Highbridge Condominiums

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

	Last Month	Current Month	Difference
Current Assets			
First Citizens Operating	$20,600.66	$17,600.39	($3,000.27)
Town Bank Operating Reserve Account	$73,345.29	$78,893.79	$5,548.50
Receivables	$5,445.13	$1,570.00	($3,875.13)
Total Current Assets	**$99,391.08**	**$98,064.18**	**($1,326.90)**
Reserves			
Roof Replacement Account	$66,622.12	$66,630.61	$8.49
Landing Rock IDA	$101.23	$101.34	$0.11
Reserve Account	$105,358.88	$111,872.64	$6,513.76
CD - First Citizens - 02.27.27 3.60%	$22,195.76	$22,263.72	$67.96
Due From Operating	$17,000.00	$12,000.00	($5,000.00)
CD - Town Bank - 08.08.27 .30%	$82,411.36	$82,960.02	$548.66
Total Reserves	**$293,689.35**	**$295,828.33**	**$2,138.98**
Total Assets	**$393,080.43**	**$393,892.51**	**$812.08**

	Last Month	Current Month	Difference
Liability			
Accounts Payable	$1,311.17	$999.88	($311.29)
Prepaid Dues	$7,206.68	$1,761.55	($5,445.13)
Due To Reserve	$17,000.00	$12,000.00	($5,000.00)
Owner Refunds	$1,165.00	$1,165.00	-
Total Liability	**$26,682.85**	**$15,926.43**	**($10,756.42)**
Equity			
Net Profit/Loss	$52,188.42	$63,756.92	$11,568.50
Retained Earnings	$314,209.16	$314,209.16	-
Total Equity	**$366,397.58**	**$377,966.08**	**$11,568.50**
Total Liabilities / Equity	**$393,080.43**	**$393,892.51**	**$812.08**

Highbridge 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	17,820.00	17,820.00	-	142,560.00	142,560.00	-	213,840.00
Total Assessment Income	**17,820.00**	**17,820.00**	**-**	**142,560.00**	**142,560.00**	**-**	**213,840.00**
Other Income							
5027 - Pet Fee	-	-	-	600.00	500.00	100.00	500.00
5064 - Move In/Move Out Fees	250.00	-	250.00	1,250.00	500.00	750.00	500.00
5101 - Interest Income	102.46	-	102.46	672.77	-	672.77	-
5118 - NSF Check Fee	-	-	-	20.00	-	20.00	-
5124 - Late Fees	-	-	-	300.00	-	300.00	-
5204 - Locks and Keys	55.00	-	55.00	160.00	-	160.00	-
5218 - Fines	-	-	-	50.00	-	50.00	-
5233 - Transfer of Ownership Fee	1,320.00	-	1,320.00	3,960.00	900.00	3,060.00	900.00
5242 - Maint. Charged to Homeowners	-	-	-	3,817.42	-	3,817.42	-
5247 - Roof Rental Income	5,447.13	3,750.00	1,697.13	42,399.74	30,000.00	12,399.74	45,000.00
5254 - EV Charge	60.00	-	60.00	480.00	-	480.00	-
Total Other Income	**7,234.59**	**3,750.00**	**3,484.59**	**53,709.93**	**31,900.00**	**21,809.93**	**46,900.00**
Total Income	**25,054.59**	**21,570.00**	**3,484.59**	**196,269.93**	**174,460.00**	**21,809.93**	**260,740.00**
Operating Expense							
Administrative Expense							
6210 - Accounting	-	41.67	41.67	750.00	333.36	(416.64)	500.00
6212 - Bank Charges	-	-	-	20.00	-	(20.00)	-
6223 - Corporate Income Tax	-	933.33	933.33	7,000.00	7,466.64	466.64	11,200.00
6305 - Lobby/Elevator Telephone	133.32	208.33	75.01	1,064.86	1,666.64	601.78	2,500.00
6311 - Management Fee	1,301.82	1,301.82	-	10,414.56	10,414.56	-	15,621.81
6312 - Office Supplies	26.04	25.00	(1.04)	256.48	200.00	(56.48)	300.00
6315 - Permits/Certificates	614.68	166.67	(448.01)	614.68	1,333.36	718.68	2,000.00
6341 - Legal Expense	2,988.64	83.33	(2,905.31)	7,498.89	666.64	(6,832.25)	1,000.00
6941 - Insurance	1,307.83	2,200.00	892.17	18,677.26	17,600.00	(1,077.26)	26,400.00
Total Administrative Expense	**6,372.33**	**4,960.15**	**(1,412.18)**	**46,296.73**	**39,681.20**	**(6,615.53)**	**59,521.81**
Utility Expense							
6414 - Water/Sewer	2,562.49	1,041.67	(1,520.82)	8,717.09	8,333.36	(383.73)	12,500.00
6452 - Gas/Electric-Common	1,595.28	2,416.67	821.39	24,107.89	19,333.36	(4,774.53)	29,000.00
Total Utility Expense	**4,157.77**	**3,458.34**	**(699.43)**	**32,824.98**	**27,666.72**	**(5,158.26)**	**41,500.00**
Repair and Maintenance Expense							
6511 - Carpet Cleaning	-	100.00	100.00	-	800.00	800.00	1,200.00
6514 - Cleaning	595.00	666.67	71.67	4,760.00	5,333.36	573.36	8,000.00
6523 - Elevator Contract	-	625.00	625.00	5,291.86	5,000.00	(291.86)	7,500.00
6526 - Exterminating	-	100.00	100.00	537.11	800.00	262.89	1,200.00
6530 - Fire System Expense	513.50	833.33	319.83	6,081.70	6,666.64	584.94	10,000.00

