

Balance Sheet

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

As of: 01/31/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Cash	
Cash in Bank-1	75,655.55
Reserve Account/Savings or Money Mkt -HOA	49,621.60
BWB-CD-Atlantic Union-#121996928- 05/11/24-3.930%	111,861.99
BWB-Atlantic Union-MM Account	54,828.72
BWB-CD-Atlantic Union-#122604829- 01/22/24-4.89%	51,238.43
BWB-CD-Atlantic Union-#123505824- 11/05/24-4.89%	30,245.67
Total Cash	373,451.96
Total Cash	373,451.96
TOTAL ASSETS	373,451.96
LIABILITIES & CAPITAL	
Liabilities	
Liabilities	
Prepayments	-6,474.67
Total Liabilities	-6,474.67
Total Liabilities	-6,474.67
Capital	
Equity	
Retained Earnings	284,373.52
Total Equity	284,373.52
Calculated Retained Earnings	70,770.01
Calculated Prior Years Retained Earnings	24,783.10
Total Capital	379,926.63
TOTAL LIABILITIES & CAPITAL	373,451.96

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: Jan 2024

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
Income									
INCOME									
Dues	97,524.00	101,320.00	-3,796.00	-3.75%	97,524.00	101,320.00	-3,796.00	-3.75%	405,280.00
Clubhouse Rental	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	600.00
Late Fees	20.00	0.00	20.00	0.00%	20.00	0.00	20.00	0.00%	0.00
Interest Income - Bank	8,391.11	333.00	8,058.11	2,419.85%	8,391.11	333.00	8,058.11	2,419.85%	4,000.00
Interest - TIPS	0.00	125.00	-125.00	-100.00%	0.00	125.00	-125.00	-100.00%	500.00
Total INCOME	105,935.11	101,778.00	4,157.11	4.08%	105,935.11	101,778.00	4,157.11	4.08%	410,380.00
Total Operating Income	105,935.11	101,778.00	4,157.11	4.08%	105,935.11	101,778.00	4,157.11	4.08%	410,380.00
Expense									
EXPENSE									
Utilities									
Electricity	600.31	574.00	-26.31	-4.58%	600.31	574.00	-26.31	-4.58%	6,877.00
Gas	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	1,000.00
Water and Sewer	128.07	200.00	71.93	35.97%	128.07	200.00	71.93	35.97%	2,400.00
Septic System	295.00	250.00	-45.00	-18.00%	295.00	250.00	-45.00	-18.00%	5,000.00
Total Utilities	1,023.38	1,024.00	0.62	0.06%	1,023.38	1,024.00	0.62	0.06%	15,277.00
Maintenance/ Repairs									
Buildings R&M	6,616.00	1,667.00	-4,949.00	-296.88%	6,616.00	1,667.00	-4,949.00	-296.88%	20,000.00
Docks	2,599.00	416.00	-2,183.00	-524.76%	2,599.00	416.00	-2,183.00	-524.76%	5,000.00
Clubhouse R&M	2,187.00	250.00	-1,937.00	-774.80%	2,187.00	250.00	-1,937.00	-774.80%	3,000.00
Extermination	553.00	95.00	-458.00	-482.11%	553.00	95.00	-458.00	-482.11%	600.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Plumbing	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	250.00
Asphalt	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	4,000.00
Security System	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	1,000.00
Pool Maintenance	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	7,100.00
Exterior Lighting	25.00	100.00	75.00	75.00%	25.00	100.00	75.00	75.00%	600.00
Clubhouse Cleaning	200.00	150.00	-50.00	-33.33%	200.00	150.00	-50.00	-33.33%	2,000.00
Railings, Fences, Lattice	0.00	250.00	250.00	100.00%	0.00	250.00	250.00	100.00%	1,000.00
Power Wash	40.00	0.00	-40.00	0.00%	40.00	0.00	-40.00	0.00%	10,000.00
Tennis Courts	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	200.00
Clubhouse Supplies	0.00	100.00	100.00	100.00%	0.00	100.00	100.00	100.00%	400.00
Total Maintenance/ Repairs	12,220.00	3,028.00	-9,192.00	-303.57%	12,220.00	3,028.00	-9,192.00	-303.57%	55,150.00
Administrative Expenses									
Management Fees	1,666.67	1,667.00	0.33	0.02%	1,666.67	1,667.00	0.33	0.02%	20,000.00
Property Manager	400.00	400.00	0.00	0.00%	400.00	400.00	0.00	0.00%	4,800.00
