



2027 Budget Summary

Fiscal year October 1, 2026 – September 30, 2027

Matthew Tomkiel, BVA Treasurer 2026

Baseline: CSM's proposed budget

The BVA's financial manager, CSM, submitted a proposed budget based on past spending patterns. CSM's proposal holds the biannual installment at its current amount, \$1,190. We raised the biannual payment to \$1,190 mid-year last year, so the total for FY27 (\$2,380 per year) would be \$240 more than what we paid in FY26.

The current baseline brings in \$711,620 in revenue.

Recurring costs are \$603,451 (BPS contract; utilities; insurance; management fees).

The last two years the BVA budget included approx. \$28,000 as a catch-all line item for contingency maintenance. Given the detailed committee budgeting this year, I removed that line item and added 10% to each committee's proposed budget to cover unexpected costs in the upcoming year, excluding roads because they included a 10% contingency in their proposed capital plan funded by a special assessment, see below.

Committee Proposed Budgets Added to the Baseline

Committee	Request	Baseline	Additional	With 10% contingency
<u>Pool</u> : maintenance \$10,000; 26 chaise lounges \$15,000	\$25,000	—	\$25,000	\$27,500
<u>Grounds & Landscape</u> : holiday lights \$2,400; repairs, trees and plantings \$10,000; replacing 22 street signs \$13,665	\$26,065	\$6,964	\$19,101	\$21,708
<u>Clubhouse & Gym</u> : Social \$17,900; Gym \$9,362	\$27,262	\$14,298	\$12,964	\$15,690
<u>Roads & Drainage</u> : culverts and ditches	\$30,000	—	\$30,000	\$30,000
Total	\$108,327	\$21,262	\$87,065	\$94,898

CSM recommended a 10% reserve contribution. Historically the BVA makes a 5% reserve contribution. This year, we may consider foregoing the reserve contribution altogether given the proposed spending.

Results With and Without a 5% Reserve:

	No reserve contribution	5% reserve
Dues: \$2,380 (\$1,190 x 2)	\$711,620	\$711,620
Reserve contribution	—	(\$35,581)
Available for operations	\$711,620	\$676,039
Proposed Spending	(\$698,349)	(\$698,349)
Surplus or (shortfall)	\$13,271	(\$22,310)

Roads: Proposed Special Assessment:

The Roads Committee proposes a \$154,000 capital plan funded by special assessment: \$171.68 per unit per year for three years, raising \$51,333 a year. A special assessment is collected in addition to dues.

BVA Bylaws Art. IX(F), Special Assessments:

“In the event the Assessments prove to be insufficient to cover the Operation, Maintenance and Capital Expenses, the Association Budget and Assessments may be amended by the Board of Trustees at a Special Meeting called for that purpose. Upon approval of a Special Assessment, such Assessment shall become due and payable as directed by the Board of Trustees.”

This would be approved in essentially the same manner as the budget: the Board adopts it in advance, and it is ratified unless a majority of all owners reject it. The difference is that it must be considered at a Special Meeting, which we would convene immediately following the Annual Meeting.

Item	Estimate
Road surface material for all BVA roads (Hunter Excavating estimate)	\$100,000
Entrance paving, 9,000 sf	\$40,000
Contingency (10%)	\$14,000
Total	\$154,000

Detailed Committee Proposals:

Pool Committee	\$25,000
Convert filters from sand to glass media (Allen Pools; includes 20% BPS charge)	\$5,500
Heater troubleshooting	\$2,000
Paint tables (\$800); repaint "No Diving" on pool deck (\$200)	\$1,000
Power wash pool concrete deck	\$1,000
Five sprinkler heads to keep on hand	\$500
26 chaise lounges, year 1 of 2 (quote \$14,329; year 2 is \$15,000 in FYE 2028)	\$15,000
Grounds & Landscape Committee	\$26,065
Holiday lights on the two entrance blue spruces	\$2,400
General repairs, tree cutting, beautification and plantings	\$10,000
22 custom street signs with logo, installed (signs, posts, bases, labor)	\$13,665
Clubhouse Committee	\$27,262
Social: cocktail party \$7,800; homeowners' race \$2,600; July 4 barbecue \$7,500	\$17,900
Gym: window treatments \$3,700; floor sealing \$2,800; equipment maintenance \$1,050; keypad fee \$660; small equipment and repairs \$1,152	\$9,362
Roads & Drainage Committee: in the budget	\$30,000
Culverts and ditches (committee figure: \$30,000 a year)	\$30,000
Total committee requests in the FYE 2027 budget	\$108,327

My goal here was to show the expected revenues based on the current biannual payment of \$1,190, and how it would be spent based on the proposals by the four committees. Many of the projects proposed would normally be a reserve funded project/capital expense. I have treated them all as being paid from the dues collected in the upcoming year for the sake of simplicity. I am not advocating in favor or against the proposed spending, or how to pay for it. These things are for the membership to decide at the next meeting.

I kept it as simple as I could so that we could make adjustments, if necessary, without having to start from scratch.

Thanks to the committees for all their hard work putting together the budget proposals.

--Matt