

BVT 2026 Budget

Fiscal year: 2026													
Operating Income	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2026 YTD
Assessment Income													
5001 - Association Dues	\$101,263	\$101,263	\$101,263	\$101,263	\$101,263	\$101,263	\$101,263	\$101,263	\$101,263	\$101,263	\$101,263	\$101,263	\$1,215,156
5034 - Apartment Rent	\$1,325	\$1,475	\$1,475	\$1,475	\$1,475	\$1,475	\$1,475	\$1,475	\$1,475	\$1,475	\$1,475	\$1,475	\$17,550
Total Assessment Income	\$102,588	\$102,738	\$102,738	\$102,738	\$102,738	\$102,738	\$102,738	\$102,738	\$102,738	\$102,738	\$102,738	\$102,738	\$1,232,706
Other Income	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
5101 - Interest Income	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$183
5112 - Parking Income	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$2,400
Motorcycle Parking Income	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$1,200
5116 - Bicycle Parking Space	\$254	\$254	\$254	\$254	\$254	\$254	\$254	\$254	\$254	\$254	\$254	\$254	\$3,044
5118 - NSF Check Fee	\$8	\$8	\$8	\$8	\$8	\$8	\$8	\$8	\$8	\$8	\$8	\$8	\$93
5124 - Late Fees	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$541
5204 - Locks and Keys	\$61	\$61	\$61	\$61	\$61	\$61	\$61	\$61	\$61	\$61	\$61	\$61	\$726
5205 - Storage Room Fee	\$27	\$27	\$27	\$27	\$27	\$27	\$27	\$27	\$27	\$27	\$27	\$27	\$330
5209 - Laundry Income	\$1,127	\$1,127	\$1,127	\$1,127	\$1,127	\$1,127	\$1,127	\$1,127	\$1,127	\$1,127	\$1,127	\$1,127	\$13,519
5218 - Fines	\$6	\$6	\$6	\$6	\$6	\$6	\$6	\$6	\$6	\$6	\$6	\$6	\$77
5228 - Verizon Income	\$5,833	\$5,833	\$5,833	\$5,833	\$5,833	\$5,833	\$5,833	\$5,833	\$5,833	\$5,833	\$5,833	\$5,833	\$70,000
5233 - Transfer of Ownership Fee	\$97	\$97	\$97	\$97	\$97	\$97	\$97	\$97	\$97	\$97	\$97	\$97	\$1,159
5247 - Roof Rental Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5419 - Roof Rental Electricity Reimbursement	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$9,000
5910 - Credit Card Convenience Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Other Income	\$8,523	\$8,523	\$8,523	\$8,523	\$8,523	\$8,523	\$8,523	\$8,523	\$8,523	\$8,523	\$8,523	\$8,523	\$102,271
Total Income	\$111,111	\$111,261	\$111,261	\$111,261	\$111,261	\$111,261	\$111,261	\$111,261	\$111,261	\$111,261	\$111,261	\$111,261	\$1,334,977
Operating Expense													
Administrative Expense	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
6212 - Bank Charges	\$12	\$12	\$12	\$12	\$12	\$12	\$12	\$12	\$12	\$12	\$12	\$12	\$144
6223 - Corporate Income Tax	\$2,146	\$2,146	\$2,146	\$2,146	\$2,146	\$2,146	\$2,146	\$2,146	\$2,146	\$2,146	\$2,146	\$2,146	\$25,750
6311 - Management Fee	\$6,274	\$6,274	\$6,274	\$6,274	\$6,274	\$6,274	\$6,274	\$6,274	\$6,274	\$6,274	\$6,274	\$6,274	\$75,286
6312 - Office Supplies	\$467	\$467	\$467	\$467	\$467	\$467	\$467	\$467	\$467	\$467	\$467	\$467	\$5,604
6313 - Credit Card Processing Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
6315 - Permits/Certificates	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$805
6320 - Special Events	\$199	\$199	\$199	\$199	\$199	\$199	\$199	\$199	\$199	\$199	\$199	\$199	\$2,392
6341 - Legal Expense	\$517	\$517	\$517	\$517	\$517	\$517	\$517	\$517	\$517	\$517	\$517	\$517	\$6,208
6350 - Professional Service	\$686	\$686	\$686	\$686	\$686	\$686	\$686	\$686	\$686	\$686	\$686	\$686	\$8,231
6356 - Telephone & Office Internet	\$672	\$672	\$672	\$672	\$672	\$672	\$672	\$672	\$672	\$672	\$672	\$672	\$8,065
6362 - Owner Relations Expense	\$141	\$141	\$141	\$141	\$141	\$141	\$141	\$141	\$141	\$141	\$141	\$141	\$1,693
6941 - Insurance	\$194,699	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$240,647	\$0	\$435,346
6947 - Real Estate Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,500	\$5,500
6960 - State Sales Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Administrative Expense	\$205,880	\$11,182	\$11,182	\$11,182	\$11,182	\$11,182	\$11,182	\$11,182	\$11,182	\$11,182	\$251,829	\$16,682	\$575,024
Utility Expense	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
6401 - Gas-Common	\$9,000	\$8,000	\$6,000	\$4,000	\$3,000	\$2,000	\$500	\$500	\$500	\$1,500	\$6,000	\$8,542	\$49,542
6406 - Cable TV & Internet	\$11,104	\$11,104	\$11,104	\$11,104	\$11,104	\$11,104	\$11,104	\$11,104	\$11,104	\$11,104	\$11,104	\$11,104	\$133,253
6414 - Water/Sewer	\$4,368	\$4,368	\$4,368	\$4,368	\$4,368	\$4,368	\$4,368	\$4,368	\$4,368	\$4,368	\$4,368	\$4,368	\$52,411
6450 - Electric-Common	\$5,722	\$5,939	\$5,608	\$5,354	\$5,958	\$6,818	\$10,128	\$10,407	\$9,331	\$7,691	\$7,691	\$7,691	\$88,337
Total Utility Expense	\$30,194	\$29,411	\$27,080	\$24,826	\$24,430	\$24,290	\$26,100	\$26,379	\$25,303	\$24,663	\$29,163	\$31,705	\$323,543
Repair and Maintenance Expense	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	