HOA Adm./Operational Fee	41.67	42.00	0.33	0.79%	41.67	42.00	0.33	0.79%	500.00
Postage/Mailings	12.72	40.00	27.28	68.20%	12.72	40.00	27.28	68.20%	200.00
Insurance	14,026.50	0.00	-14,026.50	0.00%	14,026.50	0.00	-14,026.50	0.00%	56,500.00
Professional Services	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	1,500.00
Accounting / Tax Returns	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	750.00
Legal	100.00	100.00	0.00	0.00%	100.00	100.00	0.00	0.00%	10,000.00
Website / Internet	174.16	520.00	345.84	66.51%	174.16	520.00	345.84	66.51%	2,500.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Services									
Taxes & Licences	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	1,200.00
Signs	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	250.00
Social Committee	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	500.00
Misc Expense	25.00	0.00	-25.00	0.00%	25.00	0.00	-25.00	0.00%	100.00
Total Administrative Expenses	16,446.72	2,769.00	-13,677.72	-493.96%	16,446.72	2,769.00	-13,677.72	-493.96%	98,800.00
Total EXPENSE	29,690.10	6,821.00	-22,869.10	-335.27%	29,690.10	6,821.00	-22,869.10	-335.27%	169,227.00
Grounds									
Weed Control/ Fertilization	399.00	9,000.00	8,601.00	95.57%	399.00	9,000.00	8,601.00	95.57%	12,653.00
Seasonal Plantings	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	250.00
Snow/Ice Removal	0.00	500.00	500.00	100.00%	0.00	500.00	500.00	100.00%	1,500.00
Irrigation	461.00	0.00	-461.00	0.00%	461.00	0.00	-461.00	0.00%	800.00
Pest Control	190.00	0.00	-190.00	0.00%	190.00	0.00	-190.00	0.00%	1,600.00
Termite Control	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	400.00
Path Maintenance	165.00	250.00	85.00	34.00%	165.00	250.00	85.00	34.00%	1,000.00
Trees	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	700.00
Grounds Maintenance	4,260.00	4,333.00	73.00	1.68%	4,260.00	4,333.00	73.00	1.68%	52,000.00
Total Grounds	5,475.00	14,083.00	8,608.00	61.12%	5,475.00	14,083.00	8,608.00	61.12%	70,903.00
HOA Reserve Expenses									
Docks	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	5,000.00
Pool Repair - Reserve Expense	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	3,000.00
Pool Accessories/ Furniture	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	2,500.00
Siding / EIFS	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	20,000.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Repair Replacement									
Clubhouse Repairs - Reserve Expense	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	6,185.00
Tennis/Pickle Ball Courts	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	3,000.00
Security System / Cameras	0.00	3,000.00	3,000.00	100.00%	0.00	3,000.00	3,000.00	100.00%	3,000.00
Total HOA Reserve Expenses	0.00	3,000.00	3,000.00	100.00%	0.00	3,000.00	3,000.00	100.00%	42,685.00
Total Operating Expense	35,165.10	23,904.00	-11,261.10	-47.11%	35,165.10	23,904.00	-11,261.10	-47.11%	282,815.00
Total Operating Income	105,935.11	101,778.00	4,157.11	4.08%	105,935.11	101,778.00	4,157.11	4.08%	410,380.00
Total Operating Expense	35,165.10	23,904.00	-11,261.10	-47.11%	35,165.10	23,904.00	-11,261.10	-47.11%	282,815.00
NOI - Net Operating Income	70,770.01	77,874.00	-7,103.99	-9.12%	70,770.01	77,874.00	-7,103.99	-9.12%	127,565.00
Total Income	105,935.11	101,778.00	4,157.11	4.08%	105,935.11	101,778.00	4,157.11	4.08%	410,380.00
Total Expense	35,165.10	23,904.00	-11,261.10	-47.11%	35,165.10	23,904.00	-11,261.10	-47.11%	282,815.00
Net Income	70,770.01	77,874.00	-7,103.99	-9.12%	70,770.01	77,874.00	-7,103.99	-9.12%	127,565.00