

**Bridgewater Place
Estimated Operating Budget
Fiscal Year 2021**

Expenses of the Association	Monthly	Annual
Payroll Administration	\$ 4,082.87	\$ 48,994.47
Payroll Maintenance	\$ 6,406.60	\$ 76,879.20
Payroll Taxes & Benefits	\$ 2,668.67	\$ 32,024.00
Security Services	\$ 3,000.00	\$ 36,000.00
Accounting Services	\$ 458.33	\$ 5,500.00
Division Fees	\$ 86.67	\$ 1,040.00
Federal, State & Local Taxes	\$ 5.83	\$ 70.00
Legal Fees	\$ 250.00	\$ 3,000.00
Bank Charges	\$ 125.00	\$ 1,500.00
Licenses, Permits & Fees	\$ 108.33	\$ 1,300.00
Office & Administrative Expenses	\$ 708.33	\$ 8,500.00
Management Fees	\$ 1,430.00	\$ 17,160.00
Cable	\$ 181.00	\$ 2,172.00
Electricity	\$ 2,666.67	\$ 32,000.00
Gas	\$ 250.00	\$ 3,000.00
Telephone	\$ 283.33	\$ 3,400.00
Water/Sewer/Trash	\$ 18,621.78	\$ 223,461.36
Lake Maintenance	\$ 383.33	\$ 4,600.00
General Repairs & Maintenance	\$ 6,000.00	\$ 72,000.00
Fitness Center	\$ 83.33	\$ 1,000.00
Fire Protection	\$ 1,000.00	\$ 12,000.00
Gate Maintenance	\$ 1,166.67	\$ 14,000.00
Lift Station Maintenance	\$ 416.67	\$ 5,000.00
Maintenance Supplies	\$ 4,166.67	\$ 50,000.00
Pest Control	\$ 583.33	\$ 7,000.00
Termite Control	\$ 1,000.00	\$ 12,000.00
Pool Maintenance & Supplies	\$ 1,041.67	\$ 12,500.00
Irrigation	\$ 375.00	\$ 4,500.00
Landscape Contract	\$ 3,925.00	\$ 47,100.00
Landscape Extras	\$ 1,250.00	\$ 15,000.00
4th Street Expense	\$ 50.00	\$ 600.00
Insurance Flood	\$ 5,083.33	\$ 61,000.00
Insurance Property Liability	\$ 15,104.17	\$ 181,250.00
Reserves	\$ 13,879.50	\$ 166,554.00
Total Expense	\$ 96,842.09	\$ 1,162,105.03

Income		
Assessment Income	\$ 81,528.09	\$ 978,337.07
Misc Income	\$ 831.34	\$ 9,976.08
Water/Sewer/Trash Income	\$ 14,482.66	\$ 173,791.88
Total Income	\$ 96,842.09	\$ 1,162,105.03

Reserves		Remaining Years	Replacement Cost	Balance
Electrical	\$ 522.52	\$ 6,270.20	19	\$ 459,500.00 \$ 48,264.20
Fire Proofing	\$ 74.75	\$ 897.00	3	\$ 336,000.00 \$ 5,000.00
Heating/Cooling	\$ -	\$ -	8	\$ 25,000.00 \$ 9,229.00
Parking/Paving	\$ 2,806.82	\$ 33,681.88	15	\$ 26,000.00 \$ 100,226.88
Painting	\$ 4,166.67	\$ 50,000.00	3	\$ 5,000.00 \$ 49,268.00
Pool	\$ 240.42	\$ 2,885.00	13	\$ 390,000.00 \$ 26,000.00
Roofing	\$ 3,829.17	\$ 45,950.00	0	\$ 7,500.00 \$ 38,888.00
Security Gates	\$ 151.25	\$ 1,815.00	2	\$ 5,000.00 \$ 25,000.00
Windows/Floors	\$ 2,087.91	\$ 25,054.92	2	\$ 195,500.00 \$ (75,568.08)
Tennis Courts	\$ -	\$ -	0	\$ 257,800.00 \$ 129,082.00
	\$ 13,879.50	\$ 166,554.00		\$ 1,707,300.00 \$ 355,390.00

Monthly Maintenance Fee Per Unit	2021		# Units by Type	Annual Totals
1	\$ 271.86	\$ 3,262.32	56	\$ 182,689.92
1T	\$ 265.12	\$ 3,181.44	24	\$ 76,354.56
2	\$ 371.09	\$ 4,453.08	38	\$ 169,217.04
2B2	\$ 377.04	\$ 4,524.48	20	\$ 90,489.60
2B3	\$ 373.86	\$ 4,486.32	18	\$ 80,753.76
3	\$ 419.81	\$ 5,037.72	14	\$ 70,528.08
3T	\$ 417.93	\$ 5,015.16	14	\$ 70,212.24
D	\$ 309.57	\$ 3,714.84	26	\$ 96,585.84
DE	\$ 309.57	\$ 3,714.84	2	\$ 7,429.68
DEB	\$ 313.52	\$ 3,762.24	12	\$ 45,146.88
E	\$ 204.81	\$ 2,457.72	26	\$ 63,900.72
ET	\$ 207.96	\$ 2,495.52	10	\$ 24,955.20
			260	\$ 978,263.52