

Bridlewood 2026 Approved Budget

	2026 APPROVED BUDGET	SFH (229) <u>\$95.50</u> (prev: \$93.50)	TH (198) <u>\$112.25</u> (prev: \$110)
REVENUE			
ASSESSMENTS	\$ 529,140	262,434	266,706
LATE CHARGES	\$ 3,000	\$ 1,608	\$ 1,392
INTEREST INCOME	\$ 7,247	\$ 3,884	\$ 3,363
OUTSIDE POOL MEMBERSHIPS	\$ 8,000	\$ 4,288	\$ 3,712
CLUBHOUSE RENTAL	\$ 2,000	\$ 1,072	\$ 928
GUEST PASS INCOME	\$ -	\$ -	\$ -
MISCELLANEOUS INCOME	\$ -	\$ -	\$ -
TOTAL REVENUE	\$ 549,387	\$ 273,286	\$ 276,101
MAINTENANCE EXPENSES			
TRASH REMOVAL	\$ 106,050	\$ 56,843	\$ 49,207
COMMON AREA MAINTENANCE	\$ 10,000	\$ 5,360	\$ 4,640
LANDSCAPING	\$ 53,490	\$ 28,671	\$ 24,819
OTHER LANDSCAPING	\$ 12,000	\$ 6,432	\$ 5,568
SNOW REMOVAL/SPRING SWEEP	\$ 8,500	\$ 1,000	\$ 7,500
CLUBHOUSE REPAIRS & MAINTENANCE	\$ 6,000	\$ 3,216	\$ 2,784
TOTAL MAINTENANCE EXPENSES	\$ 196,040	\$ 101,522	\$ 94,518
UTILITIES			
ENTRANCE ELECTRICITY	\$ 2,200	\$ 1,179	\$ 1,021
ENTRANCE WATER	\$ 2,200	\$ 1,179	\$ 1,021
STREETLIGHT ELECTRICITY	\$ 1,600	\$ 500	\$ 1,100
CLUBHOUSE GAS	\$ 1,700	\$ 911	\$ 789
TOTAL UTILITIES	\$ 7,700	\$ 3,769	\$ 3,931
POOL EXPENSES			
POOL MANAGEMENT	\$ 98,900	\$ 53,010	\$ 45,890
POOL SUPPLIES	\$ 4,000	\$ 2,144	\$ 1,856
POOL REPAIRS & MAINTENANCE	\$ 5,000	\$ 2,680	\$ 2,320
POOL ELECTRICITY	\$ 7,000	\$ 3,752	\$ 3,248
POOL WATER	\$ 9,000	\$ 4,824	\$ 4,176
POOL TELEPHONE	\$ 500	\$ 268	\$ 232
TOTAL POOL EXPENSES	\$ 124,400	\$ 66,678	\$ 57,722
ADMINISTRATIVE EXPENSES			
MANAGEMENT FEES	\$ 53,282	\$ 28,559	\$ 24,723
AUDIT & TAX RETURN PREPARATION	\$ 5,500	\$ 2,948	\$ 2,552
LEGAL & COLLECTION FEES	\$ 7,500	\$ 4,020	\$ 3,480
LEGAL FEE REIMBURSEMENTS	\$ -	\$ -	\$ -
UNCOLLECTABLE ASSESSMENTS	\$ 1,250	\$ 670	\$ 580
MISCELLANEOUS ADMIN	\$ 400	\$ 214	\$ 186
POSTAGE	\$ 3,000	\$ 1,608	\$ 1,392
RESERVE STUDY (2029)	\$ -	\$ -	\$ -
CAPITAL IMPROVEMENTS	\$ 4,872	\$ 2,611	\$ 2,261
BANK CHARGES	\$ -	\$ -	\$ -
INTERNET SERVICE	\$ 2,500	\$ 1,340	\$ 1,160
TOTAL ADMINISTRATIVE EXPENSES	\$ 78,304	\$ 41,970	\$ 36,334
TAXES, INSURANCE & LICENSES			
INCOME TAXES	\$ 4,000	\$ 2,144	\$ 1,856
INSURANCE	\$ 15,605	\$ 8,364	\$ 7,241
LICENSES & PERMITS	\$ 400	\$ 214	\$ 186
TOTAL TAXES, INSURANCE & LICENSES	\$ 20,005	\$ 10,722	\$ 9,283
COMMITTEE EXPENSES			
POOL COMMITTEE	\$ 500	\$ 268	\$ 232
NEWSLETTER/COMMUNICATIONS	\$ 350	\$ 188	\$ 162
SOCIAL/RECREATION	\$ 2,000	\$ 1,072	\$ 928
TOTAL COMMITTEE EXPENSES	\$ 2,850	\$ 1,528	\$ 1,322
RESERVES			
GENERAL RESERVES	\$ 64,000	\$ 34,304	\$ 29,696
TOWNHOUSE RESERVES	\$ 41,000	\$ -	\$ 41,000
OPERATING RESERVE	\$ 7,841	\$ 4,203	\$ 3,638
REINVESTED INTEREST	\$ 7,247	\$ 3,884	\$ 3,363
TOTAL RESERVES	\$ 120,088	\$ 42,391	\$ 77,697
TOTAL EXPENSES	549,387	\$ 268,580	\$ 280,807
SURPLUS/(DEFICIT) FUNDS	0	\$ 4,706	\$ (4,706)

MAXIMUM ALLOWABLE ASSESSMENT INCREASED TO \$1,457.