Bridge Tower Homes Pointe West HOA

Assessment Rate

Assessments	$180/year	*$124 increase from 2025 of $56*
Total Lots	171	

2026 BUDGET	**Jan**	**Feb**	**March**	**April**	**May**	**June**	**July**	**Aug**	**Sept**	**Oct**	**Nov**	**Dec**	**2026 Budget**	
OPERATING INCOME														
HOA Assessment	$30,780	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$30,780**	
TOTAL INCOME	$30,780	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$30,780**	
PROPERTY EXPENSES														
HOA Management Fees	$513	$513	$513	$513	$513	$513	$513	$513	$513	$513	$513	$513	**$6,156**	*NEW: TBD Management Monthly Management Fee @ $3/Lot*
Landscape Contract	$1,250	$1,250	$1,250	$1,250	$1,250	$1,250	$1,250	$1,250	$1,250	$1,250	$1,250	$1,250	**$15,000**	*New Contract: Pinks Landscaping; TBD Expenses in 2025*
R&M - Common Areas	$100	$100	$100	$100	$100	$100	$100	$100	$100	$100	$100	$100	**$1,200**	*Misc Repairs to Common Area (Playground, Dog Park, etc); TBD Expenses in 2025*
Property Insurance	$0	$5,511	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$5,511**	*Hiscox General Liability and Philadelphia Directors & Officers Policies 2/14/26-2/14/27 - Based on estimates received from Hiscox & HUB*
Property Tax	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$47	**$47**	*2026 Galveston County Property Taxes & Property Tax Consultant - Based on property tax report from Elliott Wellman*
Bank Fees	$155	$155	$155	$155	`155	$155	$155	`155	$155	$155	`155	$155	**$1,395**	*Misc Bank Fees - Based on '25 Expenses*
TOTAL PROPERTY EXPENSES	$2,018	$7,529	$2,018	$2,018	$1,863	$2,018	$2,018	$1,863	$2,018	$2,018	$1,863	$2,065	**$29,309**	
OTHER EXPENSE														
Professional & Legal Fees	$365	$100	$100	$100	$100	$100	$100	$100	$100	$100	$100	$100	**$1,465**	*2025 Tax Return & Legal Fees - Based on 2025 Actual+ (Reserve Deeds to HOA + Legislative Policies)*
Software	$1	$1	$1	$1	$1	$1	$1	$1	$1	$1	$1	$1	**$12**	*Misc Admin/Supplies (i.e. Yardi) - Based on 2025 Expenses*
TOTAL OTHER EXPENSE	$366	$101	$101	$101	$101	$101	$101	$101	$101	$101	$101	$101	**$1,477**	
TOTAL OPERATING EXPENSES	$2,384	$7,630	$2,119	$2,119	$1,964	$2,119	$2,119	$1,964	$2,119	$2,119	$1,964	$2,166	**$30,786**	
NET OPERATING INCOME	$28,396	-$7,630	-$2,119	-$2,119	-$1,964	-$2,119	-$2,119	-$1,964	-$2,119	-$2,119	-$1,964	-$2,166	**-$6**	
NET INCOME	$28,396	-$7,630	-$2,119	-$2,119	-$1,964	-$2,119	-$2,119	-$1,964	-$2,119	-$2,119	-$1,964	-$2,166	**-$6**	