

BPMHOA 2025 -2026 BUDGET

	FULL YEAR			TY PLAN vs LY ACT	
	TY PLAN	LY ACT	LY PLAN	\$VAR	%VAR
MEMBERSHIP INCOME	641,664	634,980	634,980	6,684	1.1
RENTER INCOME	30,300	36,328	36,180	(6,028)	(16.6)
PROPERTY TAX INCOME	141,834	94,213	0	47,621	50.5
LATE FEES	0	80	720	(80)	(100.0)
LAUNDRY INCOME	3,600	3,073	3,600	527	17.1
TOTAL REVENUE - RENTAL AND FEES	817,398	768,674	675,480	48,724	6.3
GARBAGE REVENUE	43,800	41,757	40,644	2,043	4.9
SEWER REVENUE	84,564	78,864	73,884	5,700	7.2
WATER REVENUE	50,400	48,709	35,100	1,691	3.5
TOTAL REVENUE - UTILITIES	178,764	169,330	149,628	9,434	5.6
MH RESIDENCY LAW FEE		0	0	0	N/M
INTEREST - MONEY MARKET ACCOUNT	0	452	96	(452)	(100.0)
RETURNED CHECKS - REVENUE	75	50	50	25	50.0
HCD INSP FEE REIMB	0	200	0	(200)	(100.0)
TOTAL REVENUE - MISCELLANEOUS	75	702	146	(627)	(89.3)
TOTAL REVENUE	996,237	938,706	825,254	57,531	6.1
ELECTRIC SYSTEM - R&M	1,600	1,527	2,000	(73)	(4.8)
GARBAGE - USAGE CHARGE	43,760	44,787	41,760	1,027	2.3
GAS / ELECTRIC - USAGE CHARGE	4,122	4,122	3,080	0	0.0
SEWER SYSTEM - R&M	0	9,561	8,000	9,561	100.0
WATER - USAGE CHARGE	46,948	45,257	33,900	(1,691)	(3.7)
WATER SYSTEM - R&M	0	1,017	1,800	1,017	100.0
WATER SYSTEM - METERS	1,200	1,092	0	(108)	(9.9)
TOTAL COST OF SALES	97,630	107,363	90,540	9,733	9.1
GROSS PROFIT	898,607	831,343	734,714	67,264	8.1
ACCOUNTING	16,420	0	12,250	(16,420)	N/M
ANSWER/PAGING SERVICE	0	1,261	1,680	1,261	100.0
BANK SERVICE CHARGE	216	367	240	151	41.1
BONUS/GIFTS	0	0	800	0	N/M
BILLING AND COLLECTION	8,455	3,931	2,597	(4,524)	(115.1)
CREDIT REPORTS	0	43	200	43	100.0
DUES & SUBSCRIPTIONS	0	0	110	0	N/M
EDUCATION/SEMINARS	0	798	500	798	100.0
INSURANCE - ESCROW	17,124	17,810	26,724	686	3.9
INSURANCE - MIP	23,352	23,694	21,276	342	1.4

BPMHOA 2025 -2026 BUDGET

	FULL YEAR			TY PLAN vs LY ACT	
	TY PLAN	LY ACT	LY PLAN	\$VAR	%VAR
INSURANCE - DIRECTORS & OFFICERS	2,916	2,746	2,500	(170)	(6.2)
EMPLOYEE BENEFITS	0	800	0	800	100.0
INSURANCE - COMMERCIAL / LIABILITY	0	0	230	0	N/M
INSURANCE - TENANT DISCRIMINATION	0	690	1,000	690	100.0
INSURANCE - EMP PRACTICES	0	286	300	286	100.0
INSURANCE - WORK COMP	0	6,641	6,087	6,641	100.0
LEGAL - GENERAL	1,200	10,158	2,400	8,958	88.2
LICENSE / PERMITS / INSPECTIONS	7,860	3,283	2,717	(4,577)	(139.4)
MANAGEMENT FEE	37,000	56,000	54,000	19,000	33.9
OFFICE - SUPPLIES	1,300	2,412	2,400	1,112	46.1
PAYROLL	110,760	78,753	69,176	(32,007)	(40.6)
PAYROLL TAXES	0	7,831	6,001	7,831	100.0
POSTAGE	600	1,225	1,320	625	51.0
