

Balance Sheet

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

As of: 09/30/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Cash	
Cash in Bank-1	20,221.90
Reserve Account/Savings or Money Mkt -HOA	9,986.00
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	109,165.58
BWB-CD-Atlantic Union-#122604829- 01/22/24-4.89%	50,000.00
Total Cash	323,439.69
Total Cash	323,439.69
TOTAL ASSETS	323,439.69
LIABILITIES & CAPITAL	
Liabilities	
Liabilities	
Prepayments	15,788.00
Total Liabilities	15,788.00
Total Liabilities	15,788.00
Capital	
Equity	
Retained Earnings	284,373.52
Total Equity	284,373.52
Calculated Retained Earnings	68,501.23
Calculated Prior Years Retained Earnings	-45,223.06
Total Capital	307,651.69
TOTAL LIABILITIES & CAPITAL	323,439.69

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: Sep 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	0.00	0.00	0.00	0.00%	248,205.00	248,472.00	-267.00	-0.11%	331,296.00
Clubhouse Rental	0.00	0.00	0.00	0.00%	425.00	400.00	25.00	6.25%	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	268.60	1,130.00	-861.40	-76.23%	2,853.47	2,442.00	411.47	16.85%	3,500.00
Interest - TIPS	0.00	0.00	0.00	0.00%	0.00	375.00	-375.00	-100.00%	500.00
Total INCOME	268.60	1,130.00	-861.40	-76.23%	251,583.47	251,689.00	-105.53	-0.04%	335,896.00
Total Operating Income	268.60	1,130.00	-861.40	-76.23%	251,583.47	251,689.00	-105.53	-0.04%	335,896.00
Expense									
EXPENSE									
Utilities									
Electricity	653.29	566.00	-87.29	-15.42%	4,959.69	5,100.00	140.31	2.75%	6,800.00
Gas	0.00	0.00	0.00	0.00%	854.79	0.00	-854.79	0.00%	850.00
Water and Sewer	0.00	200.00	200.00	100.00%	1,481.26	1,800.00	318.74	17.71%	2,400.00
Septic System	325.00	1,250.00	925.00	74.00%	3,100.00	4,250.00	1,150.00	27.06%	5,000.00
Total Utilities	978.29	2,016.00	1,037.71	51.47%	10,395.74	11,150.00	754.26	6.76%	15,050.00
Maintenance/ Repairs									
Buildings R&M	5,457.00	1,250.00	-4,207.00	-336.56%	19,936.00	11,250.00	-8,686.00	-77.21%	15,000.00
Docks	534.00	500.00	-34.00	-6.80%	4,168.00	4,500.00	332.00	7.38%	6,000.00
Clubhouse R&M	65.00	250.00	185.00	74.00%	5,833.72	2,250.00	-3,583.72	-159.28%	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	45.00	0.00	-45.00	0.00%	330.00	505.00	175.00	34.65%	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	1,850.00	933.00	-917.00	-98.29%	9,469.00	4,667.00	-4,802.00	-102.89%	5,600.00
Exterior Lighting	0.00	100.00	100.00	100.00%	822.00	500.00	-322.00	-64.40%	600.00
Clubhouse Cleaning	0.00	150.00	150.00	100.00%	1,350.00	1,500.00	150.00	10.00%	2,000.00
Railings, Fences, Lattice	0.00	0.00	0.00	0.00%	0.00	1,125.00	1,125.00	100.00%	1,500.00
Power Wash	54.56	0.00	-54.56	0.00%	2,567.38	8,000.00	5,432.62	67.91%	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%	306.02	0.00	-306.02	0.00%	0.00
Total Maintenance/ Repairs	8,005.56	3,183.00	-4,822.56	-151.51%	45,515.60	37,797.00	-7,718.60	-20.42%	45,800.00
Administrative Expenses									
Management Fees	1,388.00	1,388.00	0.00	0.00%	12,492.00	12,492.00	0.00	0.00%	16,656.00
