Bridlewood Condominiums

Balance Sheet Comparison: July 31, 2026 vs August 31, 2026

	Last Month	Current Month	Difference
Current Assets			
First Citizens Operating	$41,928.67	$42,726.15	$797.48
Petty Cash	$446.49	$446.51	$0.02
Receivables	$7,288.33	$7,328.33	$40.00
Total Current Assets	**$49,663.49**	**$50,500.99**	**$837.50**
Reserves			
Reserve Account	$92,940.40	$100,987.61	$8,047.21
Statutory Reserve	$500.00	$500.00	-
Capital Contributions - MM	$24,530.29	$24,533.42	$3.13
Total Reserves	**$117,970.69**	**$126,021.03**	**$8,050.34**
Total Assets	**$167,634.18**	**$176,522.02**	**$8,887.84**

	Last Month	Current Month	Difference
Liability			
Accounts Payable	$1,758.77	$9,321.88	$7,563.11
Prepaid Dues	$16,337.22	$14,087.22	($2,250.00)
Total Liability	**$18,095.99**	**$23,409.10**	**$5,313.11**
Equity			
Net Profit/Loss	($8,168.57)	($4,593.84)	$3,574.73
Retained Earnings	$157,706.76	$157,706.76	-
Total Equity	**$149,538.19**	**$153,112.92**	**$3,574.73**
Total Liabilities / Equity	**$167,634.18**	**$176,522.02**	**$8,887.84**

Bridlewood Condominiums

Statement of Revenues and Expenses 8/1/2026 - 8/31/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Income							
Assessment Income							
5001 - Association Dues	35,200.00	35,200.00	-	281,717.33	281,600.00	117.33	422,400.00
Total Assessment Income	**35,200.00**	**35,200.00**	**-**	**281,717.33**	**281,600.00**	**117.33**	**422,400.00**
Other Income							
5043 - Clubhouse Rental	-	-	-	550.00	-	550.00	-
5101 - Interest Income	2.18	-	2.18	21.17	-	21.17	-
5118 - NSF Check Fee	-	-	-	40.00	-	40.00	-
5124 - Late Fees	(50.00)	-	(50.00)	700.00	-	700.00	-
5204 - Locks and Keys	21.06	-	21.06	147.06	-	147.06	-
Total Other Income	**(26.76)**	**-**	**(26.76)**	**1,458.23**	**-**	**1,458.23**	**-**
Total Income	**35,173.24**	**35,200.00**	**(26.76)**	**283,175.56**	**281,600.00**	**1,575.56**	**422,400.00**
Operating Expense							
ClubhouseExpense							
6117 - Fitness Center Equip	-	83.33	83.33	-	666.64	666.64	1,000.00
6120 - Clubhouse Cleaning	120.00	120.00	-	840.00	960.00	120.00	1,440.00
6123 - Carpet Cleaning	-	-	-	525.00	-	(525.00)	-
6301 - Clubhouse Phone/Internet	189.92	183.33	(6.59)	1,508.77	1,466.64	(42.13)	2,200.00
6360 - Social Budget	87.30	83.33	(3.97)	356.52	666.64	310.12	1,000.00
6401 - Gas-Common	223.27	266.67	43.40	2,528.72	2,133.36	(395.36)	3,200.00
6414 - Water/Sewer	158.75	166.67	7.92	1,281.37	1,333.36	51.99	2,000.00
6450 - Electric-Common	662.60	250.00	(412.60)	1,998.23	2,000.00	1.77	3,000.00
6626 - Pool Maintenance	3,110.40	1,666.67	(1,443.73)	20,634.23	13,333.36	(7,300.87)	20,000.00
Total ClubhouseExpense	**4,552.24**	**2,820.00**	**(1,732.24)**	**29,672.84**	**22,560.00**	**(7,112.84)**	**33,840.00**
Administrative Expense							
6210 - Accounting	400.00	31.25	(368.75)	400.00	250.00	(150.00)	375.00
6212 - Bank Charges	-	-	-	45.00	-	(45.00)	-
6311 - Management Fee	2,400.00	2,400.00	-	19,200.00	19,200.00	-	28,800.00
6312 - Office Supplies	33.95	166.67	132.72	1,117.62	1,333.36	215.74	2,000.00
6341 - Legal Expense	-	416.67	416.67	-	3,333.36	3,333.36	5,000.00
6941 - Insurance	5,791.04	6,250.00	458.96	45,763.32	50,000.00	4,236.68	75,000.00
Total Administrative Expense	**8,624.99**	**9,264.59**	**639.60**	**66,525.94**	**74,116.72**	**7,590.78**	**111,175.00**
Repair and Maintenance Expense							
6529 - Inspections - Deck/Balconies	-	416.67	416.67	3,300.00	3,333.36	33.36	5,000.00
6536 - General Maintenance	64.32	833.33	769.01	3,533.22	6,666.64	3,133.42	10,000.00
6551 - Roof Repairs	-	83.33	83.33	-	666.64	666.64	1,000.00
6596 - Sign Expense	553.84	-	(553.84)	553.84	-	(553.84)	-
6695 - Exterior Building Washing	-	666.67	666.67	-	5,333.36	5,333.36	8,000.00
Total Repair and Maintenance Expense	**618.16**	**2,000.00**	**1,381.84**	**7,387.06**	**16,000.00**	**8,612.94**	**24,000.00**