PROFESSIONAL SERVICES	15,260	17,918	0	2,658	14.8
PROPERTY TAX / SEWER / MISC FEES	282,653	268,649	207,619	(14,004)	(5.2)
SECURITY SERVICE	2,129	2,447	2,400	318	13.0
TELEPHONE / INTERNET	2,280	4,087	4,608	1,807	44.2
VEHICLES - R&M	0	364	180	364	100.0
TOTAL OPERATING EXPENSE	529,525	512,194	429,315	(17,331)	(3.4)
CLUBHOUSE - R&M	0	5,269	1,200	5,269	100.0
LIGHTS - R&M	550	418	600	(132)	(31.6)
COMMON AREAS - TREES	7,700	6,214	4,800	(1,486)	(23.9)
COMMON AREAS - LANDSCAPING	7,200	8,306	7,200	1,106	13.3
COMMON AREAS - FENCE	0	936	0	936	100.0
COMMON AREAS - R&M	2,400	5,933	2,400	3,533	59.5
STREETS - R&M	0	0	3,000	0	N/M
POOL - R&M	5,907	8,490	7,200	2,583	30.4
LAUNDRY - R&M	0	0	480	0	N/M
OFFICE - R&M	0	482	600	482	100.0
TOTAL MAINTENANCE EXPENSE	23,757	36,048	27,480	12,291	34.1
PRINCIPAL - MORTGAGE	115,704	112,257	110,196	(3,447)	(3.1)
INTEREST - MORTGAGE	134,856	138,304	140,364	3,448	2.5
TOTAL DEBT EXPENSE	250,560	250,561	250,560	1	0.0
RESERVE and SEWER ALLOCATION	30,504	0	0	(30,504)	N/M
TOTAL EXPENSE	834,346	798,803	707,355	(35,543)	(4.4)
NET INCOME BEFORE SPECIAL PROJECTS	64,261	32,540	27,359	31,721	N/M
SPECIAL PROJECTS - RESERVE STUDY	0	0	5,000	0	N/M
SPECIAL PROJECTS - DRAINAGE PROJECT	0	26,988	20,000	26,988	100.0
SPECIAL PROJECTS - SEWERS	0	0	0	0	N/M
SPECIAL PROJECTS - ROADS	0	0	0	0	N/M
TOTAL SPECIAL PROJECTS	0	26,988	25,000	26,988	N/M
NET INCOME AFTER SPECIAL PROJECTS	64,261	5,552	2,359	58,709	N/M

BPMHOA 2025 -2026 BUDGET

	JULY 2025			AUGUST 2025			SEPTEMBER 2025			OCTOBER 2025			NOVEMBER 2025			DECEMBER 2025		
	TY PLAN	LY ACT	LY PLAN	TY PLAN	LY ACT	LY PLAN	TY PLAN	LY ACT	LY PLAN	TY PLAN	LY ACT	LY PLAN	TY PLAN	LY ACT	LY PLAN	TY PLAN	LY ACT	LY PLAN
MEMBERSHIP INCOME	53,472	52,915	52,915	53,472	52,915	52,915	53,472	52,915	52,915	53,472	52,915	52,915	53,472	52,915	52,915	53,472	52,915	52,915
RENTER INCOME	2,490	2,985	2,985	2,490	2,985	2,985	2,490	2,985	2,985	2,490	2,985	2,985	2,490	2,985	2,985	2,490	2,985	2,985
PROPERTY TAX INCOME	9,784	3,051	0	9,784	4,388	0	9,784	4,388	0	9,784	4,388	0	9,784	4,388	0	9,784	18,104	0
LATE FEES	0	140	60	0	-40	60	0	0	60	0	0	60	0	0	60	0	0	60
LAUNDRY INCOME	300	0	300	300	0	300	300	684	300	300	0	300	300	513	300	300	0	300
TOTAL REVENUE - RENTAL AND FEES	66,046	59,091	56,260	66,046	60,248	56,260	66,046	60,972	56,260	66,046	60,288	56,260	66,046	60,801	56,260	66,046	74,004	56,260
GARBAGE REVENUE	3,650	3,387	3,387	3,650	3,498	3,387	3,650	3,498	3,387	3,650	3,498	3,387	3,650	3,498	3,387	3,650	3,498	3,387
