

Bridgewater Fields HOA



Landscaping

Mowing/Trimming

- Mowing and trimming the turf areas (approximately 20-25 visits per year)
- Mowing inside the fences if the gates are unlocked and can fit a 48" mower
- Blowing off debris from sidewalks and the parking areas

Pruning

- Pruning all plants once a year
- Removal of plant debris
- Residents to be given the option to opt out of pruning

Mulching

- Initial bed clean up and weeding
- Edging all beds with mechanical edger
- Installation of Dyed Appalachian Brown Mulch & re-mulch annually

Weeding

- Weeding all landscape areas (approximately 12 visits per year)

Fertilizing

- Application of fertilizer and broadleaf weed control for lawn areas (Twice a year, spring and fall)

Snow Removal

- Snow Removal of streets
- Shoveling of Sidewalks
- Salting streets

SNOW REMOVAL DOES NOT INCLUDE PERSONAL DRIVEWAYS OR PARKING SPOTS

Annual Budget - Forecast

Harman Realty

Properties: Bridgewater Fields LLC - 1741 Virginia Ave A Harrisonburg, VA 22802

Period Range: Jan 2024 to Dec 2024

Consolidate: No

Accounting Basis: Cash

| Account Name | Jan Budget | Feb Budget | Mar Budget | Apr Budget | May Budget | Jun Budget | Jul Budget | Aug Budget | Sep Budget | Oct Budget | Nov Budget | Dec Budget | Forecast Total |
|--|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|------------------|
| Bridgewater Fields LLC - 1741 Virginia Ave A Harrisonburg, VA 22802 | | | | | | | | | | | | | |
| Income | | | | | | | | | | | | | |
| Association Income | 2,535.00 | 2,535.00 | 2,535.00 | 2,535.00 | 2,535.00 | 2,535.00 | 2,535.00 | 2,535.00 | 2,535.00 | 2,535.00 | 2,535.00 | 2,535.00 | 30,420.00 |
| Total Forecast Income | 2,535.00 | 2,535.00 | 2,535.00 | 2,535.00 | 2,535.00 | 2,535.00 | 2,535.00 | 2,535.00 | 2,535.00 | 2,535.00 | 2,535.00 | 2,535.00 | 30,420.00 |
| Expense | | | | | | | | | | | | | |
| CLEANING AND MAINTENANCE | | | | | | | | | | | | | |
| General Maintenance Labor | 208.34 | 208.34 | 208.34 | 208.34 | 208.33 | 208.33 | 208.33 | 208.33 | 208.33 | 208.33 | 208.33 | 208.33 | 2,500.00 |
| Landscaping | 3,520.84 | 3,520.84 | 3,520.84 | 3,520.84 | 3,520.83 | 3,520.83 | 3,520.83 | 3,520.83 | 3,520.83 | 3,520.83 | 3,520.83 | 3,520.83 | 42,250.00 |
| Total CLEANING AND MAINTENANCE | 3,729.18 | 3,729.18 | 3,729.18 | 3,729.18 | 3,729.16 | 3,729.16 | 3,729.16 | 3,729.16 | 3,729.16 | 3,729.16 | 3,729.16 | 3,729.16 | 44,750.00 |
| INSURANCE | | | | | | | | | | | | | |
| Property Insurance | 91.67 | 91.67 | 91.67 | 91.67 | 91.67 | 91.67 | 91.67 | 91.67 | 91.66 | 91.66 | 91.66 | 91.66 | 1,100.00 |
| Total INSURANCE | 91.67 | 91.67 | 91.67 | 91.67 | 91.67 | 91.67 | 91.67 | 91.67 | 91.66 | 91.66 | 91.66 | 91.66 | 1,100.00 |
| LEGAL AND OTHER PROFESSIONAL FEES | | | | | | | | | | | | | |
| Legal | 125.00 | 125.00 | 125.00 | 125.00 | 125.00 | 125.00 | 125.00 | 125.00 | 125.00 | 125.00 | 125.00 | 125.00 | 1,500.00 |
| Accounting | 583.34 | 583.34 | 583.34 | 583.34 | 583.33 | 583.33 | 583.33 | 583.33 | 583.33 | 583.33 | 583.33 | 583.33 | 7,000.00 |
| Other | 833.34 | 833.34 | 833.34 | 833.34 | 833.33 | 833.33 | 833.33 | 833.33 | 833.33 | 833.33 | 833.33 | 833.33 | 10,000.00 |
| Total LEGAL AND OTHER PROFESSIONAL FEES | 1,541.68 | 1,541.68 | 1,541.68 | 1,541.68 | 1,541.66 | 1,541.66 | 1,541.66 | 1,541.66 | 1,541.66 | 1,541.66 | 1,541.66 | 1,541.66 | 18,500.00 |
| MANAGEMENT FEES | | | | | | | | | | | | | |

