

# ***Bridgefords Oaks Homeowners Association***

## **Notice of 2024 Budget and 2023 Annual Membership Meeting with Officer Elections**

Website: [bridgefordoaks.ngpcam.com](http://bridgefordoaks.ngpcam.com)

Dear Bridgefords Oaks Homeowner,

Notice is hereby given that in accordance with the Bylaws of your community, Bridgefords Oaks Homeowners Association will hold its Budget and Annual Membership Meetings at the following date, time and location:

### **2024 Budget Meeting and 2023 Annual Membership Meeting with Officer Elections**

Location: Omar Lightfoot Center - 10901 N 56th St, Temple Terrace, FL 33617

Date: 11/9/2023

Time: 6:45 P.M.

The Board of Directors will conduct the Budget Meeting to review, discuss and adopt the 2024 Budget. A copy of the proposed budget is included in this mailer.

The Annual Membership Meeting is being held for the specific purpose of electing three (3) Directors to serve a one (1) year term. If interested in running for the board, please fill out accompanying candidate form and mail back no later than October 18<sup>th</sup>, 2023. You may also click on to [bridgefordoaks.ngpcam.com](http://bridgefordoaks.ngpcam.com), go to "Board and Committees" and click on "run for board" and complete an on-line application. A second notice will include a proxy in order to record your attendance and a ballot to elect board of directors. All candidates must be in good standing with the Association. The Agendas for the Budget & Annual Meeting is listed below. If you have any questions please contact Mike Castro, Association Manager at 813.922.1339 or see email below.

#### **2024 Budget Meeting Agenda:**

1. Call to Order
2. Proof of Notice
3. New Business
4. Officer Reports
5. Review and Approval of 2024 Budget
6. Adjournment

#### **2023 Annual Meeting with Officer Elections Agenda:**

1. Roll Call & Certification of Proxies
2. Call to Order
3. Proof of Notice
4. Reading / Approval of Previous Meeting Minutes
5. Nominations / Intents
6. Introduction of Candidates
7. Appointment of Inspectors
8. Election Results
9. New Business
10. Adjournment

BY ORDER OF THE BOARD OF DIRECTORS THIS 22<sup>nd</sup> day of September, 2023.

**Bridgeford Oaks Homeowners Association**

Website: [Bridgefordoaks.ngpcam.com](http://Bridgefordoaks.ngpcam.com)

**NOTICE OF INTENT TO BE A CANDIDATE**

I, \_\_\_\_\_, hereby place my name in nomination as a candidate for the Board of Directors of Bridgeford Oaks Homeowners Association for the Annual Election to take place on 11/9/2023. I understand that I am totally responsible for the accuracy of the information contained in the Candidate Information Statement. I certify that I am neither a convicted felon nor lacking the right to vote in the jurisdiction of my personal residence.

Florida Statute 720.3033 (1) requires that within 90 days of taking office, directors shall certify that they have read, understand, and will comply with the association documents or satisfactorily complete state approved curriculum for homeowner association boards.

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

Print: \_\_\_\_\_

On-site Address: \_\_\_\_\_

Mailing Address (If Different): \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

**CANDIDATE INFORMATION**

Information can be included below or provided on a separate 8.5" x 11" sheet. PERSONAL

**BACKGROUND:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**PRIOR ASSOCIATION EXPERIENCE:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**COMMENTS ABOUT BOARD CANDIDACY:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

This form MUST be returned by 10/18/2023.