SEWER REVENUE	7,047	6,572	6,157	7,047	6,572	6,157	7,047	6,572	6,157	7,047	6,572	6,157	7,047	6,572	6,157	7,047	6,572	6,157
WATER REVENUE	4,181	4,041	3,500	4,965	4,798	3,200	4,043	3,907	3,900	4,268	4,125	3,000	3,981	3,847	3,300	4,180	4,040	2,600
TOTAL REVENUE - UTILITIES	14,878	14,000	13,044	15,662	14,868	12,744	14,740	13,977	13,444	14,965	14,195	12,544	14,678	13,917	12,844	14,877	14,110	12,144
MH RESIDENCY LAW FEE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INTEREST - MONEY MARKET ACCOUNT	0	11	8	0	12	8	0	12	8	0	0	8	0	13	8	0	14	8
RETURNED CHECKS - REVENUE	0	25	0	0	0	0	25	0	0	0	0	0	50	0	0	0	0	25
HCD INSP FEE REIMB	0	200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL REVENUE - MISCELLANEOUS	0	236	8	0	12	8	25	12	8	0	0	8	50	13	8	0	14	33
TOTAL REVENUE	80,924	73,327	69,312	81,708	75,128	69,012	80,811	74,961	69,712	81,011	74,483	68,812	80,774	74,731	69,112	80,923	88,128	68,437
ELECTRIC SYSTEM - R&M	0	0	0	400	240	500	0	0	0	0	0	0	400	0	500	0	0	0
GARBAGE - USAGE CHARGE	0	10,782	10,440	10,940	2,100	0	0	0	0	0	10,629	10,440	10,940	0	0	0	0	0
GAS / ELECTRIC - USAGE CHARGE	393	753	300	384	384	275	423	423	340	539	539	450	666	666	470	206	206	180
SEWER SYSTEM - R&M		0	666		300	666		1,080	666		444	666		3,688	666		0	666
WATER - USAGE CHARGE	4,189	4,038	3,100	4,182	4,031	3,500	4,127	3,978	3,000	3,866	3,727	2,800	3,893	3,753	3,000	3,738	3,603	2,700
WATER SYSTEM - R&M	0	0	300	0	329	0	0	688	300	0	0	0	0	0	300	0	0	0
WATER SYSTEM - METERS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL COST OF SALES	4,582	15,573	14,806	15,906	7,384	4,941	4,550	6,169	4,306	4,405	15,339	14,356	15,899	8,107	4,936	3,944	3,809	3,546
GROSS PROFIT	76,342	57,754	54,506	65,802	67,744	64,071	76,261	68,792	65,406	76,606	59,144	54,456	64,875	66,624	64,176	76,979	84,319	64,891
ACCOUNTING	0	0	0	0	0	0	0	0	12,250	0	0	0	6,357	0	0	813	0	0
ANSWER/PAGING SERVICE	0	140	140	0	0	140	0	141	140	0	0	140	0	30	140	0	110	140
BANK SERVICE CHARGE	18	12	20	18	41	20	18	31	20	18	28	20	18	26	20	18	35	20
BONUS/GIFTS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	800
BILLING AND COLLECTION	1,000	210	210	300	210	210	410	430	210	1,585	1,071	210	645	210	210	645	300	221
CREDIT REPORTS	0	0	50	0	0	0	0	14	0	0	0	50	0	0	0	0	0	0
DUES & SUBSCRIPTIONS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	110	0	0	0
EDUCATION/SEMINARS	0	0	0	0	0	0	0	0	0	0	0	0	0	500	0	0	298	500
