

BMHOA Meeting April 2026
Deficit and Dues Projection

27-Apr-26

Category	1/1/2021- 12/31/2021	1/1/2025- 12/31/2025
INCOME		
Dues Lien collection	0	0
Homeowner's Fees	45,300.00	68,100.00
HOA fees plus	782.33	0
Lien Payment plan	0	0
lien payoff	2,350.00	4,192.00
TOTAL INCOME	48,439.05	72,292.00
EXPENSES		
Dues Notices	244.85	354
Insurance	1,875.84	5,045.17
irrigation service	169.6	0
Landscaping	11,273.66	10,917.96
Legal Expense	0	1,971.00
Light repairs	0	206.7
Newsletter	0	1,312.05
Police Security	5,640.00	9,500.00
Property Mgmt	6,903.00	8,204.00
Snow Treatment	15,648.26	35,654.43
Utilities	13,269.35	13,756.09
TOTAL EXPENSES	56,242.66	91,818.98
OVERALL TOTAL	-7,803.61	-19,526.98
	raised	Need to
	dues	raise dues
	225.00	350.00

Meeting within 30-40 days to vote on amount of dues increase-\$350-\$400

Then 2nd meeting with in 30-40 days for vote. Majority of those votes at the meeting will determine the dues for 2026-2027 due October 1, 2026

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 Valley Estates yearly dues of \$450, is not out of the question