Bramble Pointe At Twineagles Residents' Association, Inc.

Balance Sheet as of 1/31/2026

Assets	Operating	Reserve	Total
Assets			
1110 - First Citizens Bank- Oper Acct	$130,879.44		$130,879.44
1140 - First Citizens Bank - Repl Acct		$15,281.77	$15,281.77
1210 - Assessments Receivable	$7,119.99		$7,119.99
1610 - Prepaid Insurance	$483.40		$483.40
1810 - Prepaid Expense	$625.00		$625.00
Total Assets	**$139,107.83**	**$15,281.77**	**$154,389.60**
Total Assets	**$139,107.83**	**$15,281.77**	**$154,389.60**

Liabilities / Equity	Operating	Reserve	Total
Liability			
2210 - Accounts Payable	$19,069.62		$19,069.62
2230 - Prepaid Assessments	$910.46		$910.46
2305 - Deferred Income	$24,446.50		$24,446.50
Total Liability	**$44,426.58**		**$44,426.58**
Contract Liabilities			
3110 - Replacement - General		$15,184.17	$15,184.17
3115 - Replacement - Interest		$95.65	$95.65
Total Contract Liabilities		**$15,279.82**	**$15,279.82**
Fund Balances			
3520 - Prior Years Surplus/Deficit	$102,230.29		$102,230.29
3599 - Current Year Surplus/(Deficit)	($7,549.04)	$1.95	($7,547.09)
Total Fund Balances	**$94,681.25**	**$1.95**	**$94,683.20**
Total Liabilities / Equity	**$139,107.83**	**$15,281.77**	**$154,389.60**

Bramble Pointe At Twineagles Residents' Association, Inc.

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

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Income							
Revenue							
4110 - Assessments	12,223.08	12,223.25	(.17)	12,223.08	12,223.25	(.17)	146,679.00
4113 - Collection Fees	75.00	-	75.00	75.00	-	75.00	-
4114 - Late Fee Income	169.20	-	169.20	169.20	-	169.20	-
4410 - Interest Income	5.40	-	5.40	5.40	-	5.40	-
Total Revenue	**12,472.68**	**12,223.25**	**249.43**	**12,472.68**	**12,223.25**	**249.43**	**146,679.00**
Total Income	**12,472.68**	**12,223.25**	**249.43**	**12,472.68**	**12,223.25**	**249.43**	**146,679.00**
Operating Expense							
Administrative							
5120 - Insurance	172.10	171.00	(1.10)	172.10	171.00	(1.10)	2,052.00
5125 - Accounting Fees	-	-	-	-	-	-	2,306.00
5130 - Legal Fees	-	150.00	150.00	-	150.00	150.00	1,800.00
5135 - Licenses, Permits & Fees	-	-	-	-	-	-	62.00
5140 - Management Fees	680.00	680.00	-	680.00	680.00	-	8,160.00
5160 - Office Supply/Postage/Copies	225.00	125.00	(100.00)	225.00	125.00	(100.00)	1,500.00
5170 - Website	-	-	-	-	-	-	1,140.00
Total Administrative	**1,077.10**	**1,126.00**	**48.90**	**1,077.10**	**1,126.00**	**48.90**	**17,020.00**
Landscaping							
6010 - Landscape Contract	4,620.00	4,804.92	184.92	4,620.00	4,804.92	184.92	57,659.00
6020 - Landscape Impr/Remediation	-	295.58	295.58	-	295.58	295.58	3,547.00
6025 - Mulch	-	-	-	-	-	-	11,340.00
6030 - Tree Trimming	11,275.00	-	(11,275.00)	11,275.00	-	(11,275.00)	11,000.00
6050 - Irrigation/Pump Maintenance	261.00	1,074.67	813.67	261.00	1,074.67	813.67	12,896.00
Total Landscaping	**16,156.00**	**6,175.17**	**(9,980.83)**	**16,156.00**	**6,175.17**	**(9,980.83)**	**96,442.00**
Repair & Maintenance							
6510 - General Maintenance & Supplies	-	395.83	395.83	-	395.83	395.83	4,750.00
Total Repair & Maintenance	**-**	**395.83**	**395.83**	**-**	**395.83**	**395.83**	**4,750.00**
Utilities							
7050 - Water/Sewer	2,788.62	2,372.25	(416.37)	2,788.62	2,372.25	(416.37)	28,467.00
Total Utilities	**2,788.62**	**2,372.25**	**(416.37)**	**2,788.62**	**2,372.25**	**(416.37)**	**28,467.00**
Total Expense	**20,021.72**	**10,069.25**	**(9,952.47)**	**20,021.72**	**10,069.25**	**(9,952.47)**	**146,679.00**
Operating Net Total	**(7,549.04)**	**2,154.00**	**(9,703.04)**	**(7,549.04)**	**2,154.00**	**(9,703.04)**	**-**

Bramble Pointe At Twineagles Residents' Association, Inc.

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

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Reserve Income							
Revenue							
4590 - Replacement - Interest	1.95	-	1.95	1.95	-	1.95	-
Total Revenue	**1.95**	**-**	**1.95**	**1.95**	**-**	**1.95**	**-**
Total Income	**1.95**	**-**	**1.95**	**1.95**	**-**	**1.95**	**-**
Reserve Net Total	**1.95**	**-**	**1.95**	**1.95**	**-**	**1.95**	**-**
Net Total	**(7,547.09)**	**2,154.00**	**(9,701.09)**	**(7,547.09)**	**2,154.00**	**(9,701.09)**	**-**