Annual Budget - Forecast

| Account Name | Jan Budget | Feb Budget | Mar Budget | Apr Budget | May Budget | Jun Budget | Jul Budget | Aug Budget | Sep Budget | Oct Budget | Nov Budget | Dec Budget | Forecast Total |
|---------------------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|----------------|
| Management Fees | 416.67 | 416.67 | 416.67 | 416.67 | 416.67 | 416.67 | 416.67 | 416.67 | 416.66 | 416.66 | 416.66 | 416.66 | 5,000.00 |
| Total MANAGEMENT FEES | 416.67 | 416.67 | 416.67 | 416.67 | 416.67 | 416.67 | 416.67 | 416.67 | 416.66 | 416.66 | 416.66 | 416.66 | 5,000.00 |
| Non-Mgmt Fee | 83.34 | 83.34 | 83.34 | 83.34 | 83.33 | 83.33 | 83.33 | 83.33 | 83.33 | 83.33 | 83.33 | 83.33 | 1,000.00 |
| UTILITIES | | | | | | | | | | | | | |
| Electricity | 208.34 | 208.34 | 208.34 | 208.34 | 208.33 | 208.33 | 208.33 | 208.33 | 208.33 | 208.33 | 208.33 | 208.33 | 2,500.00 |
| Total UTILITIES | 208.34 | 208.34 | 208.34 | 208.34 | 208.33 | 208.33 | 208.33 | 208.33 | 208.33 | 208.33 | 208.33 | 208.33 | 2,500.00 |
| Total Forecast Expense | 6,070.88 | 6,070.88 | 6,070.88 | 6,070.88 | 6,070.82 | 6,070.82 | 6,070.82 | 6,070.82 | 6,070.80 | 6,070.80 | 6,070.80 | 6,070.80 | 72,850.00 |
| Total Forecast Income | 2,535.00 | 2,535.00 | 2,535.00 | 2,535.00 | 2,535.00 | 2,535.00 | 2,535.00 | 2,535.00 | 2,535.00 | 2,535.00 | 2,535.00 | 2,535.00 | 30,420.00 |
| Total Forecast Expense | 6,070.88 | 6,070.88 | 6,070.88 | 6,070.88 | 6,070.82 | 6,070.82 | 6,070.82 | 6,070.82 | 6,070.80 | 6,070.80 | 6,070.80 | 6,070.80 | 72,850.00 |
| Net Operating Income | -3,535.88 | -3,535.88 | -3,535.88 | -3,535.88 | -3,535.82 | -3,535.82 | -3,535.82 | -3,535.82 | -3,535.80 | -3,535.80 | -3,535.80 | -3,535.80 | -42,430.00 |
| Capital | | | | | | | | | | | | | |
| Appfolio Opening Balance Equity | 68.17 | 68.17 | 68.17 | 68.17 | 68.17 | 68.17 | 68.17 | 68.17 | 68.16 | 68.16 | 68.16 | 68.16 | 818.00 |
| Total Forecast Capital | 68.17 | 68.17 | 68.17 | 68.17 | 68.17 | 68.17 | 68.17 | 68.17 | 68.16 | 68.16 | 68.16 | 68.16 | 818.00 |
| Cash | | | | | | | | | | | | | |
| Operating Cash | 68.17 | 68.17 | 68.17 | 68.17 | 68.17 | 68.17 | 68.17 | 68.17 | 68.16 | 68.16 | 68.16 | 68.16 | 818.00 |
| Total Forecast Cash | 68.17 | 68.17 | 68.17 | 68.17 | 68.17 | 68.17 | 68.17 | 68.17 | 68.16 | 68.16 | 68.16 | 68.16 | 818.00 |