BLUE MOUNTAIN OWNERS ASSOCIATION
SUGGESTED BUDGET
For the Twelve Months Ending December 31, 2024

	Actual 2024 As of 11.30.24	Budget 2024	Amendment 6.22.2024	Suggested Budget 2025
Revenues				
Association Fees-Overlook	$ 139,761.00	$ 147,600.00		$ 152,520.00
Association Fees-Chestnut Vill	$ 14,237.00	$ 16,200.00		$ 16,740.00
Association Fees-Cottages	$ 38,400.00	$ 36,000.00		$ 37,200.00
Association Fees-Eagles Nest	$ 54,000.00	$ 64,800.00		$ 66,960.00
Association Fees-Lodge	$ 39,600.00	$ 43,200.00		$ 44,640.00
Payment Discount	$ (1,755.00)	$ (15,000.00)		$ (15,000.00)
Total Association Fees	$ 284,243.00	$ 292,800.00		$ 303,060.00
Other Revenue	$ 50.00			
Uncategorized Income	$ 325.00			
Late Fees	$ 2,296.46	$ -	$ 1,711.46	$ 350.00
Interest Income	$ 9,445.02	$ 1,500.00	$ 7,945.02	$ 5,000.00
Sale-Owned Property		$ 10,000.00		$ 10,000.00
ARB Application Fees	$ 4,300.00	$ 5,000.00		$ 5,000.00
Finance Charge Income	$ 1,535.87	$ 300.00	$ 1,235.87	$ 500.00
Change in Doubtful Accounts	$ -	$ (9,000.00)		$ (3,000.00)
Sales	$ (150.00)			
Total Other Revenue	$ 17,802.35	$ 7,800.00	$ 10,892.35	$ 17,850.00
Total Revenue	$ 302,045.35	$ 300,600.00		$ 320,910.00
Expenses				
Bank Charges/QB Fees	$ 390.75	$ 15.00	$ (375.75)	$ 500.00
Total Bank Charges	$ 390.75	$ 15.00	$ (375.75)	$ 500.00
Contract Services				
Property Management	$ 6,075.00	$ 10,000.00		$ 10,000.00
Financial Management	$ 17,194.76	$ 23,500.00		$ 23,500.00
Wolf Laurel Security	$ 70,181.17	$ 67,500.00	$ (2,681.17)	$ 73,500.00
Wolf Laurel Road Maintenance	$ 9,203.36	$ 9,500.00		$ 9,700.00
ARB Expenses	$ -	$ -	$ -	$ -
Total Contract Services	$ 102,654.29	$ 110,500.00	$ (2,681.17)	$ 116,700.00
Insurance				
Insurance-Package Policy	$ 4,796.00	$ 4,169.00	$ (569.00)	$ 5,100.00
Insurance-Workers Comp	$ 1,075.00	$ 875.00	$ (200.00)	$ 1,200.00
			$ -	
Total Insurance	$ 5,871.00	$ 5,044.00	$ (769.00)	$ 6,300.00
Landscaping				
Landscaping/Flower Beds	$ 4,028.00	$ 8,000.00		$ 9,000.00
Landscaping Materials	$ 2,340.44	$ 5,000.00		$ 5,000.00

Total Landscaping	$ 6,368.44	$ 13,000.00		$ 14,000.00
Maintenance				
Maintenance-Street Lights	$ 1,495.00	$ 250.00	$ (1,245.00)	$ 500.00
Maint. -Snow Removal-Contract	$ 15,451.20	$ 15,000.00	$ (451.20)	$ 15,000.00
Salt, Sand & Storage	$ 6,812.90	$ 5,000.00	$ (1,812.90)	$ 5,000.00
Snow Removal-Eagles Nest	$ 8,050.00	$ 9,500.00		$ 9,500.00
Snow Removal-Lodge	$ 3,600.00	$ 5,000.00		$ 5,000.00
Maintenance-Storm Damage	$ -	$ 1,000.00		$ 1,000.00
Maintenance Ditches-Labor	$ 922.00	$ 3,000.00		$ 3,000.00
Maint-Shoulder Repairs-Materia	$ 75.00	$ 3,000.00		$ 3,000.00
Weeding-Sholders	$ 11,495.00	$ 18,000.00		$ 18,000.00
Maintenance-Culverts	$ 950.00	$ 2,500.00		$ 3,000.00
Maintenance-Tree Removal	$ 2,300.00	$ 3,500.00		$ 3,500.00
Increase in Road Reserve	$ 85,434.00	$ 85,434.00	$ (3,509.10)	$ 86,362.00
			$ -	
Total Maintenance	$ 136,585.10	$ 151,184.00	$ (3,509.10)	$ 152,862.00
Office & Other Expenses				
Office Expense-Reproduction	$ 430.00	$ 500.00		$ 500.00
Office Expense-Supplies	$ 59.86	$ 150.00		$ 150.00
Office Expense-Postage	$ 816.85	$ 500.00		$ 500.00
Computer Support	$ -	$ 1,200.00		$ 400.00
Legal and Professional Expense	$ 8,669.80	$ 9,400.00		$ 9,400.00
Charitable Contributions	$ 250.00			
Website Expense	$ 264.00	$ 525.00		$ 525.00
Total Office & Other	$ 10,490.51	$ 12,275.00		$ 11,475.00
Taxes				
Taxes-Property	$ 1,071.03	$ -		$ 1,200.00
Taxes-Federal Income Tax	$ 1,245.00	$ 2,119.00		$ 2,500.00
Taxes-State Income	$ 104.00	$ 613.00		$ 613.00
Tax Return Preparation	$ 350.00	$ 350.00		$ 400.00
Total Taxes	$ 2,770.03	$ 3,082.00		$ 4,713.00
Utilities & Other				
Utilities-Electric Lighting	$ 4,084.89	$ 4,500.00		$ 4,500.00
Total Utilities & Other	$ 4,084.89	$ 4,500.00		$ 4,500.00
Total Expenses	$ 269,215.01	$ 299,600.00	$ (7,335.02)	$ 311,050.00
Available For Reserves	$ 32,830.34	$ 1,000.00	$ 3,557.33	$ 9,860.00

Reserves for 2024:		Additional 2024	as of 1/1/2025
Road Maintenance	$ 264,302.90	$ 85,434.00	$ 349,736.90
Chestnut - Sewage Repair	$ 18,150.00		$ 18,150.00
Total Reserve	$ 282,452.90		$ 367,886.90