Big Sky Owners Association

Budget to Actual Comparison

Budget Category	BUDGET: 2025-2026	FORECAST: 2024-2025	ACTUAL: 2023-2024	ACTUAL: 2022-2023	ACTUAL: 2021-2022
Assessment Income	$ 1,263,304.00	$ 1,202,127.00	$ 1,117,036.00	$ 1,016,310.00	$ 962,588.00
Special Assessment	$ 61,075.00	$ 66,766.00	$ -	$ -	$ -
Title Company Fees	$ 4,500.00	$ 4,345.00	$ 4,205.00	$ 3,750.00	$ 7,200.00
Snow Removal-MadCo	$ 88,112.00	$ 86,384.00	$ 86,401.00	$ 84,691.00	$ 81,402.00
Interest Income	$ 51,460.00	$ 53,644.00	$ 68,107.00	$ 63,688.00	$ 1,376.00
Late Fees/Fines/Penalties/Liens	$ 4,500.00	$ 3,800.00	$ 4,133.00	$ 2,763.00	$ 3,005.00
Compliance Penalties	$ -	$ -	$ -	$ 158,000.00	$ 20,000.00
BSAC Design Review Fees	$ 30,000.00	$ 31,250.00	$ 38,650.00	$ 42,500.00	$ 46,353.00
Grants: Pond/Stream/Speed Tables	$ -	$ -	$ 284,800.00	$ 437,000.00	$ -
Rent - Unit 17	$ 15,396.00	$ 7,100.00	$ 13,750.00	$ 12,015.00	$ 11,829.00
Miscellaneous Income	$ 460.00	$ 4,647.00	$ 31,267.00	$ 411.00	$ (9,694.00)
Total Operating Revenue	**$ 1,518,807.00**	**$ 1,460,063.00**	**$ 1,648,349.00**	**$ 1,821,128.00**	**$ 1,124,059.00**
Total Staff Expenses	**$ 583,589.00**	**$ 619,741.00**	**$ 609,059.00**	**$ 543,173.00**	**$ 438,405.00**
Office Expenses/Equipment/Leases	$ 20,000.00	$ 19,500.00	$ 17,008.00	$ 23,977.00	$ 14,858.00
Telephone & Internet	$ 3,200.00	$ 2,800.00	$ 3,495.00	$ 3,565.00	$ 4,074.00
Utilities	$ 10,700.00	$ 9,281.00	$ 8,865.00	$ 9,622.00	$ 7,616.00
Property Taxes	$ 5,000.00	$ 4,967.00	$ 4,686.00	$ 3,464.00	$ 3,763.00
Insurance: Commericial, Directors, W/C	$ 82,939.00	$ 32,247.00	$ 26,552.00	$ 20,015.00	$ 14,816.00
Association Dues/Subscriptions	$ 15,000.00	$ 14,500.00	$ 11,546.00	$ 9,952.00	$ 9,458.00
Software License, IT & Maintenance	$ 30,200.00	$ 26,200.00	$ 12,886.00	$ 14,553.00	$ 15,099.00
Repairs & Maintenance	$ 500.00	$ 21,105.00	$ 150.00	$ 159.00	$ 389.00
Intuit On-line Deposit Fees	$ 12,000.00	$ 9,600.00	$ 2,433.00	$ 1,917.00	$ 1,815.00
Training & Travel	$ 3,000.00	$ 2,000.00	$ 1,409.00	$ 1,197.00	$ 2,315.00
Bank/Credit Card Fees	$ 300.00	$ 300.00	$ 170.00	$ 215.00	$ 170.00
Total Office & Admin Expenses	**$ 182,839.00**	**$ 142,500.00**	**$ 89,200.00**	**$ 88,636.00**	**$ 74,373.00**
Communications/Elections	$ 16,000.00	$ 17,200.00	$ 17,232.00	$ 15,182.00	$ 11,045.00
Finance-Annual Audit and Tax Prep	$ 20,000.00	$ 19,250.00	$ 18,500.00	$ 9,450.00	$ 8,775.00
General Legal/Liens	$ 12,000.00	$ 12,000.00	$ 10,827.00	$ 15,274.00	$ 4,783.00
