

Balance Sheet

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

As of: 12/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Cash	
Cash in Bank-1	45,456.67
Reserve Account/Savings or Money Mkt -HOA	35,450.04
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	54,689.75
BWB-CD-Atlantic Union-#122604829- 01/22/24-4.89%	50,000.00
BWB-CD-Atlantic Union-#123505824- 11/05/24-4.89%	30,000.00
Total Cash	349,662.67
Total Cash	349,662.67
TOTAL ASSETS	349,662.67
LIABILITIES & CAPITAL	
Liabilities	
Liabilities	
Prepayments	44,926.00
Total Liabilities	44,926.00
Total Liabilities	44,926.00
Capital	
Equity	
Retained Earnings	284,373.52
Total Equity	284,373.52
Calculated Retained Earnings	65,586.21
Calculated Prior Years Retained Earnings	-45,223.06
Total Capital	304,736.67
TOTAL LIABILITIES & CAPITAL	349,662.67

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: Dec 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
Income									
INCOME									
Dues	3,654.00	0.00	3,654.00	0.00%	329,821.00	331,296.00	-1,475.00	-0.45%	331,296.00
Clubhouse Rental	-125.00	100.00	-225.00	-225.00%	1,100.00	600.00	500.00	83.33%	600.00
Other Income/ Penalties Fee	0.00	0.00	0.00	0.00%	100.00	0.00	100.00	0.00%	0.00
Interest Income - Bank	151.25	164.00	-12.75	-7.77%	3,412.65	3,500.00	-87.35	-2.50%	3,500.00
Interest - TIPS	0.00	0.00	0.00	0.00%	0.00	500.00	-500.00	-100.00%	500.00
Total INCOME	3,680.25	264.00	3,416.25	1,294.03%	334,433.65	335,896.00	-1,462.35	-0.44%	335,896.00
Total Operating Income	3,680.25	264.00	3,416.25	1,294.03%	334,433.65	335,896.00	-1,462.35	-0.44%	335,896.00
Expense									
EXPENSE									
Utilities									
Electricity	452.67	567.00	114.33	20.16%	6,699.57	6,800.00	100.43	1.48%	6,800.00
Gas	0.00	0.00	0.00	0.00%	1,779.06	850.00	-929.06	-109.30%	850.00
Water and Sewer	134.13	200.00	65.87	32.93%	1,765.88	2,400.00	634.12	26.42%	2,400.00
Septic System	250.00	250.00	0.00	0.00%	4,204.00	5,000.00	796.00	15.92%	5,000.00
Total Utilities	836.80	1,017.00	180.20	17.72%	14,448.51	15,050.00	601.49	4.00%	15,050.00
Maintenance/ Repairs									
Buildings R&M	0.00	1,250.00	1,250.00	100.00%	28,937.00	15,000.00	-13,937.00	-92.91%	15,000.00
Docks	0.00	500.00	500.00	100.00%	6,957.00	6,000.00	-957.00	-15.95%	6,000.00
Clubhouse R&M	0.00	250.00	250.00	100.00%	6,748.72	3,000.00	-3,748.72	-124.96%	3,000.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Fire Protection/ Alarms	0.00	0.00	0.00	0.00%	135.11	0.00	-135.11	0.00%	0.00
Extermination	95.00	0.00	-95.00	0.00%	685.00	600.00	-85.00	-14.17%	600.00
Plumbing	0.00	0.00	0.00	0.00%	250.00	0.00	-250.00	0.00%	0.00
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%	73.51	1,000.00	926.49	92.65%	1,000.00
Pool Maintenance	0.00	0.00	0.00	0.00%	12,413.00	5,600.00	-6,813.00	-121.66%	5,600.00
Exterior Lighting	0.00	0.00	0.00	0.00%	822.00	600.00	-222.00	-37.00%	600.00
Clubhouse Cleaning	335.00	200.00	-135.00	-67.50%	1,985.00	2,000.00	15.00	0.75%	2,000.00
Railings, Fences, Lattice	0.00	0.00	0.00	0.00%	0.00	1,500.00	1,500.00	100.00%	1,500.00
Power Wash	100.00	0.00	-100.00	0.00%	8,279.38	8,000.00	-279.38	-3.49%	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
Signs	0.00	0.00	0.00	0.00%	95.86	0.00	-95.86	0.00%	0.00
Clubhouse Supplies	0.00	0.00	0.00	0.00%	429.66	0.00	-429.66	0.00%	0.00
Total Maintenance/ Repairs	530.00	2,200.00	1,670.00	75.91%	67,990.24	45,800.00	-22,190.24	-48.45%	45,800.00
Administrative Expenses									
Management Fees	1,388.00	1,388.00	0.00	0.00%	16,656.00	16,656.00	0.00	0.00%	16,656.00
HOA Adm./Operational Fee	49.75	50.00	0.25	0.50%	597.00	597.00	0.00	0.00%	597.00
Postage/ Mailings	107.67	40.00	-67.67	-169.18%	168.36	200.00	31.64	15.82%	200.00