NewGauge Property Management 11928 Sheldon Rd. #101- Tampa, FL 33626

m.castro@ngpcam.com

# Bridgeford Oaks Homeowners Association

## Proposed Budget 2024

Bridgeford HOA Budget 2024		YTD 07/31/23	Est Year End	
GL Account	Approved 2023	Approved 2023	Approved 2023	Proposed 2024
Notes:	110.00/ unit/quarter	110.00/ unit/quarter	110.00/ unit/quarter	110.00/ unit/quarter
41100 - Maintenance Fee	58,392.00	34,484.00	58,392.00	58,392.00
41110 - Reserve Assessments	3,204.00	1,869.00	3,204.00	3,204.00
42200 - Delinquency Interest				
42250 - Late Fee Income				
42300 - Legal Fee Income				
42321 - Insurance Proceeds				
42322 - Operating Interest				
42400 - Deed Restrictions Compliance				
42450- Miscellaneous Income				
<b>Total Revenue</b>	<b>\$61,596.00</b>	<b>\$36,353.00</b>	<b>\$61,596.00</b>	<b>\$61,596.00</b>
51010 - CPA Audit/Taxes	250.00	200.00	200.00	250.00
51030 - Bank Charges		10.00	10.00	
51040 - Bad Debt	4,200.00		3,320.00	3,200.00
51150 - Legal Fees		120.00		
51152 - Legal Fees&Collections	1,000.00	-	-	1,000.00
51160 - Licenses Fees/ Corporate Filings	61.00	61.00	61.00	61.00
51165 - Management/Bookkeeping	14,690.00	8,316.00	14,256.00	14,700.00
51169 - Office Expense- Estoppel fees				
51170 - Office Supplies& Expenses	1,325.00	957.00	1,325.00	1,325.00
51189 - Social Events				
<b>Total Administrative</b>	<b>21,526.00</b>	<b>9,664.00</b>	<b>19,172.00</b>	<b>20,536.00</b>
60011 - Electricity	9,500.00	6,064.00	10,400.00	10,000.00
60050 - Water	2,000.00	597.00	1,000.00	1,500.00
<b>Total Utilities</b>	<b>\$11,500.00</b>	<b>\$6,661.00</b>	<b>\$11,400.00</b>	<b>\$11,500.00</b>
70040 - Insurance Workers Comp	716.00	334.00	570.00	650.00
70050- Insurance Property	2,400.00	1,223.00	2,240.00	2,400.00
72025 - Insurance D&O	2,000.00	972.00	1,800.00	2,000.00
72030 - Insurance-Liability	600.00	392.00	760.00	800.00
72035 - Insurance- Bond	250.00	98.00	200.00	250.00
72100 - Property Taxes				
<b>Total Taxes &amp; Insurance</b>	<b>\$5,966.00</b>	<b>\$3,019.00</b>	<b>\$5,570.00</b>	<b>\$6,100.00</b>
80026 - Building Repairs	1,800.00	2,975.00	3,000.00	2,000.00
80028 - Repairs & Maint- General				
80030 - Holiday Décor/Power Washing		2,150.00	2,150.00	
<b>Total Repairs and Maintenance</b>	<b>\$1,800.00</b>	<b>\$5,125.00</b>	<b>\$5,150.00</b>	<b>\$2,000.00</b>
80191 - Irrigation Repairs	600.00	443.00	600.00	600.00
80210 - Grounds Maintenance-Contract	16,000.00	8,914.00	16,000.00	16,000.00
80211 - Grounds Non-Contract	1,000.00	250.00	500.00	1,647.00
<b>Total Landscape Maintenance</b>	<b>\$17,600.00</b>	<b>\$9,607.00</b>	<b>\$17,100.00</b>	<b>\$18,247.00</b>
89000 - Transfer from Operating	3,204.00	3,204.00	3,204.00	3,213.00
89001 - Interest Income - Reserves				
94050 - Reserve Allocation	3,204.00	3,204.00	3,204.00	3,213.00
<b>NET TOTAL:</b>	<b>\$0.00</b>	<b>-\$927.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

# Bridgeford Oaks Homeowners Association

Proposed Budget 2023

## Reserves Chart

BRIDGEFORD OAKS HOA								
Straight Line Reserve Analysis Worksheet January 1, 2024 - December 31, 2024								
DESCRIPTION	REPLACEMENT COST	USEFUL LIFE IN YEARS	ESTIMATED YEARS REMAING	ACCUMULATED BALANCE AS OF 12/31/2023	BALANCE TO BE FUNDED	ANNUAL CONTRIBUTION	MONTHLY CONTRIBUTION	FUNDING PERCENTAGE
Deferred Maintenance	\$ 37,250.00	29	13	\$ 15,092.58	\$ 22,157.42	\$ 1,363.53	\$ 114.00	80
Fence and Wall Reserves	\$ 50,000.00	35	22	\$ 9,313.46	\$ 40,686.54	\$ 1,849.39	\$ 154.00	100
General Reserves				\$ 26,200.00				
<b>Totals</b>	<b>\$ 87,250.00</b>			<b>\$ 50,606.04</b>	<b>\$ 62,843.96</b>	<b>\$ 3,212.92</b>	<b>\$ 268.00</b>	

BRIDGEFORD OAKS HOA								
Straight Line Reserve Analysis Worksheet January 1, 2023 - December 31, 2023								
DESCRIPTION	REPLACEMENT COST	USEFUL LIFE IN YEARS	ESTIMATED YEARS REMAING	ACCUMULATED BALANCE AS OF 12/31/2022	BALANCE TO BE FUNDED	ANNUAL CONTRIBUTION	MONTHLY CONTRIBUTION	FUNDING PERCENTAGE
Deferred Maintenance	\$ 37,250.00	29	14	\$ 13,749.71	\$ 23,500.29	\$ 1,342.87	\$ 112.00	80
Fence and Wall Reserves	\$ 50,000.00	35	23	\$ 7,464.07	\$ 42,535.93	\$ 1,849.39	\$ 154.00	100
General Reserve				\$ 26,200.00				
<b>Totals</b>	<b>\$ 87,250.00</b>			<b>\$ 47,413.78</b>	<b>\$ 66,036.22</b>	<b>\$ 3,192.26</b>	<b>\$ 266.00</b>	

THE BUDGET OF THE ASSOCIATION PROVIDES FOR LIMITED VOLUNTARY DEFERRED EXPENDITURE ACCOUNTS, INCLUDING CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE, SUBJECT TO LIMITS ON FUNDING CONTAINED IN OUR GOVERNING DOCUMENTS. BECAUSE THE OWNERS HAVE NOT ELECTED TO PROVIDE FOR RESERVE ACCOUNTS PURSUANT TO SECTION 720.303(6), FLORIDA STATUTES, THESE FUNDS ARE NOT SUBJECT TO THE RESTRICTIONS ON USE OF SUCH FUNDS SET FORTH IN THAT STATUTE, NOR ARE RESERVES CALCULATED IN ACCORDANCE WITH THAT STATUTE.