INSURANCE - ESCROW	1,427	1,181	2,227	1,427	1,181	2,227	1,427	1,181	2,227	1,427	1,181	2,227	1,427	1,181	2,227	1,427	1,181	2,227
INSURANCE - MIP	1,946	1,984	1,773	1,946	1,984	1,773	1,946	1,984	1,773	1,946	1,984	1,773	1,946	1,984	1,773	1,946	1,984	1,773

BPMHOA 2025 -2026 BUDGET

	JULY 2025			AUGUST 2025			SEPTEMBER 2025			OCTOBER 2025			NOVEMBER 2025			DECEMBER 2025		
	TY PLAN	LY ACT	LY PLAN	TY PLAN	LY ACT	LY PLAN	TY PLAN	LY ACT	LY PLAN	TY PLAN	LY ACT	LY PLAN	TY PLAN	LY ACT	LY PLAN	TY PLAN	LY ACT	LY PLAN
INSURANCE - DIRECTORS & OFFICERS	0	2,746	0	2,916	0	0	0	0	0	0	0	2,500	0	0	0	0	0	0
EMPLOYEE BENEFITS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	800	0
INSURANCE - COMMERCIAL / LIABILITY	0	0	0	0	0	0	0	0	0	0	230	0	0	0	0	0	0	0
INSURANCE - TENANT DISCRIMINATION	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INSURANCE - EMP PRACTICES	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INSURANCE - WORK COMP	0	0	510	0	1,234	510	0	0	510	0	0	510	0	1,865	510	0	620	495
LEGAL - GENERAL	0	0	200	0	0	200	0	0	200	0	5,590	200	0	0	200	0	0	200
LICENSE / PERMITS / INSPECTIONS	0	0	0	0	0	0	0	0	0	0	0	0	1,500	0	0	2,000	0	0
MANAGEMENT FEE	3,750	4,500	4,500	3,750	4,500	4,500	3,750	4,500	4,500	3,750	4,500	4,500	2,750	4,500	4,500	2,750	4,500	4,500
OFFICE - SUPPLIES	100	544	200	100	0	200	100	35	200	100	237	200	100	433	200	100	154	200
PAYROLL	5,169	7,347	5,797	7,139	6,878	5,797	6,906	8,134	5,797	8,789	7,545	5,797	7,795	6,638	5,797	11,821	8,878	5,621
PAYROLL TAXES	0	564	907	0	526	707	0	622	527	0	577	527	0	508	527	0	679	514
POSTAGE	50	109	110	50	0	110	50	146	110	50	73	110	50	0	110	50	173	110
PROFESSIONAL SERVICES	0	2,200	0	613	0	0	0	0	0	3,967	12,250	0	0	674	0	0	0	0
PROPERTY TAX / SEWER / MISC FEES	7,541	19,415	18,829	0	19,415	18,829	0	19,415	18,829	6,856	19,415	18,829	0	19,415	18,829	134,128	19,415	18,829
SECURITY SERVICE	213	74	200	213	236	200	213	74	200	213	307	200	213	236	200	152	77	200
TELEPHONE / INTERNET	190	355	384	190	356	384	190	356	384	190	356	384	190	356	384	190	356	384
VEHICLES - R&M	0	66	30	0	0	0	0	56	30	0	56	0	0	80	30	0	0	0
TOTAL OPERATING EXPENSE	21,404	41,447	36,087	18,662	36,561	35,807	15,010	37,119	47,907	28,891	55,170	38,407	22,991	38,636	35,767	156,040	39,560	36,734
CLUBHOUSE - R&M	0	0	100	0	469	100	0	0	100	0	0	100	0	0	100	0	0	100
LIGHTS - R&M	50	0	50	50	0	50	50	0	50	50	0	50	50	0	50	50	230	50
COMMON AREAS - TREES	0	0	400	0	0	400	0	144	400	0	0	400	0	750	400	0	0	400
COMMON AREAS - LANDSCAPING	600	600	600	600	600	600	600	1,200	600	600	0	600	600	600	600	600	875	600
