

The Bridges HOA - Proposed Budget 2026

GL CODE	GL Name	2025 Budget	2025 Projected Actuals	2026 Proposed Budget
Administrative				
5100	Management Fees	\$360,000	\$365,000	\$370,000
5110	Licenses, Fees & Taxes	\$5,000	\$5,317	\$5,000
5120	Office Expenses	\$5,000	\$6,200	\$5,000
5135	Acct Review/Tax Prep	\$10,500	\$12,561	\$12,500
5145	Legal Fees	\$5,000	\$13,000	\$8,000
5160	Insurance	\$257,945	\$262,130	\$278,000
5180	HOA Technology & Communications Systems	\$28,517	\$24,310	\$27,000
	Total Administrative	\$674,962	\$687,992	\$705,500
Operating				
5205	Electric	\$175,000	\$174,999	\$180,000
5230	Water & Sewer	\$27,500	\$29,550	\$33,000
5305	Alarm Monitoring	\$115,000	\$114,660	\$115,000
5315	Access Control Gatehouse (Gate Guard)	\$241,785	\$226,521	\$249,232
5320	Roving Patrol (Rover)	\$241,785	\$238,793	\$249,232
5325	Gate Maintenance	\$6,500	\$12,215	\$12,500
5330	Gatehouse Phones	\$6,200	\$5,855	\$6,000
5405	Lawn Maintenance Common	\$547,503	\$547,540	\$558,454
5410	Landscaping Common - Other	\$85,000	\$79,972	\$82,370
5412	Tree Trimming - Common	\$94,500	\$57,548	\$85,000
5425	Entry Fountain Maintenance	\$35,000	\$50,165	\$45,000
5430	Irrigation	\$35,000	\$25,837	\$35,000
5605	Lake & Fountain Preserve Maint & Repairs	\$57,680	\$67,587	\$60,000
5662	General Repairs	\$151,600	\$135,470	\$130,000
5685	Holiday Lighting	\$35,000	\$35,000	\$37,058
5665	Gym Equipment Lease to Own	\$62,000	\$62,848	\$57,000
	Total Operating	\$1,917,053	\$1,864,559	\$1,934,846
Recreation				
5705	Pool Maintenance	\$18,240	\$54,583	\$40,000
5710	Electric - Clubhouse	\$74,527	\$79,033	\$81,404
5715	Water/Sewer - Clubhouse	\$34,000	\$39,802	\$40,996
5770	Event Manager	\$22,000	\$30,000	\$30,000
5718	Copier Lease	\$5,500	\$7,608	\$6,000
5730	Recreation Area Maint/Supplies	\$86,950	\$117,063	\$90,000
5740	Janitorial Service	\$108,681	\$104,401	\$109,000
5750	Trash Removal Clubhouse	\$9,200	\$10,303	\$10,611
5755	Telephone - Clubhouse	\$24,000	\$27,704	\$28,534
5771	Fitness Vendor Fees	\$59,708	\$59,705	\$59,708
5775	Lifestyle Program	\$43,000	\$34,000	\$43,000
5776	Restaurant Subsidy	\$400,000	\$399,996	\$400,000
5780	Racket Center Staffing and Maint	\$206,700	\$222,000	\$210,000
	Total Recreation	\$1,092,506	\$1,186,196	\$1,149,253
Lot Landscaping				
5810	Zero Lot Landscape Maint	\$691,522	\$691,548	\$705,353
5910	Single Family Landscape Maint	\$422,089	\$422,026	\$430,531
	Total Lot Landscaping	\$1,113,611	\$1,113,575	\$1,135,884
Total Common Area Expenses (Administrative, Operating & Recreation)		\$3,684,521	\$3,738,748	\$3,789,599
	Lot Landscaping	\$1,113,611	\$1,113,574	\$1,135,884
	Replacement Fund	\$500,000	\$500,000	\$500,000
TOTAL OPERATING BUDGET		\$5,298,132	\$5,352,322	\$5,425,483
RESTAURANT MINIMUM SPEND - \$200 / Quarter				
5685	Restaurant Credits	\$472,800	\$472,800	\$472,800
Quarterly Assessment Breakdown		2025 Quarterly Maintenance Amount	2026 Total Quarterly Maintenance Amount	
Zero lot line		\$2,398	\$2,451	
Coastal		\$2,507	\$2,560	
Empire		\$2,531	\$2,584	

President

11/13/25