/Paid	Reference/Check #	Description
Property Management, Inc. 220 Professional Park Drive Blacksburg, VA 24060										
							05/25/2023	854.79	1266	
Bridgewater Bay Condominium Unit Owners Association - c/o Townside Property Management, Inc. 220 Professional Park Drive Blacksburg, VA 24060		Dugwell Pest Control LLC	05/25/2023		4360 - Extermination	1110 - Cash in Bank-1	95.00		2053RM	2053RM
							05/25/2023	95.00	1267	
Bridgewater Bay Condominium Unit Owners Association - c/o Townside Property Management, Inc. 220 Professional Park Drive Blacksburg, VA 24060		Bridgewater Bay Condominium Unit Owners Association, Inc.	05/31/2023		1005 - Clearing Account	1110 - Cash in Bank-1	9,986.00		to transfer funds to Atlantic Union MM Account	to transfer funds to Atlantic Union MM Account
							05/31/2023	9,986.00	3549	
							05/31/2023	-9,986.00	3549	
							05/31/2023	9,986.00	1268	
Bridgewater Bay Condominium Unit Owners Association - c/o Townside Property Management, Inc. 220 Professional Park Drive Blacksburg, VA 24060		Townside Property Management, Inc.	05/31/2023		4610 - Management Fees	1110 - Cash in Bank-1	1,388.00			Management Fees for 05/2023

## Expense Register

Property	Unit	Payee Name	Bill Date	Check Date	Expense Account	Cash Account	Amount	Unpaid/Paid	Reference/Check #	Description	
Professional Park Drive Blacksburg, VA 24060											
							05/31/2023	1,388.00	1269		
Bridgewater Bay Condominium Unit Owners Association - c/o Townside Property Management, Inc. 220 Professional Park Drive Blacksburg, VA 24060		Townside Property Management, Inc.	05/31/2023		4622 - HOA Adm./Operational Fee	1110 - Cash in Bank-1	49.75		May 2023 Postage/Adm. Fees	May 2023 Postage/Adm. Fees	
							05/31/2023	49.75	1271		
Bridgewater Bay Condominium Unit Owners Association - c/o Townside Property Management, Inc. 220 Professional Park Drive Blacksburg, VA 24060		Townside Property Management, Inc.	05/31/2023		4623 - Postage/Mailings	1110 - Cash in Bank-1	9.60		May 2023 Postage/Adm. Fees	May 2023 Postage/Adm. Fees	
							05/31/2023	9.60	1271		
<b>Total</b>								<b>55,250.36</b>			