COMMON AREAS - FENCE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COMMON AREAS - R&M	200	1,340	200	200	0	200	200	0	200	200	107	200	200	0	200	200	76	200
STREETS - R&M	0	0	500	0	0	0	0	0	500	0	0	0	0	0	500	0	0	0
POOL - R&M	650	702	600	502	654	600	638	700	600	564	704	600	403	888	600	350	499	600
LAUNDRY - R&M	0	0	40	0	0	40	0	0	40	0	0	40	0	0	40	0	0	40
OFFICE - R&M	0	120	50	0	154	50	0	0	50	0	0	50	0	0	50	0	0	50
TOTAL MAINTENANCE EXPENSE	1,500	2,762	2,540	1,352	1,877	2,040	1,488	2,044	2,540	1,414	811	2,040	1,253	2,238	2,540	1,200	1,680	2,040
PRINCIPAL - MORTGAGE	9,510	9,229	9,183	9,534	9,252	9,183	9,558	9,252	9,183	9,582	9,298	9,183	9,606	9,321	9,183	9,630	9,345	9,183
INTEREST - MORTGAGE	11,370	11,651	11,697	11,346	11,628	11,697	11,322	11,628	11,697	11,298	11,582	11,697	11,274	11,559	11,697	11,250	11,536	11,697
TOTAL DEBT EXPENSE	20,880	20,880	20,880	20,880	20,880	20,880	20,880	20,880	20,880	20,880	20,880	20,880	20,880	20,880	20,880	20,880	20,881	20,880
RESERVE and SEWER ALLOCATION	417	0	0	417	0	0	417	0	0	417	0	0	417	0	0	417	0	0
TOTAL EXPENSE	44,201	65,089	59,507	41,311	59,318	58,727	37,795	60,043	71,327	51,602	76,861	61,327	45,541	61,754	59,187	178,537	62,121	59,654
NET INCOME BEFORE SPECIAL PROJECTS	32,141	-7,335	-5,001	24,491	8,426	5,344	38,466	8,749	-9,921	25,004	-17,717	-6,871	19,334	4,870	4,989	-101,558	22,198	5,237
SPECIAL PROJECTS - RESERVE STUDY	0	0	0	0	0	0	0	0	0	0	0	5,000	0	0	0	0	0	0
SPECIAL PROJECTS - DRAINAGE PROJECT	0	0	0	0	0	0	0	0	20,000	0	26,988	0	0	0	0	0	0	0
SPECIAL PROJECTS - SEWERS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SPECIAL PROJECTS - ROADS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL SPECIAL PROJECTS	0	0	0	0	0	0	0	0	20,000	0	26,988	5,000	0	0	0	0	0	0
NET INCOME AFTER SPECIAL PROJECTS	32,141	-7,335	-5,001	24,491	8,426	5,344	38,466	8,749	-25,921	25,004	-44,705	-11,871	19,334	4,870	4,989	-101,558	22,198	5,237

BPMHOA 2025 -2026 BUDGET

	JANUARY 2026			FEBRUARY 2026			MARCH 2026			APRIL 2026			MAY 2026			JUNE 2026		
	TY PLAN	LY ACT	LY PLAN	TY PLAN	LY ACT	LY PLAN	TY PLAN	LY ACT	LY PLAN	TY PLAN	LY ACT	LY PLAN	TY PLAN	LY ACT	LY PLAN	TY PLAN	LY ACT	LY PLAN
MEMBERSHIP INCOME	53,472	52,915	52,915	53,472	52,915	52,915	53,472	52,915	52,915	53,472	52,915	52,915	53,472	52,915	52,915	53,472	52,915	52,915
RENTER INCOME	2,490	2,985	2,985	2,490	2,985	2,985	2,595	3,112	3,075	2,595	3,112	3,075	2,595	3,112	3,075	2,595	3,112	3,075
