

BSOA 2027 Budget

	2026 Projected	2027 Budget	\$ Change	% Change
3000 · Revenues				
3003 · Special Assessment Income	61,099	0	(61,099)	
3005 · Assessment Income	1,262,625	1,301,754	39,129	3.1%
3006 · Title Company Transfer Fee	6,900	50,000	43,100	
3007 · Covenant Compliance Penalties	29,450	2,000	(27,450)	
3010 · Madison County Owned Roads	88,112	86,355	(1,757)	
3015 · Late Fees & Owner Interest	4,297	4,500	203	
3016 · Lien Filing Cost Reimbursement	1,600	0	(1,600)	
3017 · Rent - Unit 17	0	0	0	
3020 · Interest Income	52,850	48,000	(4,850)	
3040 · BSAC Design Review Fees	29,225	30,000	775	
3095 · Miscellaneous Income	752	550	(202)	
Total 3000 · Revenues	1,536,910	1,523,159	(13,751)	-0.9%
OPERATING EXPENSES				
4000 · Total Staff Expenses				
4005 · Wages	422,267	459,266	36,999	8.8%
4010 · Payroll Taxes	34,172	37,108	2,936	8.6%
4015 · Employee Benefits	63,508	74,527	11,019	17.4%
Total 4000 · Total Staff Expenses	519,947	570,901	50,954	9.8%
4100 · Office and Administrative Ex				
4101 · Bank Service Charges	550	450	(100)	
4102 · Merchant deposit fees - Intuit	4,746	5,000	254	
4105 · Office Expenses	13,392	15,972	2,580	19.3%
4110 · Telephone & Internet	3,196	3,500	304	
4115 · Utilities	9,732	10,512	780	
4120 · Office Leases/Equipment	3,888	4,028	140	
4125 · Property Taxes	4,816	5,000	184	
4130 · Insurance	82,297	70,828	(11,469)	-13.9%
4135 · Association Dues/Subscriptions	14,932	15,000	68	
4140 · Software License & Maint	38,290	78,950	40,660	106.2%
4150 · Repairs & Maintenance	500	600	100	
4170 · Training & Travel	3,000	5,000	2,000	
Total 4100 · Office and Administrative Ex	179,339	214,840	35,501	19.8%
4200 · Board & Committee Expenses				
4215 · Communications - Postage & Mail	8,861	10,000	1,139	12.9%
4235 · Finance - Ann Audit & Tax Prep	20,450	25,000	4,550	22.2%
4240 · General Legal/Liens	23,487	15,000	(8,487)	-36.1%
4250 · Meeting Expenses	2,263	1,800	(463)	
4255 · Annual Meeting	7,000	9,000	2,000	28.6%
4265 · BSAC - Miscellaneous	2,301	2,300	(1)	
Total 4200 · Board & Committee Expenses	64,362	63,100	(1,262)	-2.0%
4300 · Activities Expense				
4345 · Noxious Weed Management	13,405	13,500	95	
4380 · Infrastructure Planning	112,100	0	(112,100)	
4381 · Traffic Management	38,602	5,000	(33,602)	
4382 · Preservation	26,883	24,500	(2,383)	
4375 · Annual BSOA Events	1,290	2,000	710	
Total 4300 · Activities Expense	192,280	45,000	(147,280)	-76.6%
4390 · Road Expense				
4392 · Signage Repair/Replacement	5,000	5,000	0	
4393 · Winter Road Maintenance	503,366	581,607	78,241	15.5%
4394 · General Road Maintenance	13,700	10,000	(3,700)	
Total 4390 · Road Expense	522,066	596,607	74,541	14.3%
4400 · Other Expense				
4405 · Bad Debt	0	2,000	2,000	
Total 4400 · Other Expense	0	2,000	2,000	

6500 · Unit 17 - Expenses				
6501 · HOA Dues	915	0	(915)	
6502 · Insurance - Comm'l Liab	212	0	(212)	
6503 · Property Taxes	0	0	0	
6504 · Depreciation	597	0	(597)	
6505 · Repairs & Maintanance	527	0	(527)	
6506 · Utilities	44	0	(44)	
Total 6500 · Unit 17 - Expenses	<u>2,295</u>	<u>0</u>	<u>(2,295)</u>	
7000 · Activities Expenses				
7030 · Contingency	0	0	0	
Total 7000 · Activities Expenses	<u>0</u>	<u>0</u>	<u>0</u>	
Total Operating Expenses	<u>1,480,289</u>	<u>1,492,448</u>	<u>12,159</u>	0.8%
NET OPERATING INCOME	<u>56,621</u>	<u>30,711</u>	<u>(25,910)</u>	-45.8%
7500 · Depreciation Expense	13,996	12,019	(1,977)	
Other (Income) Expense				
Bridge Repair (50% of 100K)		50,000		
8040 - BBS (HK Pond) Funding	226,313	0	(226,313)	
8038 - Office Roof Allocation	52,010	0	(52,010)	
8028 - Capital Reserve	(45,657)	0	45,657	
8026 - Allowance for Bad Debt	(7,826)	0	7,826	
8022 - Escrow	(10,000)	0	10,000	
8021 - Accrued Legal	(10,000)	0	10,000	
8018 - Development - Contribution	(40,926)	0	40,926	
8015 - (Gain) Loss on Sale of Stock	(12,988)	0	12,988	
8010 - (Gain) Loss on Sale Real Estate	(67,617)	0	67,617	
Total Other (Income) Expense	<u>83,309</u>	<u>50,000</u>	<u>(83,309)</u>	
Total Depreciation & Other (Income) Expense	<u>97,305</u>	<u>62,019</u>	<u>(85,286)</u>	
NET INCOME	<u>(40,684)</u>	<u>(31,308)</u>	<u>59,376</u>	