Bridlewood Condominiums

Statement of Revenues and Expenses 8/1/2026 - 8/31/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
Grounds							
6600 - Mulching	7,997.60	1,416.67	(6,580.93)	15,994.84	11,333.36	(4,661.48)	17,000.00
6601 - Refuse Removal	1,176.90	1,250.00	73.10	9,367.54	10,000.00	632.46	15,000.00
6610 - Grounds Contract	8,646.88	5,416.67	(3,230.21)	43,134.40	43,333.36	198.96	65,000.00
6635 - Gutter Cleaning	-	416.67	416.67	-	3,333.36	3,333.36	5,000.00
6656 - Snow Removal	-	3,750.00	3,750.00	46,250.00	30,000.00	(16,250.00)	45,000.00
6666 - Additional Landscape	-	833.33	833.33	4,250.00	6,666.64	2,416.64	10,000.00
Total Grounds	**17,821.38**	**13,083.34**	**(4,738.04)**	**118,996.78**	**104,666.72**	**(14,330.06)**	**157,000.00**
Transfer to Replacement Reserve							
6956 - Transfer to Reserve	8,032.08	8,032.08	-	64,256.64	64,256.64	-	96,385.00
Total Transfer to Replacement Reserve	**8,032.08**	**8,032.08**	**-**	**64,256.64**	**64,256.64**	**-**	**96,385.00**
Total Expense	**39,648.85**	**35,200.01**	**(4,448.84)**	**286,839.26**	**281,600.08**	**(5,239.18)**	**422,400.00**
Operating Net Total	**(4,475.61)**	**(.01)**	**(4,475.60)**	**(3,663.70)**	**(.08)**	**(3,663.62)**	**-**

Bridlewood Condominiums

Statement of Revenues and Expenses 8/1/2026 - 8/31/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Reserve Income							
Other Income							
5101 - Interest Income	18.26	-	18.26	168.03	-	168.03	-
5147 - Capital Reserves	8,032.08	-	8,032.08	64,256.64	-	64,256.64	-
5214 - Capital Contribution Fee	-	-	-	3,200.00	-	3,200.00	-
Total Other Income	**8,050.34**	**-**	**8,050.34**	**67,624.67**	**-**	**67,624.67**	**-**
Total Income	**8,050.34**	**-**	**8,050.34**	**67,624.67**	**-**	**67,624.67**	**-**
Reserve Expense							
Reserve Expense							
7149 - HVAC Replacement	-	-	-	32,324.00	-	(32,324.00)	-
7167 - Locks & Keys	-	-	-	2,149.88	-	(2,149.88)	-
7188 - Fitness Equipment	-	-	-	3,145.00	-	(3,145.00)	-
7212 - Security System Replacement	-	-	-	10,043.94	-	(10,043.94)	-
7251 - Asphalt Maint./Repairs	-	-	-	20,738.00	-	(20,738.00)	-
7911 - SA - Legal- Governing Documents	-	-	-	153.99	-	(153.99)	-
Total Reserve Expense	**-**	**-**	**-**	**68,554.81**	**-**	**(68,554.81)**	**-**
Total Expense	**-**	**-**	**-**	**68,554.81**	**-**	**(68,554.81)**	**-**
Reserve Net Total	**8,050.34**	**-**	**8,050.34**	**(930.14)**	**-**	**(930.14)**	**-**
Net Total	**3,574.73**	**(.01)**	**3,574.74**	**(4,593.84)**	**(.08)**	**(4,593.76)**	**-**