

Bridgepoint HOA, Inc. - January - December 2025 Budget

	YTD Actual (7/31/24)	2024 Annual Budget	2025 Annual Budget	2025 Monthly Budget
Revenues				
Maintenance Income	364,828	625,991	655,700	54,642
Reserve Assessments	38,148	65,396	86,149	7,179
Late Fees Income	570	-	-	-
Legal Fees Income	900	-	-	-
Security Remotes	375	-	-	-
Interest - Legal	1,918	-	-	-
Miscellaneous Income	2,508	-	-	-
Total Revenue	409,247	691,387	741,849	61,821
Expenses				
Administrative				
Administrative Expenses/Bank Fees	107	-	-	-
Bad Debt Expense	385	-	-	-
Corporate Annual Report	-	61	61	5
Pool Permit	2,756	600	600	50
Reimb. Printing & Off Supplies	2,739	6,000	6,000	500
TOTAL Administrative	5,987	6,661	6,661	555
Insurance				
Commercial Property Package	36,114	75,423	82,454	6,871
TOTAL Insurance	36,114	75,423	82,454	6,871
Contracted Expenses				
Janitorial Maintenance	8,360	16,500	13,200	1,100
Lake Maintenance	1,603	2,856	2,856	238
Landscape Maintenance	34,503	65,000	59,400	4,950
Management Fees	12,250	21,000	22,260	1,855
Pest Control/ Exterminating	2,412	3,500	4,410	368
Pool & Spa Maintenance	5,730	8,400	9,240	770
Security	98,209	171,240	180,000	15,000
Sprinkler Maintenance	2,690	2,500	6,000	500
T.V. Cable Services	54,640	91,661	96,288	8,024
TOTAL Contracted Expenses	220,397	382,657	393,654	32,805
Professional Fees				
Audit, Review, and Compilation	5,000	5,500	5,000	417
Legal Services	7,139	5,000	10,000	833
Tax Return & Preparation Fees	-	500	500	42
TOTAL Professional Fees	12,139	11,000	15,500	1,292
Repairs & Maintenance				
R&M: Drainage Refund	-	-	3,000	250
R&M: Electrical Repairs	1,177	2,000	2,000	167
R&M: Entry System Repairs	11,045	4,000	6,000	500
R&M: Fertilization	-	500	-	-
R&M: General Repairs & Maintenance	6,051	18,000	20,000	1,667
R&M: Gym Equipment	-	-	4,000	333

R&M: Lawn Ornamental Pest Control	-	1,000	-	-
R&M: Maintenance Supplies	2,782	2,500	3,000	250
R&M Misc. Landscape Replacement	8,232	-	10,000	833
R&M: Sprinkler Repairs	8,050	2,000	16,500	1,375
R&M: Tree Trimming / Yearly	18,115	18,500	18,500	1,542
R&M: Pool & Fountain Repair	3,251	2,500	2,000	167
TOTAL Repairs & Maintenance	58,703	51,000	85,000	7,083
Utilities				
Electricity	12,720	18,500	21,600	1,800
Guardhouse Telephone/Internet	1,256	3,250	3,250	271
Water & Sewer	169	2,500	1,500	125
TOTAL Utilities	14,145	24,250	26,350	2,196
Reserves				
Reserve Transfer	38,148	65,396	86,149	7,179
Reserve Deficit	-	75,000	46,081	3,840
TOTAL Reserves	38,148	140,396	132,230	11,019
Total Expense	385,633	691,387	741,849	61,821
Net Income	23,614	-	-	-

BRIDGEPOINT HOA

Maintenance Fee and Reserves Calculations 2025

A	B	C	D	E	F	G	H
Reserve Components	Estimated Replacement Costs	Fund Balance at beginning of Year	Amount to be Funded (B-C)	Total Estimated Life (Yrs)	Estimated Remaining Life (Yrs)	Annual Assessment (E / G)	Monthly Assessment (G / 12)
Painting	\$150,000.00	\$89,827.12	\$60,172.88	7	3	\$20,057.63	\$1,671.47
Pavement / Sealcoating	\$33,000.00	\$14,842.39	\$18,157.61	5	1	\$18,157.61	\$1,513.13
Asphalt Road Repavement	\$100,000.00	\$2,081.53	\$97,918.47	30	29	\$3,376.50	\$281.37
Tennis Court	\$6,600.00	\$1,810.01	\$4,789.99	7	5	\$958.00	\$79.83
Stamped Concrete/Pavers	\$50,000.00	\$27,118.96	\$22,881.04	30	15	\$1,525.40	\$127.12
Guardhouse & Pool Roofs	\$16,000.00	\$15,899.02	\$100.98	10	1	\$100.98	\$8.41
Pool Resurfacing	\$8,000.00	\$8,000.00	\$0.00	5	3	\$0.00	\$0.00
Special/General Funds	\$108,000.00	\$20,821.04	\$87,178.96	10	5	\$17,435.79	\$1,452.98
Fountains	\$5,000.00	\$2,956.32	\$2,043.68	7	4	\$510.92	\$42.58
Lake Enbankment	\$12,000.00	\$0.00	\$12,000.00	1	1	\$12,000.00	\$1,000.00
Drain Cleaning	\$4,500.00	\$4,583.37	(\$83.37)	1	1	\$0.00	\$0.00
Landscape Replacement	\$50,000.00	\$22,299.92	\$27,700.08	10	3	\$9,233.36	\$769.45
Pool Furniture	\$6,500.00	\$5,958.37	\$541.63	1	1	\$541.63	\$45.14
Totals	\$549,600.00	\$216,198.05	\$333,401.95			Reserve \$83,897.82	\$6,991.48
						Maint \$ 655,700.00	\$ 54,641.67
						Total \$739,597.82	\$61,633.15

Reserve Deficit: \$46,081

2025 Maintenance Fee Calculation

Type of Unit	B	C	D	E	F	G	H	I
	Numb of Uni	Percentage of Ownership	Per Unit Mo. Resv. Fee (Resv X C)		Per Unit Maint. Fee (Asmt-Res.)	Per Unit Mo Total Fee (D + E + F)	Per Unit Annual Fee (G X 12)	Total Monthly Fee (B X G)
Totals	112	0.00893	\$62.42		\$487.87	\$550.30	\$6,603.55	\$61,633.15
	112						Yrly	\$739,597.82

Maintenance Fee History & Percentage of Increase

Type of Unit	B	C	D	E	F	G	H	I
				2023 Maint. Fee	2024 Maint. Fee	2025 Maint. Fee	Amount Increase (G -F)	Increase Percentage (H / F)
				\$385.00	\$514.00	\$550.00	\$36.00	7.00%

2025 Budget Foot Notes

1. Waiving of Reserves or re-allocating of Reserves, in whole or in part, or allowing alternative uses of existing Reserves may result in Unit Owner Liability for payment of unanticipated Special Assessments regarding those items.
2. It is recommended that when 100% of unit owners are not paying their membership fees, a "bad debt" line item should be included in budget.

APPROVED BY:

BRIDGEPOINT HOA BOD

DATE