

BMHOA Meeting April 2026
Deficit and Dues Projection

27-Apr-26

Category	1/1/2021- 12/31/2021	1/1/2025- 12/31/2025	Total
INCOME			
Dues Lien collection	0	0	25,950.43
Homeowner's Fees	45,300.00	68,100.00	528,619.55
HOA fees plus	782.33	0	5,945.41
Lien Payment plan	0	0	2,600.00
lien payoff	2,350.00	4,192.00	44,662.60
TOTAL INCOME	48,439.05	72,292.00	609,038.52
EXPENSES			
Dues Notices	244.85	354	2,609.89
Insurance	1,875.84	5,045.17	28,028.43
irrigation service	169.6	0	2,027.80
Landscaping	11,273.66	10,917.96	111,622.01
Legal Expense	0	1,971.00	17,814.25
Light repairs	0	206.7	1,401.20
Newsletter	0	1,312.05	6,298.87
Police Security	5,640.00	9,500.00	56,070.00
Property Mgmt	6,903.00	8,204.00	68,733.50
Snow Treatment	15,648.26	35,654.43	118,536.48
Utilities	13,269.35	13,756.09	130,585.85
TOTAL EXPENSES	56,242.66	91,818.98	585,931.89
OVERALL TOTAL	-7,803.61	-19,526.98	
	raise dues	raise dues	
	225.00	350.00	

Since 2016, 10 yrs income average 52862/yr

income collected from Liens = 80418 --not to be included in covering expenses

Since 2016, 10 yrs expense average = 58593

Since 2016, 10 yrs deficit average =5731

In 2021, the deficit of \$7804 resulted in dues increase of \$75 to \$225

In 2025, the deficit of \$19527 (2.5 greater) should result an increase \$187.50

Today, \$412.50 per year to catch up, add to the reserve and hope inflation stays < 5%

an increase to \$350/ year is actually a compromise , \$400/year would be justified

Like Pine ValleyEstates yearly dues of \$450, is not out of the question