Insurance	0.00	0.00	0.00	0.00%	45,324.25	56,740.00	11,415.75	20.12%	56,740.00
Professional Services	550.00	0.00	-550.00	0.00%	550.00	0.00	-550.00	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
Accounting / Tax Returns	0.00	0.00	0.00	0.00%	0.00	575.00	575.00	100.00%	575.00
Legal	988.00	100.00	-888.00	-888.00%	6,556.00	10,000.00	3,444.00	34.44%	10,000.00
Website / Internet Services	171.00	129.00	-42.00	-32.56%	2,161.96	1,550.00	-611.96	-39.48%	1,550.00
Taxes & Licences	50.00	0.00	-50.00	0.00%	74.65	1,200.00	1,125.35	93.78%	1,200.00
Signs	0.00	0.00	0.00	0.00%	384.67	500.00	115.33	23.07%	500.00
Social Committee	0.00	250.00	250.00	100.00%	392.21	500.00	107.79	21.56%	500.00
Bank Charges	0.00	0.00	0.00	0.00%	8.00	0.00	-8.00	0.00%	0.00
Misc Expense	0.00	0.00	0.00	0.00%	177.31	100.00	-77.31	-77.31%	100.00
Total Administrative Expenses	3,304.42	1,957.00	-1,347.42	-68.85%	73,050.41	88,618.00	15,567.59	17.57%	88,618.00
Total EXPENSE	4,671.22	5,174.00	502.78	9.72%	155,489.16	149,468.00	-6,021.16	-4.03%	149,468.00
Grounds									
Weed Control/ Fertilization	0.00	0.00	0.00	0.00%	11,334.35	12,050.00	715.65	5.94%	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	500.00	500.00	100.00%	0.00	1,500.00	1,500.00	100.00%	1,500.00
Irrigation	0.00	0.00	0.00	0.00%	5,578.91	800.00	-4,778.91	-597.36%	800.00
Pest Control	0.00	0.00	0.00	0.00%	1,336.00	1,600.00	264.00	16.50%	1,600.00
Termite Control	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%	600.00	1,500.00	900.00	60.00%	1,500.00
Trees	0.00	0.00	0.00	0.00%	650.00	0.00	-650.00	0.00%	0.00
Grounds Maintenance	3,545.00	6,035.00	2,490.00	41.26%	49,261.15	48,500.00	-761.15	-1.57%	48,500.00
Total Grounds	3,545.00	6,535.00	2,990.00	45.75%	69,200.41	66,600.00	-2,600.41	-3.90%	66,600.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
HOA Reserve Expenses									
Mechanical / Equipment	551.00	0.00	-551.00	0.00%	12,032.61	0.00	-12,032.61	0.00%	0.00
Major Repairs - Reserve Expense	0.00	0.00	0.00	0.00%	6,550.00	22,715.00	16,165.00	71.16%	22,715.00
Concrete Repairs - Reserve	3,686.00	0.00	-3,686.00	0.00%	3,686.00	0.00	-3,686.00	0.00%	0.00
Docks	0.00	0.00	0.00	0.00%	1,938.00	0.00	-1,938.00	0.00%	0.00
Door Replacement-Reserves	0.00	0.00	0.00	0.00%	0.00	503.00	503.00	100.00%	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
Porches/ Porch Railings	0.00	0.00	0.00	0.00%	3,355.00	0.00	-3,355.00	0.00%	0.00
Retaining Walls	0.00	0.00	0.00	0.00%	6,709.00	0.00	-6,709.00	0.00%	0.00
Road/ Driveway Repair/ Sealing-Reserves	0.00	0.00	0.00	0.00%	5,200.00	6,000.00	800.00	13.33%	6,000.00
Siding / EIFS Repair Replacement	0.00	0.00	0.00	0.00%	1,187.00	0.00	-1,187.00	0.00%	0.00
Furniture and Appliances	0.00	0.00	0.00	0.00%	3,500.26	6,000.00	2,499.74	41.66%	6,000.00
Alarms - Reserve Expense	0.00	0.00	0.00	0.00%	0.00	647.00	647.00	100.00%	647.00
Total HOA Reserve Expenses	4,237.00	0.00	-4,237.00	0.00%	44,157.87	42,776.00	-1,381.87	-3.23%	42,776.00
Total Operating Expense	12,453.22	11,709.00	-744.22	-6.36%	268,847.44	258,844.00	-10,003.44	-3.86%	258,844.00
Total Operating Income	3,680.25	264.00	3,416.25	1,294.03%	334,433.65	335,896.00	-1,462.35	-0.44%	335,896.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Total Operating Expense	12,453.22	11,709.00	-744.22	-6.36%	268,847.44	258,844.00	-10,003.44	-3.86%	258,844.00
NOI - Net Operating Income	-8,772.97	-11,445.00	2,672.03	23.35%	65,586.21	77,052.00	-11,465.79	-14.88%	77,052.00
Total Income	3,680.25	264.00	3,416.25	1,294.03%	334,433.65	335,896.00	-1,462.35	-0.44%	335,896.00
Total Expense	12,453.22	11,709.00	-744.22	-6.36%	268,847.44	258,844.00	-10,003.44	-3.86%	258,844.00
Net Income	-8,772.97	-11,445.00	2,672.03	23.35%	65,586.21	77,052.00	-11,465.79	-14.88%	77,052.00