

Balance Sheet

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

As of: 11/30/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Cash	
Cash in Bank-1	10,024.20
Reserve Account/Savings or Money Mkt -HOA	25,458.29
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	58,036.08
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	307,584.78
Total Cash	307,584.78
TOTAL ASSETS	307,584.78
LIABILITIES & CAPITAL	
Liabilities	
Liabilities	
Prepayments	-5,730.00
Total Liabilities	-5,730.00
Total Liabilities	-5,730.00
Capital	
Equity	
Retained Earnings	284,373.52
Total Equity	284,373.52
Calculated Retained Earnings	74,164.32
Calculated Prior Years Retained Earnings	-45,223.06
Total Capital	313,314.78
TOTAL LIABILITIES & CAPITAL	307,584.78

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: Nov 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%	326,167.00	331,296.00	-5,129.00	-1.55%	331,296.00
Clubhouse Rental	150.00	0.00	150.00	0.00%	1,225.00	500.00	725.00	145.00%	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	0.00	730.00	-730.00	-100.00%	3,066.54	3,336.00	-269.46	-8.08%	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	150.00	730.00	-580.00	-79.45%	330,558.54	335,632.00	-5,073.46	-1.51%	335,896.00
Total Operating Income	150.00	730.00	-580.00	-79.45%	330,558.54	335,632.00	-5,073.46	-1.51%	335,896.00
Expense									
EXPENSE									
Utilities									
Electricity	1,121.21	567.00	-554.21	-97.74%	6,246.90	6,233.00	-13.90	-0.22%	6,800.00
Gas	0.00	850.00	850.00	100.00%	1,779.06	850.00	-929.06	-109.30%	850.00
Water and Sewer	150.49	200.00	49.51	24.76%	1,631.75	2,200.00	568.25	25.83%	2,400.00
Septic System	250.00	250.00	0.00	0.00%	3,954.00	4,750.00	796.00	16.76%	5,000.00
Total Utilities	1,521.70	1,867.00	345.30	18.49%	13,611.71	14,033.00	421.29	3.00%	15,050.00
Maintenance/ Repairs									
Buildings R&M	0.00	1,250.00	1,250.00	100.00%	28,937.00	13,750.00	-15,187.00	-110.45%	15,000.00
Docks	0.00	500.00	500.00	100.00%	6,957.00	5,500.00	-1,457.00	-26.49%	6,000.00
Clubhouse R&M	0.00	250.00	250.00	100.00%	6,748.72	2,750.00	-3,998.72	-145.41%	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	0.00	0.00	0.00	0.00%	590.00	600.00	10.00	1.67%	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	2,027.00	0.00	-2,027.00	0.00%	12,413.00	5,600.00	-6,813.00	-121.66%	5,600.00
Exterior Lighting	0.00	100.00	100.00	100.00%	822.00	600.00	-222.00	-37.00%	600.00
Clubhouse Cleaning	150.00	150.00	0.00	0.00%	1,650.00	1,800.00	150.00	8.33%	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	5,612.00	0.00	-5,612.00	0.00%	8,179.38	8,000.00	-179.38	-2.24%	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	123.64	0.00	-123.64	0.00%	429.66	0.00	-429.66	0.00%	0.00
Total Maintenance/ Repairs	7,912.64	2,250.00	-5,662.64	-251.67%	67,460.24	43,600.00	-23,860.24	-54.73%	45,800.00
Administrative Expenses									
Management Fees	1,388.00	1,388.00	0.00	0.00%	15,268.00	15,268.00	0.00	0.00%	16,656.00
HOA Adm./Operational Fee	49.75	49.00	-0.75	-1.53%	547.25	547.00	-0.25	-0.05%	597.00
Postage/ Mailings	2.52	40.00	37.48	93.70%	60.69	160.00	99.31	62.07%	200.00
Insurance	1,584.00	14,665.00	13,081.00	89.20%	45,324.25	56,740.00	11,415.75	20.12%	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	100.00	0.00	0.00%	5,568.00	9,900.00	4,332.00	43.76%	10,000.00
Website / Internet Services	0.00	129.00	129.00	100.00%	1,990.96	1,421.00	-569.96	-40.11%	1,550.00
Taxes & Licences	25.00	75.00	50.00	66.67%	24.65	1,200.00	1,175.35	97.95%	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	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	0.00	0.00	0.00%	177.31	100.00	-77.31	-77.31%	100.00
Total Administrative Expenses	3,149.27	16,446.00	13,296.73	80.85%	69,745.99	86,661.00	16,915.01	19.52%	88,618.00
Total EXPENSE	12,583.61	20,563.00	7,979.39	38.80%	150,817.94	144,294.00	-6,523.94	-4.52%	149,468.00
Grounds									
Weed Control/ Fertilization	8,924.35	0.00	-8,924.35	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	0.00	0.00	0.00%	0.00	1,000.00	1,000.00	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 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%	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	1,015.86	3,045.00	2,029.14	66.64%	45,716.15	42,465.00	-3,251.15	-7.66%	48,500.00
Total Grounds	9,940.21	3,045.00	-6,895.21	-226.44%	65,655.41	60,065.00	-5,590.41	-9.31%	66,600.00
HOA Reserve Expenses									
Mechanical / Equipment	0.00	0.00	0.00	0.00%	11,481.61	0.00	-11,481.61	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
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
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	1,753.16	0.00	-1,753.16	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	1,753.16	0.00	-1,753.16	0.00%	39,920.87	42,776.00	2,855.13	6.67%	42,776.00
Total Operating Expense	24,276.98	23,608.00	-668.98	-2.83%	256,394.22	247,135.00	-9,259.22	-3.75%	258,844.00
Total Operating Income	150.00	730.00	-580.00	-79.45%	330,558.54	335,632.00	-5,073.46	-1.51%	335,896.00
Total Operating Expense	24,276.98	23,608.00	-668.98	-2.83%	256,394.22	247,135.00	-9,259.22	-3.75%	258,844.00
NOI - Net Operating Income	-24,126.98	-22,878.00	-1,248.98	-5.46%	74,164.32	88,497.00	-14,332.68	-16.20%	77,052.00
Total Income	150.00	730.00	-580.00	-79.45%	330,558.54	335,632.00	-5,073.46	-1.51%	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 Expense	24,276.98	23,608.00	-668.98	-2.83%	256,394.22	247,135.00	-9,259.22	-3.75%	258,844.00
Net Income	-24,126.98	-22,878.00	-1,248.98	-5.46%	74,164.32	88,497.00	-14,332.68	-16.20%	77,052.00