PROPERTY TAX INCOME	13,855	9,251	0	13,855	9,251	0	13,855	9,251	0	13,855	9,251	0	13,855	9,251	0	13,855	9,251	0
LATE FEES	0	0	60	0	0	60	0	0	60	0	-20	60	0	0	60	0	0	60
LAUNDRY INCOME	300	0	300	300	758	300	300	0	300	300	0	300	300	0	300	300	1,118	300
TOTAL REVENUE - RENTAL AND FEES	70,117	65,151	56,260	70,117	65,909	56,260	70,222	65,278	56,350	70,222	65,258	56,350	70,222	65,278	56,350	70,222	66,396	56,350
GARBAGE REVENUE	3,650	3,467	3,387	3,650	3,488	3,387	3,650	3,488	3,387	3,650	3,488	3,387	3,650	3,488	3,387	3,650	3,461	3,387
SEWER REVENUE	7,047	6,572	6,157	7,047	6,572	6,157	7,047	6,572	6,157	7,047	6,572	6,157	7,047	6,572	6,157	7,047	6,572	6,157
WATER REVENUE	4,075	3,938	2,900	3,522	3,404	3,000	4,572	4,419	1,800	3,899	3,768	2,900	4,006	3,872	2,500	4,708	4,550	2,500
TOTAL REVENUE - UTILITIES	14,772	13,977	12,444	14,219	13,464	12,544	15,269	14,479	11,344	14,596	13,828	12,444	14,703	13,932	12,044	15,405	14,583	12,044
MH RESIDENCY LAW FEE	0	0	0	0	0	-1,000	1,000	-1,000	0	0	1,000	1,000	0	0	0	0	0	0
INTEREST - MONEY MARKET ACCOUNT	0	14	8	0	13	8	0	15	8	0	70	8	0	188	8	0	90	8
RETURNED CHECKS - REVENUE	0	0	0	0	0	0	0	25	25	0	0	0	0	0	0	0	0	0
HCD INSP FEE REIMB	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL REVENUE - MISCELLANEOUS	0	14	8	0	13	-992	1,000	-960	33	0	1,070	1,008	0	188	8	0	90	8
TOTAL REVENUE	84,889	79,142	68,712	84,336	79,386	67,812	86,491	78,797	67,727	84,818	80,156	69,802	84,925	79,398	68,402	85,627	81,069	68,402
ELECTRIC SYSTEM - R&M	0	552	0	400	0	500	0	735	0	0	0	0	400	0	500	0	0	0
GARBAGE - USAGE CHARGE	0	10,638	10,440	10,940	0	0	0	0	0	0	10,638	10,440	10,940	0	0	0	0	0
GAS / ELECTRIC - USAGE CHARGE	220	220	220	231	231	220	234	224	175	149	149	150	327	327	150	350	0	150
SEWER SYSTEM - R&M		3,889	666		160	666		0	666		0	666		0	670		0	670
WATER - USAGE CHARGE	3,631	3,500	1,700	3,617	3,487	3,000	3,843	3,705	2,800	3,698	3,565	2,800	3,730	3,596	3,000	4,434	4,274	2,500
WATER SYSTEM - R&M	0	0	300	0	0	0	0	0	300	0	0	0	0	0	300	0	0	0
WATER SYSTEM - METERS	0	0	0	0	0	0	0	0	0	0	0	0	1,200	1,092	0	0	0	0
TOTAL COST OF SALES	3,851	18,799	13,326	15,188	3,878	4,386	4,077	4,664	3,941	3,847	14,352	14,056	16,597	5,015	4,620	4,784	4,274	3,320
GROSS PROFIT	81,038	60,343	55,386	69,148	75,508	63,426	82,414	74,133	63,786	80,971	65,804	55,746	68,328	74,383	63,782	80,843	76,795	65,082
ACCOUNTING	8,200	0	0	225	0	0	150	0	0	150	0	0	150	0	0	375	0	0
ANSWER/PAGING SERVICE	0	140	140	0	140	140	0	140	140	0	140	140	0	140	140	0	140	140