HOA Adm./Operational Fee	49.75	50.00	0.25	0.50%	447.75	448.00	0.25	0.06%	597.00
Postage/ Mailings	3.15	20.00	16.85	84.25%	49.74	120.00	70.26	58.55%	200.00
Insurance	0.00	2,730.00	2,730.00	100.00%	40,796.25	42,075.00	1,278.75	3.04%	56,740.00
Accounting / Tax	0.00	0.00	0.00	0.00%	0.00	575.00	575.00	100.00%	575.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Returns									
Legal	100.00	4,500.00	4,400.00	97.78%	5,294.00	9,700.00	4,406.00	45.42%	10,000.00
Website / Internet Services	342.00	129.00	-213.00	-165.12%	1,648.96	1,163.00	-485.96	-41.79%	1,550.00
Taxes & Licences	0.00	0.00	0.00	0.00%	-0.35	1,125.00	1,125.35	100.03%	1,200.00
Signs	0.00	0.00	0.00	0.00%	218.67	250.00	31.33	12.53%	500.00
Social Committee	0.00	0.00	0.00	0.00%	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	0.00	50.00	50.00	100.00%	177.31	100.00	-77.31	-77.31%	100.00
Total Administrative Expenses	1,882.90	8,867.00	6,984.10	78.77%	61,524.54	68,298.00	6,773.46	9.92%	88,618.00
Total EXPENSE	10,866.75	14,066.00	3,199.25	22.74%	117,435.88	117,245.00	-190.88	-0.16%	149,468.00
Grounds									
Weed Control/ Fertilization	161.00	0.00	-161.00	0.00%	1,670.00	9,412.00	7,742.00	82.26%	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	497.00	400.00	-97.00	-24.25%	4,001.91	800.00	-3,201.91	-400.24%	800.00
Pest Control	85.00	200.00	115.00	57.50%	1,079.00	1,400.00	321.00	22.93%	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	120.00	375.00	255.00	68.00%	385.00	1,500.00	1,115.00	74.33%	1,500.00
Trees	0.00	0.00	0.00	0.00%	650.00	0.00	-650.00	0.00%	0.00
Grounds Maintenance	310.00	6,035.00	5,725.00	94.86%	40,568.35	36,375.00	-4,193.35	-11.53%	48,500.00
Total Grounds	1,173.00	7,010.00	5,837.00	83.27%	48,794.26	51,137.00	2,342.74	4.58%	66,600.00
HOA Reserve Expenses									
Major Repairs - Reserve Expense	0.00	0.00	0.00	0.00%	6,550.00	0.00	-6,550.00	0.00%	22,715.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
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	3,355.00	0.00	-3,355.00	0.00%	3,355.00	0.00	-3,355.00	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
Furniture and Appliances	0.00	0.00	0.00	0.00%	1,747.10	6,000.00	4,252.90	70.88%	6,000.00
Alarms - Reserve Expense	0.00	647.00	647.00	100.00%	0.00	647.00	647.00	100.00%	647.00
Total HOA Reserve Expenses	3,355.00	647.00	-2,708.00	-418.55%	16,852.10	20,061.00	3,208.90	16.00%	42,776.00
Total Operating Expense	15,394.75	21,723.00	6,328.25	29.13%	183,082.24	188,443.00	5,360.76	2.84%	258,844.00
Total Operating Income	268.60	1,130.00	-861.40	-76.23%	251,583.47	251,689.00	-105.53	-0.04%	335,896.00
Total Operating Expense	15,394.75	21,723.00	6,328.25	29.13%	183,082.24	188,443.00	5,360.76	2.84%	258,844.00
NOI - Net Operating Income	-15,126.15	-20,593.00	5,466.85	26.55%	68,501.23	63,246.00	5,255.23	8.31%	77,052.00
Total Income	268.60	1,130.00	-861.40	-76.23%	251,583.47	251,689.00	-105.53	-0.04%	335,896.00
Total Expense	15,394.75	21,723.00	6,328.25	29.13%	183,082.24	188,443.00	5,360.76	2.84%	258,844.00
Net Income	-15,126.15	-20,593.00	5,466.85	26.55%	68,501.23	63,246.00	5,255.23	8.31%	77,052.00