



Bridlewood Homeowners Association, Inc.

NOTICE OF BOARD OF DIRECTORS' MEETING October 7, 2026

NOTICE IS HEREBY GIVEN of a meeting of the Board of Directors of Bridlewood Homeowners Association, Inc. will be held on the following date, time and place:

DATE: Wednesday, October 7, 2026

TIME: 6:30 p.m.

PLACE: East Lake Fire & Rescue 3375 Tarpon Lake Blvd. Palm Harbor, FL 34685

The agenda for the meeting is as follows:

1. Call to order
2. Roll call of members present
3. Proof of notice of meeting or waiver of notice
4. Reading/ approval of minutes.
5. Officers/Manager reports
 - a. Gary Robbins President/Treasurer Updates
 - b. Eric Robles, Pond Updates
 - c. Jeff Kuhl, Front Entrance Updates
 - d. Collin Soderland, M&A Updates
6. Formalize Alterations:
 - e. 2546 Saddlewood Paint Pool Enclosure
 - f. 5445 Stag Thicket Paint House
7. Unfinished Business
 - a. NA.
8. New business:
 - a. Draft 2027 budget.
9. Open Forum
10. Announcements: Our next meeting is Wednesday, November 25th. This will be the budget meeting and the annual members' meeting.
11. Adjournment

Bridlewood Community Association							
2027 Proposed Budget							
January 1, 2027-December 31, 2027							
Account		2026 thru	Estimated	Total	Budget	Estimated	Budget
Number	Description	July	Remainder	Estimated	2026	Variance	2027
6010-000	MAINT FEE - OPERATING	\$36,525.56	\$ 26,089.69	\$62,615.25	\$62,615.80	(\$0.55)	\$64,171.25
6029-000	MAINT FEE - RESV - DEF MAINTENANCE	\$4,500.00	\$ 3,214.29	\$7,714.29	\$4,500.00	\$3,214.29	\$4,500.00
6070-000	INTEREST INCOME - OPERATING	\$13.33	\$ 9.52	\$22.85	\$0.00	\$22.85	\$0.00
6071-000	INTEREST INCOME - RESERVES	\$600.82	\$ 429.16	\$1,029.98	\$0.00	\$1,029.98	\$0.00
6076-000	INTEREST INCOME - OWNER	(\$1,159.19)	\$ (827.99)	(\$1,987.18)	\$0.00	(\$1,987.18)	\$0.00
6082-000	LATE FEE INCOME	\$675.00	\$ 482.14	\$1,157.14	\$0.00	\$1,157.14	\$0.00
6083-099	OTHER INCOME - PRE-LEIN	\$250.00	\$ 178.57	\$428.57	\$0.00	\$428.57	\$0.00
6900-000	INCOME TRANSFER TO RESERVE	(\$4,500.00)	\$ (3,214.29)	(\$7,714.29)	(\$4,500.00)	(\$3,214.29)	(\$4,500.00)
6901-000	INTEREST TRANSFER TO RESERVE	(\$600.82)	\$ (429.16)	(\$1,029.98)	\$0.00	(\$1,029.98)	\$0.00
	TOTAL REVENUES	\$36,304.70	\$ 25,931.93	\$62,236.63	\$62,615.80	(\$379.17)	\$64,171.25
	ADMINISTRATIVE						
7110-000	INSURANCE - GENERAL	3,379.46	\$ 2,413.90	\$2,719.71	\$2,719.71	\$0.00	\$3,718.00
	INSURANCE - CRIME	585.9			\$471.51		\$645.00
	INSURANCE - UMBRELLA	1,010.00			\$812.82		\$1,111.00
	INSURANCE - WORKERS COMP	492			\$395.95		\$542.00
7110-003	INSURANCE - D&O	1,212.00	\$ 865.71	\$2,077.71	\$1,650.00	(\$427.71)	\$1,334.00
7210-000	LEGAL & PROFESSIONAL	(\$1,016.14)	\$ (725.81)	(\$1,741.95)	\$3,000.00	\$4,741.95	\$3,000.00
7310-002	TAXES - CORP ANNUAL	\$61.25	\$ 43.75	\$105.00	\$61.25	(\$43.75)	\$61.25
7410-000	MANAGEMENT FEE	\$7,338.10	\$ 5,241.50	\$12,579.60	\$12,579.55	(\$0.05)	\$13,020.00
7510-000	ADMIN EXPENSES - GENERAL	\$709.82	\$ 507.01	\$1,216.83	\$2,250.00	\$1,033.17	\$2,250.00
7510-099	ADMIN EXPENSES - 45 PRE-LIEN	\$250.00	\$ 178.57	\$428.57	\$0.00	(\$428.57)	\$0.00
	TOTAL ADMIN EXPENSES	\$14,022.39	\$8,524.64	\$17,385.48	\$23,940.79	\$4,875.03	\$25,681.25
	SERVICES AND UTILITIES						
8110-000	REPAIR & MAINTENANCE - GENERAL	\$264.00	\$ 188.57	\$452.57	\$2,000.00	\$1,547.43	\$2,000.00
8110-007	REPAIR & MAINTENANCE - ENTRY	\$940.00	\$ 671.43	\$1,611.43	\$1,740.00	\$128.57	\$2,000.00
8210-001	GROUND - LAWN SERVICE	\$6,341.88	\$ 4,529.91	\$10,871.79	\$14,835.00	\$3,963.21	\$14,190.00
8210-003	GROUND - PLANTS/SOD	\$90.24	\$ 64.46	\$154.70	\$1,250.00	\$1,095.30	\$1,250.00
8210-004	GROUND - TREES	\$0.00	\$ -	\$0.00	\$50.00	\$50.00	\$150.00
8210-005	GROUND - MULCH	\$0.00	\$ -	\$0.00	\$50.00	\$50.00	\$150.00
8210-008	GROUND - IRRIGATION - GENERAL	\$933.00	\$ 666.43	\$1,599.43	\$2,000.00	\$400.57	\$2,000.00
8210-012	GROUND - LAKE TREATMENTS	\$2,805.00	\$ 2,003.57	\$4,808.57	\$6,000.00	\$1,191.43	\$6,000.00
8710-001	UTILITIES - ELECTRIC	\$5,556.56	\$ 3,968.97	\$9,525.53	\$10,750.00	\$1,224.47	\$10,750.00
	TOTAL SERVICES & UTILITIES	\$16,930.68	\$ 12,093.34	\$29,024.02	\$38,675.00	\$9,650.98	\$38,490.00
	TOTAL EXPENSES	\$30,953.07	\$20,617.98	\$46,409.50	\$62,615.79	\$14,526.01	\$64,171.25
	NET EXCESS/(DEFICIT)	\$5,351.63	\$ 5,313.95	\$15,827.13	\$0.01	\$14,146.84	\$0.00
	Total Expenses	\$64,171.25					
	Reserves	\$4,500.00					
	Total Assessment	\$68,671.25					
	Units	135					
	Annual	\$508.68					