

	FOUR SEASONS AT BRIDGEWATER				
	BUDGET OF REVENUES AND EXPENSES				
	MAY 1, 2025 THROUGH APRIL 30, 2026				
	Final \$75 Increae		\$585	\$660	
		2024/25 EST	2024/25	2025/26	BUDGET
Account #	Description	ACTUAL	BUDGET	BUDGET	VARIANCE
	INCOME:				
400000-00-00	Maintenance Fees	\$ 1,081,080	\$ 1,081,080	\$ 1,219,680	\$ 138,600
400200-00-00	Additional Reserve Contributions	0	0	739,200	739,200
400500-00-00	Resale Contributions	35,100	29,250	33,000	3,750
400600-00-00	Move In Fees	1,000	1,000	1,000	0
400950-00-00	FOB Resident Purchase	1,500	2,000	2,000	0
401050-00-00	Storage Locker Fees	2,000	3,060	2,500	(560)
401100-00-00	Late Fees	750	1,000	1,000	0
401200-00-00	NSF Fees	50	0	0	0
401250-00-00	Legal Fees	0	750	750	0
401350-00-00	Fines and Penalties	300	0	0	0
401800-00-00	Municipal Reimbursement	1,200	1,200	1,200	0
402000-00-00	Insurance Claim Proceeds	12,766	0	0	0
402150-00-00	Interest Income - Operating	4,998	5,000	5,000	0
402200-00-00	Interest Income - Def Maint	4,832	3,000	3,000	0
402250-00-00	Interest Income - Cap Res	44,213	20,000	30,000	10,000
402400-00-00	Miscellaneous Income	1,000	500	500	0
16					
	Total Income	1,190,789	1,147,840	2,038,830	890,990
	EXPENSES:				
Utilities					
600000-00-00	Electric	62,000	62,000	74,710	12,710
600200-00-00	Gas	5,000	6,000	6,000	0
600400-00-00	Water & Sewer	115,000	80,000	115,000	35,000
600600-00-00	Telephone	15,268	12,000	14,000	2,000
600650-00-00	Cable	4,685	4,000	5,000	1,000
5					
	Total Utilities	201,953	164,000	214,710	50,710
General Maintenance					
700000-00-00	Contract Building Maintenance	137,901	145,000	150,000	5,000
700150-00-00	General Supplies	2,000	2,500	2,500	0
700300-00-00	General Repairs	33,000	20,000	33,000	13,000
700500-00-00	Roof Repair & Maintenance	2,971	1,500	1,500	0
701000-00-00	HVAC Repair & Maintenance	661	2,000	1,500	(500)
701200-00-00	Garage Door Repair & Maint	0	5,000	5,000	0
701300-00-00	Electrical Repairs	3,779	5,000	5,000	0
701350-00-00	Elevator R&M	6,087	1,750	5,000	3,250
701400-00-00	Elevator Maintenance Contract	26,861	26,900	26,900	0
701500-00-00	Fire System Maint/Testing	22,451	19,000	25,000	6,000
701550-00-00	Alarm Monitoring/Maint	2,912	3,000	3,000	0

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701700-00-00	Exterminator	5,174	3,500	5,000	1,500
702300-00-00	Trash Removal	7,997	7,300	8,000	700
	Total General Maintenance	251,793	242,450	271,400	28,950
Landscaping & Grounds					
720000-00-00	Landscape Maintenance	29,331	28,235	30,000	1,765
720200-00-00	Landscape Improvements	7,991	10,000	15,000	5,000
720250-00-00	Tree Maintenance	4,013	4,000	4,000	0
720800-00-00	Irrigation Maint Contract	5,118	2,325	4,500	2,175
720850-00-00	Irrigation Repairs & Maint	7,011	10,000	10,000	0
720950-00-00	Snow Removal	16,218	20,000	20,000	0
	Total Landscaping & Grounds	69,681	74,560	83,500	8,940
Clubhouse					
740100-00-00	Clubhouse Supplies	5,290	3,500	5,000	1,500
741100-00-00	Pool Management	41,250	42,250	45,000	2,750
741150-00-00	Pool Repairs	3,837	2,000	2,000	0
741200-00-00	Pool Supplies	59	2,000	2,000	0
	Total Clubhouse	50,436	49,750	54,000	4,250
Administrative					
800000-00-00	Management Fees	84,992	90,000	90,000	0
800050-00-00	Administrative Site Coverage	3,750	9,000	0	(9,000)
800100-00-00	Audit	5,800	5,800	5,800	0
800250-00-00	Legal Fees - General	3,920	3,500	3,500	0
800350-00-00	Legal Fees - Collections	0	750	750	0
800650-00-00	Office Expense	4,188	3,000	4,000	1,000
800700-00-00	Postage & Mail	0	1,000	1,000	0
800800-00-00	FOB Hosting System	2,441	2,400	2,400	0
800850-00-00	FOB Hosting System Repairs	1,040	1,500	1,500	0
800900-00-00	FOB Key Replacement	3,413	1,250	2,500	1,250
801100-00-00	Website Management	662	600	600	0
801150-00-00	Fees Permits & Licenses	2,951	6,500	3,000	(3,500)
801250-00-00	Holiday Gifts	300	1,150	1,150	0
13					
	Total Administrative	113,456	126,450	116,200	(10,250)
General					
850050-00-00	Insurance	182,537	162,500	210,000	47,500
850150-00-00	Insurance Claim Expense	10,325	0	0	0

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850400-00-00	Education	320	0		0	0
850500-00-00	Contingency	0	1,130		12,820	11,690
4						
	Total General	193,181	163,630		222,820	59,190

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Reserve Funding					
902050-00-00	Capital Reserve - Contribution / SA	249,000	249,000	988,200 *	739,200
902250-00-00	Capital Reserve - Interest	44,213	20,000	30,000	10,000
901050-00-00	Deferred Maint - Contribution	55,000	55,000	55,000	0
901100-00-00	Deferred Maint - Interest	4,832	3,000	3,000	0
4					
	Total Reserve Funding	353,045	327,000	1,076,200	749,200
	Total Expenses	1,233,547	1,147,840	2,038,830	890,990
	Current Year Net Income/(loss)	(\$42,758)	\$0	\$0	\$0
* Assessment spans 15 months - 12 months are recorded in this budget and 3 months will be recorded in 26/27 budget.					