BSOA Meeting Expenses	$ 1,800.00	$ 1,800.00	$ 2,788.00	$ 1,200.00	$ 952.00
Annual Meeting	$ 12,000.00	$ 12,000.00	$ 10,593.00	$ 13,969.00	$ 14,463.00
BSAC Miscellaneous	$ 2,000.00	$ 2,000.00	$ 2,199.00	$ 2,677.00	$ 710.00
Total Board/Committee Expenses	**$ 63,800.00**	**$ 64,250.00**	**$ 62,139.00**	**$ 57,752.00**	**$ 40,728.00**
Noxious Weed Management	$ 13,405.00	$ 10,193.00	$ 7,980.00	$ 7,980.00	$ 7,790.00
BSOA Projects - Strategic Plan	$ 116,500.00	$ 87,421.00	$ 74,730.00	$ 10,253.00	$ 13,676.00
Annual BSOA Events	$ 2,000.00	$ 2,000.00	$ 2,207.00	$ 1,983.00	$ 1,450.00
Signage Repair/Replacement	$ 5,000.00	$ 5,000.00	$ 1,186.00	$ 4,356.00	$ 3,803.00
Winter Road Maint. - Snow Removal	$ 503,366.00	$ 492,345.00	$ 484,808.00	$ 474,959.00	$ 467,559.00
General Road Maintenance	$ 15,000.00	$ -	$ 3,067.00	$ -	$ -
Total Activities Expenses	**$ 655,421.00**	**$ 597,109.00**	**$ 573,978.00**	**$ 499,531.00**	**$ 494,278.00**
Unit 17 - Utilities	$ 1,000.00	$ 850.00	$ 705.00	$ 629.00	$ 597.00
Unit 17 - Repair & Maintenance	$ 500.00	$ 1,792.00	$ 219.00	$ 1,505.00	$ 695.00
Unit 17 - Depreciation	$ 7,170.00	$ 7,200.00	$ 7,167.00	$ 7,167.00	$ 7,167.00
Unit 17 - Property Tax	$ 1,385.00	$ 1,385.00	$ 1,359.00	$ 962.00	$ 1,081.00
Unit 17 - Insurance	$ 1,272.00	$ 771.00	$ 804.00	$ 1,251.00	$ 1,351.00
Unit 17 - HOA Dues	$ 4,069.00	$ 3,852.00	$ 3,585.00	$ 3,318.00	$ 3,239.00
Total Unit 17 Expenses	**$ 15,396.00**	**$ 15,850.00**	**$ 13,839.00**	**$ 14,832.00**	**$ 14,130.00**
Bad Debt	$ 8,940.00	$ 8,500.00	$ -	$ 15,000.00	$ -
Depreciation	$ 8,822.00	$ 8,825.00	$ 8,821.00	$ 8,117.00	$ 7,429.00
Total Miscellaneous Expenses	**$ 17,762.00**	**$ 17,325.00**	**$ 8,821.00**	**$ 23,117.00**	**$ 7,504.00**
Total Expenses	**$ 1,518,807.00**	**$ 1,456,775.00**	**$ 1,357,036.00**	**$ 1,227,041.00**	**$ 1,069,418.00**
Net Income/(Loss):	**(0.00)**	**3,288.00**	**6,513.00**	**$ (913.00)**	**$ 34,641.00**
			See Note #1	**See Note #2**	**See Note #3**

	BUDGET: 2025-2026	FORECAST: 2024-2025	ACTUAL: 2023-2024	ACTUAL: 2022-2023	ACTUAL: 2021-2022
Annual Assessment	$ 520.00	$ 495.00	$ 462.00	$ 420.00	$ 400.00
Annual Assessment % increase	5.05%	7.14%	10.00%	5.00%	6.67%
Special Assessment	$ 25.00	$ 27.33	$ -	$ -	$ -
Total Assessment	$ 545.00	$ 522.33	$ 462.00	$ 420.00	$ 400.00
Total Assessment % increase	**4.34%**				

Board Approved, 7/18/25

Note #1: Excludes Grant Income of $284,800.

Note #2: Excludes Grant Income of $437,000. Excludes Compliance Penalty Income of $158,000.

Note #3: Excludes Compliance Penalty Income of $20,000.