BANK SERVICE CHARGE	18	48	20	18	25	20	18	27	20	18	36	20	18	28	20	18	30	20
BONUS/GIFTS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BILLING AND COLLECTION	645	300	221	645	300	221	645	300	221	645	300	221	645	300	221	645	0	221
CREDIT REPORTS	0	0	50	0	0	0	0	0	0	0	0	50	0	0	0	0	29	0
DUES & SUBSCRIPTIONS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EDUCATION/SEMINARS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INSURANCE - ESCROW	1,427	1,181	2,227	1,427	1,181	2,227	1,427	1,181	2,227	1,427	2,877	2,227	1,427	2,877	2,227	1,427	1,427	2,227
INSURANCE - MIP	1,946	1,984	1,773	1,946	1,984	1,773	1,946	1,984	1,773	1,946	1,946	1,773	1,946	1,946	1,773	1,946	1,946	1,773

BPMHOA 2025 -2026 BUDGET

	JANUARY 2026			FEBRUARY 2026			MARCH 2026			APRIL 2026			MAY 2026			JUNE 2026		
	TY PLAN	LY ACT	LY PLAN	TY PLAN	LY ACT	LY PLAN	TY PLAN	LY ACT	LY PLAN	TY PLAN	LY ACT	LY PLAN	TY PLAN	LY ACT	LY PLAN	TY PLAN	LY ACT	LY PLAN
INSURANCE - DIRECTORS & OFFICERS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EMPLOYEE BENEFITS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INSURANCE - COMMERCIAL / LIABILITY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INSURANCE - TENANT DISCRIMINATION	0	690	0	0	0	1,000	0	0	0	0	0	0	0	0	0	0	0	0
INSURANCE - EMP PRACTICES	0	0	0	0	286	0	0	0	0	0	0	300	0	0	0	0	0	0
INSURANCE - WORK COMP	0	0	495	0	1,461	497	0	0	497	0	0	497	0	1,461	528	0	0	528
LEGAL - GENERAL	200	0	200	200	0	200	200	1,160	200	200	3,183	200	200	225	200	200	0	200
LICENSE / PERMITS / INSPECTIONS	3,300	874	1,047	0	409	1,640	1,000	1,940	0	0	0	30	0	0	0	60	60	0
MANAGEMENT FEE	2,750	4,500	4,500	2,750	4,500	4,500	2,750	4,500	4,500	2,750	4,500	4,500	2,750	4,500	4,500	2,750	6,500	4,500
OFFICE - SUPPLIES	200	796	200	100	188	200	100	9	200	100	0	200	100	0	200	100	16	200
PAYROLL	9,141	6,781	5,621	10,800	7,950	5,649	10,800	6,771	5,649	10,800	6,888	5,649	10,800	3,647	6,001	10,800	1,296	6,001
PAYROLL TAXES	0	1,108	488	0	932	350	0	648	350	0	564	350	0	279	377	0	824	377
POSTAGE	50	395	110	50	73	110	50	100	110	50	0	110	50	0	110	50	156	110
PROFESSIONAL SERVICES	1,780	2,794	0	1,780	0	0	1,780	0	0	1,780	0	0	1,780	0	0	1,780	0	0
PROPERTY TAX / SEWER / MISC FEES	0	19,415	18,829	0	19,415	18,829	0	31,447	500	134,128	30,131	18,829	0	30,131	18,829	0	21,620	18,829
SECURITY SERVICE	152	77	200	152	725	200	152	265	200	152	77	200	152	54	200	152	245	200
TELEPHONE / INTERNET	190	394	384	190	391	384	190	391	384	190	388	384	190	388	384	190	0	384
