Blue Mountain Property Owners Association
Budget vs. Actuals: BMOA BUDGET 2026 - FY26 P&L
January - July, 2026

	Total				
	Actual	Budget	Over (Under) Budget	% of Budget	Remaining Budget Aug - Dec
Total Dues Revenue	**262,802**	**227,582**	**35,220**	**115%**	**162,558**
Expenditures					
Bad Debt expense	50,731		50,731		
Bank Charges		292	(292)	0%	208
Total Financial Management	**13,861**	**14,525**	**(665)**	**95%**	**10,375**
Legal & Professional Expense	27	5,483	(5,457)	0%	3,917
Total Property Management	**4,050**	**6,271**	**(2,221)**	**65%**	**4,479**
Total Wolf Laurel Road Maintenance	**9,706**	**5,950**	**3,756**	**163%**	**4,250**
Total Wolf Laurel Security	**79,015**	**46,725**	**32,290**	**169%**	**33,375**
Total Outside Services	**106,659**	**78,954**	**27,704**	**135%**	**56,396**
Total Insurance	**5,819**	**6,388**	**(569)**	**91%**	**4,563**
Total Landscaping	**8,596**	**26,151**	**(17,555)**	**33%**	**18,679**
* **Total Maintenance**	**69,217**	**281,342**	**(212,125)**	**25%**	**200,958**
Total Office & Other Expenses	**1,611**	**3,064**	**(1,453)**	**53%**	**2,189**
QuickBooks Payments Fees	584	379	204	154%	271
Total Tax Return Preparation and Taxes	**1,440**	**4,674**	**(3,234)**	**31%**	**3,339**
Total Utilities & Other	**3,204**	**3,092**	**112**	**104%**	**2,208**
Total Expenditures	**247,859**	**404,335**	**(156,477)**	**61%**	**288,811**
Net Operating Revenue	**14,943**	**-176,754**	**191,697**	**-8%**	**(126,252)**
Other Revenue					
ARB Application Fees	500	2,917	(2,417)	17%	2,083
Finance Charge Income	1,973	292	1,681	676%	208
Interest Income	6,076	2,917	3,160	208%	2,083
Late Fees	1,320	292	1,028	453%	208
Sale-Owned Property		5,833	(5,833)	0%	4,167
Total Other Revenue	**9,869**	**12,250**	**(2,381)**	**81%**	**8,750**
Net Other Revenue	**9,869**	**12,250**	**(2,381)**	**81%**	**8,750**
Net Revenue	**24,813**	**-164,504**	**189,316**	**-15%**	**(117,502)**

** Maintenance includes snow & tree removal, weeding shoulders, road repairs, salt & sand storage, street lights*