Bridlewood Condominiums

1/1/2026 - 12/31/2026

2026 Annual Budget Comparison

	2025	2026	% Variance	Monthly	Per Unit* (110)
Income					
Assessment Income					
5001 - Association Dues	387,840.00	422,400.00	8.91%	35,200.00	320.00
Total Assessment Income	**387,840.00**	**422,400.00**	**8.91%**	**35,200.00**	**320.00**
Total Income	**387,840.00**	**422,400.00**	**8.91%**	**35,200.00**	**320.00**
Expense					
ClubhouseExpense					
6117 - Fitness Center Equip	500.00	1,000.00	100.00%	83.33	.76
6120 - Clubhouse Cleaning	2,000.00	1,440.00	-28.00%	120.00	1.09
6301 - Clubhouse Phone/Internet	2,200.00	2,200.00	0.00%	183.33	1.67
6360 - Social Budget	1,000.00	1,000.00	0.00%	83.33	.76
6401 - Gas-Common	2,200.00	3,200.00	45.45%	266.67	2.42
6414 - Water/Sewer	1,800.00	2,000.00	11.11%	166.67	1.52
6450 - Electric-Common	3,000.00	3,000.00	0.00%	250.00	2.27
6626 - Pool Maintenance	20,000.00	20,000.00	0.00%	1,666.67	15.15
Total ClubhouseExpense	**32,700.00**	**33,840.00**	**3.49%**	**2,820.00**	**25.64**
Administrative Expense					
6210 - Accounting	375.00	375.00	0.00%	31.25	.28
6311 - Management Fee	27,600.00	28,800.00	4.35%	2,400.00	21.82
6312 - Office Supplies	2,000.00	2,000.00	0.00%	166.67	1.52
6341 - Legal Expense	5,000.00	5,000.00	0.00%	416.67	3.79
6941 - Insurance	69,000.00	75,000.00	8.70%	6,250.00	56.82
Total Administrative Expense	**103,975.00**	**111,175.00**	**6.92%**	**9,264.58**	**84.22**
Repair and Maintenance Expense					
6529 - Inspections - Deck/Balconies	5,000.00	5,000.00	0.00%	416.67	3.79
6536 - General Maintenance	13,500.00	10,000.00	-25.93%	833.33	7.58
6537 - General Supply	500.00	-	-100.00%	-	-
6551 - Roof Repairs	1,000.00	1,000.00	0.00%	83.33	.76
6695 - Exterior Building Washing	-	8,000.00	100.00%	666.67	6.06
Total Repair and Maintenance Expense	**20,000.00**	**24,000.00**	**20.00%**	**2,000.00**	**18.18**
Grounds					
6600 - Mulching	8,000.00	17,000.00	112.50%	1,416.67	12.88
6601 - Refuse Removal	13,500.00	15,000.00	11.11%	1,250.00	11.36
6610 - Grounds Contract	65,000.00	65,000.00	0.00%	5,416.67	49.24
6635 - Gutter Cleaning	3,000.00	5,000.00	66.67%	416.67	3.79
6656 - Snow Removal	65,000.00	45,000.00	-30.77%	3,750.00	34.09
6666 - Additional Landscape	6,000.00	10,000.00	66.67%	833.33	7.58
Total Grounds	**160,500.00**	**157,000.00**	**-2.18%**	**13,083.33**	**118.94**
Transfer to Replacement Reserve					
6956 - Transfer to Reserve	70,665.00	96,385.00	36.40%	8,032.08	73.02
Total Transfer to Replacement Reserve	**70,665.00**	**96,385.00**	**36.40%**	**8,032.08**	**73.02**
Total Expense	**387,840.00**	**422,400.00**	**8.91%**	**35,200.00**	**320.00**