

THE LODGE AT BLUE MOUNTAIN CONDOMINIUM ASSOCIATION

BUDGET

For the Twelve Months Ending December 31,2024

	2023 ACTUAL	2023 BUDGET	2024 BUDGET
Revenues			
Association Fees			
Association Fees-Lodge	\$ 100,800.00	\$ 100,800.00	\$ 100,800.00
Association Fees-BMOA	\$ -	\$ -	
Total Association Fees	\$ 100,800.00	\$ 100,800.00	\$ 100,800.00
Other Revenue			
BMOA Lawn Care Supplement	\$ 1,600.00	\$ 1,000.00	\$ 1,000.00
Late Fees		\$ 60.00	\$ 60.00
Interest Income	\$ 31.60	\$ 15.00	\$ 30.00
Total Other Revenue	\$ 1,631.60	\$ 1,075.00	\$ 1,090.00
Total Revenue	\$ 102,431.60	\$ 101,875.00	\$ 101,890.00
Expenses			
Bank Charges	\$ -	\$ 10.00	\$ 10.00
BMOA Fees	\$ 38,880.00	\$ 38,880.00	\$ 43,200.00
Total Bank & Association	\$ 38,880.00	\$ 38,890.00	\$ 43,210.00
Contract Services			
Legal & Professional Expense	\$ 3,480.00	\$ 2,000.00	\$ 500.00
Property Management	\$ 600.00	\$ 500.00	\$ 500.00
Financial Management	\$ -	\$ -	
Total Contract Services	\$ 4,080.00	\$ 2,500.00	\$ 1,000.00
Insurance			
Insurance-Commercial Package	\$ 10,314.43	\$ 10,000.00	\$ 10,500.00
Insurance-Deductible Reserve	\$ 1,145.87	\$ 1,250.00	\$ 1,250.00
Insurance-Cost Analysis	\$ -	\$ -	\$ -
Total Insurance	\$ 11,460.30	\$ 11,250.00	\$ 11,750.00
Common Elements, Maintenance & Expenses			
Maintenance-Lawn and Garden	\$ 10,160.00	\$ 7,620.00	\$ 7,925.00
Maintenance-General Maintenance & Repairs	\$ 4,660.79	\$ 3,875.00	\$ 2,620.00
Dormer Storage	\$ -	\$ -	\$ -
Maintenance-Electrical Repairs	\$ 216.00	\$ 175.00	\$ 182.00
Maint-Lawn Care Supplies	\$ -	\$ -	\$ -
Maintenance-Roof & Gutter	\$ 1,360.00	\$ 1,460.00	\$ 1,518.00
Maintenance-Mulch	\$ -	\$ -	\$ -
Maintenance-Common Area	\$ -	\$ -	\$ -
Change in Maintenance Reserve	\$ 12,056.00	\$ 13,150.00	\$ 13,150.00

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	2023 ACTUAL	2023 BUDGET	2024 BUDGET
Common Area Reserve	\$ -	\$ -	\$ -
Total Maintenance	\$ 28,452.79	\$ 26,280.00	\$ 25,395.00
Office & Other Expenses			
Office Expense-Copy Service	\$ 112.67	\$ 350.00	\$ 350.00
Office Expense-Supplies	\$ -	\$ 50.00	\$ 50.00
Signage	\$ 120.59		
Office Expense-Postage	\$ 22.68	\$ 175.00	\$ 175.00
Total Office & Other	\$ 255.94	\$ 575.00	\$ 575.00
Taxes			
Tax Return Preparation	\$ 300.00	\$ 275.00	\$ 350.00
Total Taxes	\$ 300.00	\$ 275.00	\$ 350.00
Utilities & Other			
Utilities-Electric, Water, Sewer	\$ 12,800.00	\$ 13,320.00	\$ 13,944.00
Total Utilities & Other	\$ 12,800.00	\$ 13,320.00	\$ 13,944.00
Total Expenses	\$ 96,229.03	\$ 93,115.00	\$ 96,174.00
Balance	\$ 6,202.57	\$ 8,760.00	\$ 5,716.00