

## Bridges at Black Canyon Homeowners Association, Inc.

### 2025 ANNUAL BUDGET - APPROVED

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

Units: 212

	2023	2024	2024	2025
	Actuals	YTD Actuals	Budget	Proposed
<b>INCOME</b>				
Assessments/Dues	\$58,166.95	\$58,753.69	\$58,300.00	\$58,300.00
Late Fees	\$1,447.71		\$250.00	
Design Review Submittal Fee	\$3,000.00	\$4,500.00	\$1,500.00	
Finance Charges & Interest	\$402.58	\$533.93	\$500.00	
Vacant Lot Maintenance	\$6,261.31	\$8,237.00	\$10,000.00	\$10,000.00
Initiation Fee				
Interest		\$533.93	\$100.00	
Transfer Fees/Other Income	\$75.00		\$500.00	
Violation/Misc. Income				
<b>Total Operating Income</b>	<b>\$69,353.55</b>	<b>\$72,558.55</b>	<b>\$71,150.00</b>	<b>\$68,300.00</b>
<b>EXPENSES</b>				
Accounting/Tax Preparation	\$275.00	\$250.00	\$300.00	\$250.00
Bad Debt				
Bank Charges	\$37.00		\$50.00	\$50.00
Office/Copies/Shipping/Handling	\$2,433.69	\$800.11	\$2,500.00	\$1,500.00
Insurance	\$1,009.30		\$1,100.00	\$4,500.00
Legal/Collections/General	\$1,072.50	\$8,171.50	\$2,000.00	\$10,000.00
Professional Services	\$825.00	\$225.00		\$500.00
DORA/SOS	\$10.00	10	\$10.00	\$10.00
HOA Mgmt. Services	\$17,180.10	\$12,100.00	\$14,900.00	\$20,400.00
Capital Reserve				
<b>Total Admin Expenses</b>	<b>\$22,842.59</b>	<b>\$21,556.61</b>	<b>\$20,860.00</b>	<b>\$37,210.00</b>
<b>EXPENSES-COMMON AREA</b>				
General Repair/Maintenance	\$755.66		\$1,500.00	
Flowers/Shrubs			\$4,000.00	
Landscape Maintenance	\$21,396.00		\$21,000.00	
Tree Trimming & Stump Removal			\$1,000.00	
Vacant Lot Mowing / Maintenance	\$9,162.00	\$8,244.00	\$10,000.00	\$10,000.00
Grounds & Pet Waste Station	\$1,712.20	\$1,162.58	\$2,000.00	\$2,000.00
Weed Control & Fertilizer	\$3,840.00		\$4,800.00	
<b>TOTAL GROUNDS EXPENSES:</b>	<b>\$36,865.86</b>	<b>\$9,406.58</b>	<b>\$44,300.00</b>	<b>\$12,000.00</b>
<b>TOTAL OPERATING EXPENSES:</b>	<b>\$59,708.45</b>	<b>\$30,963.19</b>	<b>\$65,160.00</b>	<b>\$49,210.00</b>
<b>NET INCOME</b>	<b>\$9,645.10</b>	<b>\$41,595.36</b>	<b>\$5,990.00</b>	<b>\$19,090.00</b>

#### Account Balances YTD, 2024:

Operating Account: \$117,900.61

Reserves Account: 63,139.64