Highbridge 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							
6536 - General Maintenance	862.18	1,500.00	637.82	7,370.04	12,000.00	4,629.96	18,000.00
6537 - General Maintenance Cell Tower	-	416.67	416.67	1,086.78	3,333.36	2,246.58	5,000.00
6541 - HVAC Service	104.66	941.67	837.01	12,502.54	7,533.36	(4,969.18)	11,300.00
6545 - Mat Service	-	166.67	166.67	1,389.92	1,333.36	(56.56)	2,000.00
6551 - Roof Repairs	-	833.33	833.33	880.00	6,666.64	5,786.64	10,000.00
6560 - Window Cleaning	-	733.33	733.33	-	5,866.64	5,866.64	8,800.00
6563 - Cleaning - Garage	-	83.33	83.33	-	666.64	666.64	1,000.00
6583 - Security/Protection Service	1,147.79	166.67	(981.12)	3,039.83	1,333.36	(1,706.47)	2,000.00
6584 - Fitness Equipment & Repair	-	20.83	20.83	-	166.64	166.64	250.00
Total Repair and Maintenance Expense	**3,223.13**	**7,187.50**	**3,964.37**	**42,939.78**	**57,500.00**	**14,560.22**	**86,250.00**
Grounds							
6601 - Refuse Removal	-	472.17	472.17	2,985.28	3,777.36	792.08	5,666.00
6619 - Landscape	521.84	500.00	(21.84)	2,087.36	4,000.00	1,912.64	6,000.00
6642 - Plumbing - Repairs/Supplies	-	416.67	416.67	2,721.57	3,333.36	611.79	5,000.00
6656 - Snow Removal	-	691.67	691.67	5,784.00	5,533.36	(250.64)	8,300.00
6666 - Additional Landscape	-	-	-	388.44	-	(388.44)	-
6689 - Tree Removal	-	-	-	485.55	-	(485.55)	-
Total Grounds	**521.84**	**2,080.51**	**1,558.67**	**14,452.20**	**16,644.08**	**2,191.88**	**24,966.00**
Transfer to Replacement Reserve							
6956 - Transfer to Reserve	1,350.00	1,350.00	-	8,100.00	10,800.00	2,700.00	16,200.00
Total Transfer to Replacement Reserve	**1,350.00**	**1,350.00**	**-**	**8,100.00**	**10,800.00**	**2,700.00**	**16,200.00**
Total Expense	**15,625.07**	**19,036.50**	**3,411.43**	**144,613.69**	**152,292.00**	**7,678.31**	**228,437.81**
Operating Net Total	**9,429.52**	**2,533.50**	**6,896.02**	**51,656.24**	**22,168.00**	**29,488.24**	**32,302.19**

Highbridge 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							
Reserve Income							
5046 - Reserve Fund Charge	1,350.00	1,350.00	-	8,100.00	10,800.00	(2,700.00)	16,200.00
Total Reserve Income	**1,350.00**	**1,350.00**	**-**	**8,100.00**	**10,800.00**	**(2,700.00)**	**16,200.00**
Other Income							
5101 - Interest Income	788.98	250.00	538.98	4,000.68	2,000.00	2,000.68	3,000.00
Total Other Income	**788.98**	**250.00**	**538.98**	**4,000.68**	**2,000.00**	**2,000.68**	**3,000.00**
Total Income	**2,138.98**	**1,600.00**	**538.98**	**12,100.68**	**12,800.00**	**(699.32)**	**19,200.00**
Reserve Net Total	**2,138.98**	**1,600.00**	**538.98**	**12,100.68**	**12,800.00**	**(699.32)**	**19,200.00**
Net Total	**11,568.50**	**4,133.50**	**7,435.00**	**63,756.92**	**34,968.00**	**28,788.92**	**51,502.19**