

**BRIDGES AT BLACK CANYON HOA**

Annual Dues Jan1: \$275	2026 Budget		Proposed 2026 Budget	Variance vs. 2025 Budget
	10/31/2025 YTD	2025 Budget		
<b>INCOME</b>				
Assesments/Dues	\$ 56,462	\$ 58,300	\$ 63,800	\$ 5,500
Late Fees				
DRB Non-Refundable Fees	3,250		15,000	\$ 15,000
Vacant Lot Maintenance Fees		10,000	10,000	
Interest Income	1,696		1,600	\$ 1,600
Transfer Fees & Other Income	16		500	\$ 500
<b>Total Operating Income</b>	<b>61,424</b>	<b>68,300</b>	<b>90,900</b>	<b>22,600</b>
<b>EXPENSES</b>				
<b>Administration Expenses</b>				
Accounting/ Tax Preparation	317	250	250	
State and Federal Taxes	571		571	
Legal Expenses	2,097	10,000	40,000	\$ 30,000
Finance & Bank Charges		50	50	
Office Expenses	2,036	1,500	1,500	
Insurance	6,035	4,500	4,500	
Professional Services HOA		500	300	\$ (200)
Professional Services DRB			3,500	\$ 3,500
HOA Management Services	16,712	20,400	21,000	\$ 600
<b>Total Administrative Expenses</b>	<b>27,768</b>	<b>37,200</b>	<b>71,671</b>	<b>\$ 34,471</b>
<b>Common Area Expenses</b>				
General Repair & Maintenance				
Vacant Lot Mowing & Maintenance	6,266	10,000	10,000	
Pet Waste Station Maintenance	1,535	2,000	1,300	\$ (700)
<b>Total Common Area Expenses</b>	<b>7,801</b>	<b>12,000</b>	<b>11,300</b>	<b>\$ (700)</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>35,569</b>	<b>49,210</b>	<b>82,971</b>	<b>\$ 33,761</b>
<b>NET INCOME</b>	<b>25,855</b>	<b>19,090</b>	<b>7,929</b>	<b>\$ (11,161)</b>