VEHICLES - R&M	0	50	30	0	23	0	0	33	30	0	0	0	0	0	30	0	0	0
TOTAL OPERATING EXPENSE	29,999	41,527	36,535	20,283	39,983	37,940	21,208	50,896	17,001	154,336	51,030	35,680	20,208	45,976	35,740	20,493	34,289	35,710
CLUBHOUSE - R&M	0	0	100	0	0	100	0	4,800	100	0	0	100	0	0	100	0	0	100
LIGHTS - R&M	50	188	50	50	0	50	50	0	50	50	0	50	50	0	50	0	0	50
COMMON AREAS - TREES	4,000	0	400	2,000	0	400	200	0	400	200	0	400	200	3,120	400	1,100	2,200	400
COMMON AREAS - LANDSCAPING	600	1,885	600	600	0	600	600	1,346	600	600	600	600	600	600	600	600	0	600
COMMON AREAS - FENCE	0	0	0	0	0	0	0	936	0	0	0	0	0	0	0	0	0	0
COMMON AREAS - R&M	200	54	200	200	2,928	200	200	144	200	200	0	200	200	0	200	200	1,284	200
STREETS - R&M	0	0	500	0	0	0	0	0	500	0	0	0	0	0	500	0	0	0
POOL - R&M	350	532	600	350	524	600	350	605	600	350	728	600	700	1,113	600	700	841	600
LAUNDRY - R&M	0	0	40	0	0	40	0	0	40	0	0	40	0	0	40	0	0	40
OFFICE - R&M	0	0	50	0	0	50	0	0	50	0	0	50	0	208	50	0	0	50
TOTAL MAINTENANCE EXPENSE	5,200	2,659	2,540	3,200	3,452	2,040	1,400	7,831	2,540	1,400	1,328	2,040	1,750	5,041	2,540	2,600	4,325	2,040
PRINCIPAL - MORTGAGE	9,654	9,368	9,183	9,678	9,391	9,183	9,702	9,415	9,183	9,726	9,438	9,183	9,750	9,462	9,183	9,774	9,486	9,183
INTEREST - MORTGAGE	11,226	11,512	11,697	11,202	11,489	11,697	11,178	11,465	11,697	11,154	11,442	11,697	11,130	11,418	11,697	11,106	11,394	11,697
TOTAL DEBT EXPENSE	20,880	20,880	20,880	20,880	20,880	20,880	20,880	20,880	20,880	20,880	20,880	20,880	20,880	20,880	20,880	20,880	20,880	20,880
RESERVE and SEWER ALLOCATION	4,667	0	0	4,667	0	0	4,667	0	0	4,667	0	0	4,667	0	0	4,667	0	0
TOTAL EXPENSE	60,746	65,066	59,955	49,030	64,315	60,860	48,155	79,607	40,421	181,283	73,238	58,600	47,505	71,897	59,160	48,640	59,494	58,630
NET INCOME BEFORE SPECIAL PROJECTS	20,292	-4,723	-4,569	20,118	11,193	2,566	34,259	-5,474	23,365	-100,312	-7,434	-2,854	20,823	2,486	4,622	32,203	17,301	6,452
SPECIAL PROJECTS - RESERVE STUDY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SPECIAL PROJECTS - DRAINAGE PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SPECIAL PROJECTS - SEWERS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SPECIAL PROJECTS - ROADS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL SPECIAL PROJECTS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NET INCOME AFTER SPECIAL PROJECTS	20,292	-4,723	-4,569	20,118	11,193	2,566	34,259	-5,474	23,365	-100,312	-7,434	-2,854	20,823	2,486	4,622	32,203	17,301	6,452