	Cash Basis - BvA				
	2026 Budget				2026 Actuals
	12.03.25	05.11.26	06.30.26	07.31.26	07.31.26
	Original	Adjusted	Adjusted	Adjusted	
Revenues					
Homeowner Assessments	$ 116,768	$ 116,768	$ 116,768	$ 116,768	$ 72,371
Homeowner Initiation Revenue	-	-	-	-	500
Homeowner Transfer Revenue	-	-	-	-	178
Homeowner Fines:					
Assessment Late Fees	-	-	-	-	2,342
Miscellaneous Revenue	-	-	-	-	813
Bank Interest	-	-	-	-	2
Total Revenues	116,768	116,768	116,768	116,768	76,206
Expenses					
Administrative (Operating):					
Annual Meeting	2,500	2,000	2,000	3,500	-
Accounting (QuickBooks)	900	900	900	950	525
Office Supplies:					
Postage	400	125	125	125	73
Printing	400	125	125	250	-
Toner	400	125	125	-	-
UPS Store PO Box Rental	350	257	257	257	257
Bank Charges & Fees	80	-	-	-	53
Unplanned Administrative (Operating) ((Contingency))	-	100	100	-	-
Committee Fees	-	200	200	500	-
Total Administrative (Operating)	5,030	3,832	3,832	5,582	907
Utilities:					
Electricity	2,796	2,800	2,800	2,800	2,360
Water & Sewer	1,000	1,000	1,000	1,000	275
Garbage Removal	36,000	36,000	36,000	36,000	21,000
Total Utilities	39,796	39,800	39,800	39,800	23,635
Maintenance & Repairs:					
Landscaping:					
Chemical Program	6,000	6,000	6,000	6,000	1,500
General Landscaping	42,000	42,000	42,000	42,000	21,800
Mulch	3,000	3,000	3,000	-	-
Tree Removal	1,000	8,000	8,000	5,500	-
Lake Shore Trimming	15,000	4,000	4,000	2,800	-
Unplanned Maintenance & Repairs (Contingency)	3,297	1,800	1,800	1,800	-
Total Maintenance & Repairs	64,297	58,800	58,800	58,100	23,300
Insurance:					
Property - HOA Common Areas	3,450	3,250	3,250	3,250	-
Total Insurance	3,450	3,250	3,250	3,250	-
Professional Services:					
Accounting Fees	-	-	2,000	2,000	1,975
Tax Preparation	1,500	355	355	355	355
Legal Fees	4,000	1,000	1,000	1,000	-
Total Professional Services	5,500	1,355	3,355	3,355	2,330
Communication & Technology:					
Website:					
Google One	-	20	20	20	-
Website Fees	-	600	600	600	361
Phone	-	180	180	180	237
Total Communications & Technology	-	800	800	800	598
Taxes & Government Fees:					
Lake Water Testing	-	60	60	60	-
Property Taxes	30	30	30	30	-
State Filing Fees	65	65	65	65	30
Total Taxes & Government Fees	95	155	155	155	30

Community Events:					
Semi-Annual Dumpster	1,500	900	900	900	900
Gatherings	2,000	1,500	1,500	1,500	275
Total Community Events	3,500	2,400	2,400	2,400	1,175
Miscellaneous:					
Entrances & Signs	1,500	1,000	1,000	1,000	-
Storage Locker	-	200	200	200	86
Emergency Supplies	-	250	250	250	-
Pet Stations	2,600	750	750	400	161
Total Other / Miscellaneous	4,100	2,200	2,200	1,850	247
Total Expenses	125,768	112,592	114,592	115,292	52,222
Excess (Deficiency) of Revenues over Expenses	(9,000)	4,176	2,176	1,476	23,983
Other Financing Sources (Uses)					
Transfers In	-	4,000	4,000	-	-
Total Other Financing Sources (Uses)	-	4,000	4,000	-	-
Net change in Balance	**$ (9,000)**	**$ 8,176**	**$ 6,176**	**$ 1,476**	**$ 23,983**

NOTES TO THE STATEMENT

A. Cash and Cash Equivalents

The Association maintains its funds in corporate bank accounts across operating and replacement reserve structures. Funds designated for future capital repairs and replacements are restricted and may not be used for daily operations. As of July 31, 2026, cash balances consisted of the following:

Operating	$	42,798
Reserves		94,642
Total	$	137,440

B. Provision of Year-End Financial Package (Aseessments Receivable & Unearned Revenue)

To ensure long-term fiscal accountability and compliance with Association governing documents, the Board of Directors will provide a comprehensive year-end financial package to all homeowners upon completion of the fiscal cycle.

Assessments Receivable (AR) Aging Balance: A comprehensive breakdown of outstanding member dues, categorized by aging brackets (e.g., 30, 60, 90+ days past due). This schedule will include an evaluation and accounting of an Allowance for Doubtful Accounts (bad debt reserves) if deemed necessary by the Board.

Unearned Revenue (UR): A dedicated schedule detailing prepaid assessments received from homeowners who have paid their dues in advance of the upcoming fiscal period's billing cycle, reflecting these funds accurately as a liability on the balance sheet until earned.

The combined year-end financial package will be uploaded to the community website and made available for homeowner review upon the closing and reconciliation of the fiscal year.

C. Approved Budgetary Adjustments

During the current fiscal period, the Directors reviewed and formally approved structural adjustments to the annual operating budget to better align authorized line-item allocations with shifting operational expenses.

Authorization Status: All budget adjustment were voted on, finalized, and approved by a quorum of the Board.

The formal resolution, vote count, and specific line-item reallocation thresholds are officially documented and incorporated within the respective minutes.

D. Board Review

The Directors eviewed all financial activity, balance sheets, and reconciliations for this statement period as a formal part of its subsequent monthly meeting.

E. Record Availability and Member Access

In accordance with Association bylaws, a complete, unabridged, and unedited copy of these financial disclosures, budget adjustments, and meeting minutes has been officially published to the community website.

Notice to Readers: These records are provided in an unaudited, unedited format for timely transparency. Because they represent raw, active operational data, they are subject to subsequent review, year-end adjustments, and human or clerical errors.

Homeowners may access these records at any time via the community website https://bmlcommunity.com/. Publication to the portal constitutes formal delivery of financial status updates to the membership. The digital repository serves as the official book and record of current Association fiscal standing.