6511 - Carpet Maintenance	75	75	75	75	75	75	75	75	75	75	75	75	901
6514 - Cleaning	2,452	2,452	2,452	2,452	2,452	2,452	2,452	2,452	2,452	2,452	2,452	2,452	29,429
6516 - Cleaning Supplies	9	9	9	9	9	9	9	9	9	9	9	9	103
Contract	1,705	1,705	1,705	1,705	1,705	1,705	1,705	1,705	1,705	1,705	1,705	1,705	20,463
6526 - Exterminating	179	179	179	179	179	179	179	179	179	179	179	179	2,151
6529 - Facade Inspection	0	0	0	0	0	0	0	0	0	0	0	0	0
6530 - Fire System Expense	636	636	636	636	636	636	636	636	636	636	636	636	7,637
6536 - General Maintenance	445	445	445	445	445	445	445	445	445	445	445	445	5,346
6537 - General Supply	46	46	46	46	46	46	46	46	46	46	46	46	548
6539 - Common Area Expense	86	86	86	86	86	86	86	86	86	86	86	86	1,030
6541 - HVAC Service	1,980	1,980	1,980	1,980	1,980	1,980	1,980	1,980	1,980	1,980	1,980	1,980	23,755
6544 - Locks and Keys	12	12	12	12	12	12	12	12	12	12	12	12	146
6545 - Mat Service	307	307	307	307	307	307	307	307	307	307	307	307	3,683
6546 - Painting Expense	112	112	112	112	112	112	112	112	112	112	112	112	1,345
6548 - Plumbing Expense	777	777	777	777	777	777	777	777	777	777	777	777	9,323
6551 - Roof Repairs	43	43	43	43	43	43	43	43	43	43	43	43	515
6560 - Window Cleaning	0	0	4,500	0	0	0	0	0	4,500	0	0	0	9,000
6583 - Security/Protection Service	165	165	165	165	165	165	165	165	165	165	165	165	1,983
6588 - Elevator Service/Repair	471	471	471	471	471	471	471	471	471	471	471	471	5,657
6624 - HVAC Supplies	196	196	196	196	196	196	196	196	196	196	196	196	2,350
6626 - Pool Maintenance	0	0	0	0	964	2,400	2,400	2,178	0	0	0	0	7,942
6638 - Maintenance Supply	168	168	168	168	168	168	168	168	168	168	168	168	2,021
6643 - Electrical - Repairs/Supplies	21	21	21	21	21	21	21	21	21	21	21	21	257
6807 - Light Fixture Expense	178	178	178	178	178	178	178	178	178	178	178	178	2,136
6821 - Drywall Expense	35	35	35	35	35	35	35	35	35	35	35	35	417
Total Repair and Maintenance Expense	10,100	10,100	14,600	10,100	11,064	12,500	12,500	12,278	14,600	10,100	10,100	10,100	138,138
Grounds	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
6601 - Refuse Removal	1,307	1,307	1,307	1,307	1,307	1,307	1,307	1,307	1,307	1,307	1,307	1,307	15,687
6610 - Grounds Contract	0	0	0	1,000	1,800	2,000	1,500	1,053	0	0	0	0	7,353
6617 - Parking Lot R & M	0	0	0	2,000	0	0	0	0	0	0	0	0	2,000
6622 - Irrigation Maintenance	0	0	0	0	414	446	0	0	0	0	0	0	860
6656 - Snow Removal	2,736	2,737	2,736	0	0	0	0	0	0	0	2,736	2,843	13,788
6666 - Additional Landscape	0	0	0	0	129	0	0	0	0	0	0	0	129
Total Grounds	4,043	4,044	4,043	4,307	3,650	3,753	2,807	2,360	1,307	1,307	4,043	4,150	39,817
Personnel Expense	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
6743 - Maintenance	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	75,000
Total Personnel Expense	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	75,000
Transfer to Replacement Reserve	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
2024 Insurance Premium Replenishment	16,949	16,949	16,949	16,949	16,949	16,949	16,949	16,949	16,949	16,949	16,949	16,949	203,389
6956 - Transfer to Reserve	15,051	15,051	15,051	15,051	15,051	15,051	15,051	15,051	15,051	15,051	15,051	15,051	180,612
Total Transfer to Replacement Reserve	32,000	32,000	32,000	32,000	32,000	32,000	32,000	32,000	32,000	32,000	32,000	32,000	384,001
Total Expense	288,467	92,986	95,155	88,664	88,575	89,974	90,838	90,448	90,641	85,502	333,385	100,887	1,535,523
Profit/loss	-\$177,357	\$18,274	\$16,106	\$22,596	\$22,685	\$21,286	\$20,423	\$20,813	\$20,619	\$25,759	-\$222,124	\$10,374	-\$200,546
											paid		-\$200,540
											2026 Expenses		\$1,334,983.38