

## Bridges at Black Canyon Homeowners Association, Inc.

### 2024 ANNUAL BUDGET - Approved

**Proposed Yearly Dues: \$275.00 Due January 1st.**

Units: 212

	2022	2023	2023	2024
	Actuals	YTD	Budget	Proposed

#### INCOME

Assessments/Dues	\$54,839.60	\$58,300.00	\$55,275.00	\$58,300.00
Late Fees	\$4.13	\$1,371.29		\$250.00
Design Review Submittal Fee	\$5,500.00		\$1,500.00	\$1,500.00
Finance Charges & Interest	\$3,563.51	\$338.13		\$500.00
Vacant Lot Maintenance	\$3,987.50		\$6,000.00	\$10,000.00
Initiation Fee	\$500.00			
Interest	\$35.46	\$11.56		\$100.00
Transfer Fees/Other Income	\$2,250.00	\$375.00		\$500.00
Violation/Misc. Income	\$5,500.00			
<b>Total Operating Income</b>	<b>\$76,180.20</b>	<b>\$60,395.98</b>	<b>\$62,775.00</b>	<b>\$71,150.00</b>

#### EXPENSES

Accounting/Tax Preparation	\$250.00		\$1,500.00	\$300.00
Bad Debt	\$875.00			
Bank Charges	\$2.17			\$50.00
Design Review Landscape Reimbursement	\$4,350.00		\$1,750.00	\$4,000.00
Office/Copies/Shipping/Handling	\$1,250.30	\$2,316.88	\$1,150.00	\$2,500.00
Insurance	\$921.00		\$300.00	\$1,100.00
Legal/Collections/General	\$1,748.01		\$700.00	\$2,000.00
DORA/SOS	\$139.00	\$10.00		\$10.00
HOA Mgmt. Services	\$18,568.40	\$2,270.00	\$16,000.00	\$14,900.00
Website	\$100.00			
Capital Reserve				
<b>Total Admin Expenses</b>	<b>\$28,203.88</b>	<b>\$4,596.88</b>	<b>\$21,400.00</b>	<b>\$24,860.00</b>

#### EXPENSES-COMMON AREA

General Repair/Maintenance			\$1,000.00	\$1,000.00
Flowers, Shrubs & Trees	\$3,520.00		\$4,000.00	\$4,000.00
Tree Spray - Borer				
Landscape Maintenance	\$18,001.97		\$20,000.00	\$20,000.00
Sprinkler System Maintenance				
Monument Sign Repair/Maintenance			\$500.00	\$500.00
Snow Removal			\$1,000.00	
Tree Trimming & Stump Removal			\$1,000.00	\$1,000.00
Vacant Lot Mowing / Maintenance	\$4,657.00		\$6,000.00	\$10,000.00
Pet Waste Station	\$1,835.83	\$325.00	\$2,000.00	\$2,000.00
Amenities Maintenance Improvements				
Praire Dog Mitigation				
Landscape Maintenance - Other	\$16,610.30		\$1,000.00	\$1,000.00
Weed Control & Fertilizer			\$4,800.00	\$4,800.00
Reconciliation Discrpancies				
<b>TOTAL GROUNDS EXPENSES:</b>	<b>\$44,625.10</b>	<b>\$325.00</b>	<b>\$41,300.00</b>	<b>\$44,300.00</b>

<b>TOTAL OPERATING EXPENSES:</b>	<b>\$71,606.65</b>		<b>\$62,700.00</b>	<b>\$69,160.00</b>
----------------------------------	--------------------	--	--------------------	--------------------

<b>NET INCOME</b>	#REF!	#REF!	\$75.00	\$1,990.00
-------------------	-------	-------	---------	------------

**Accounts YTD, 2023**

**Operating Account: \$68,089.82**