

Bridge Valley HOA

2025/26 ANNUAL BUDGET: 132 LOTS

ACCOUNT NAME		2024/2025 BUDGET	2025/2026 BUDGET
			FYE 5/31/26
INCOME:		836.56	920.22
40000	ASSOCIATION DUES	\$ 110,426.00	\$121,469.04
40025	BLUE HERON HEADWATER	3,700.00	\$3,719.76
40027	VACANT LOT MOWING	1,650.00	\$1,800.00
40028	TRASH REMOVAL FEES	37,400.00	\$41,300.00
TOTAL INCOME:		\$ 153,176.00	\$168,288.80
EXPENSES:			
ADMINISTRATION EXPENSES			
50110	COPIES	\$ 76.00	\$500.00
50120	POSTAGE	\$ 475.00	\$750.00
50140	LEGAL FEES	\$ -	\$200.00
50145	LEGAL FEES - OTHER	\$ 10,000.00	\$1,500.00
50160	AUDIT - REVIEW		\$1,500.00
50200	MANAGEMENT SERVICES	\$ 12,000.00	\$14,820.00
50205	OTHER PROFESSIONAL	\$ 750.00	\$0.00
50240	MISCELLANEOUS ADMINISTRATIVE	\$ 75.00	\$150.00
50245	WEBSITE		\$420.00
TOTAL ADMIN EXPENSES		\$ 23,376.00	\$19,840.00
UTILITY EXPENSE			
60010	ELECTRICITY	\$ 1,200.00	\$1,200.00
60025	WATER		
TOTAL UTILITY EXPENSE		1,200.00	\$1,200.00
INSURANCE			
50535	WORKER'S COMPENSATION	\$ -	\$550.00
50560	PROPERTY & LIABILITY		\$1,850.00
TOTAL INSURANCE & LOAN		\$ -	\$2,400.00
GROUNDS MAINTENANCE			
63000	GROUNDS MAINTENANCE	\$ 21,000.00	\$9,887.34
63035	ENTRANCE REPAIRS	\$ 6,000.00	\$5,000.00
63100	COMMON AREA MOWING	\$ 5,500.00	\$5,500.00
63105	VACANT LOT MOWING	\$ 1,500.00	\$1,800.00
63108	DEVIN'S RIDGE URN PL	\$ 500.00	\$0.00
63110	LAWN FERT/WEED	\$ 1,500.00	\$404.90
63115	TREE/SHRUB SPRAY	0.00	\$987.52
63130	TREE PRUNING	\$ 5,500.00	\$5,500.00
63145	MULCH	\$ -	\$8,000.00
63150	HOLIDAY LIGHTING	\$ 3,000.00	\$1,400.00
63170	NATURE PRESERVE MAINTENANCE	\$ 2,000.00	\$2,000.00
63175	NATURE PRESERVE EXPENSE	\$ 3,400.00	\$3,400.00
63210	POND MAINTENANCE	\$ 4,500.00	\$5,000.00
63400	IRRIGATION	\$ 2,000.00	\$2,000.00
63600	SNOW REMOVAL	\$ 15,000.00	\$10,000.00
63610	SALT (Chemical)	0.00	\$2,500.00
63710	ASPHALT / PARKING LOT	0.00	\$17,500.00
63910	TRASH REMOVAL	\$ 37,400.00	\$41,300.00
TOTAL GROUNDS EXPENSE		108,800.00	\$122,179.76
BUILDING MAINT & REPAIR			
65000	BUILDING/WALL WASHING	\$ -	\$0.00
65025	FLOCK SYSTEM	\$ -	\$15,000.00
TOTAL BUILD MAINT & RPR		\$0.00	\$15,000.00
CAPITAL IMPROVEMENTS			
80000	CAPITAL IMPROVEMENTS	\$ 18,000.00	\$5,000.00
TOTAL CAPITAL IMPROVEMENTS		\$ 18,000.00	\$5,000.00
RESERVE FUNDING			
90000	REPLACEMENT RESERVE	\$ -	\$2,669.04
90140	RESERVE INTEREST	0.00	\$0.00
TOTAL RESERVE FUNDING		\$ -	\$2,669.04
TOTAL BUDGETED EXPENSE		\$ 151,376.00	\$168,288.80
NET INCOME OR (LOSS)		1,800.00	\$0.00