



Bloomfield Hills Budget Meeting
Monday, September 22, 2025.
Gibsonia Baptist Church Meeting Hall
5440 US Highway 98 North Lakeland, FL.33809

MINUTES

Establish Quorum & Call to Order

Present were Rick Stoer, Lawrence Streeter, Kathryn Streeter, Joshua Borem, & Louise Gustafson. Blaine Patterson was absent.

Delroy Brown, Association Manager, was present for Sentry Management.
Rick Stoer called the meeting to order at 6:30p.m.

Proof of Notice

Meeting notice was posted in accordance with the association's documents and F.S. Ch. 720.

Approval Board Minutes

The interest in time, the minutes for August 12, 2025, was not reviewed. Motion not carried.

Management Reports

The Financial and Manager's updates were presented.

Old Business-None

New Business

- **2026 Budget:**
The board unanimously approved a ten (10) percent increase in the assessment for the 2026 budget. The New Annual Assessment is Four Hundred & Seventeen Dollars (\$417.00). See attached.
- **Open Forum**
N/A.

BLOOMFIELD HILLS HOMEOWNERS ASSOCIATION INC
1/1/2026 - 12/31/2026 APPROVED BUDGET
BASED ON 269 LOTS

	<u>Approved</u>
	2026
4000 INCOME	
4020 Assessments	\$ 112,256.24
4161 Prior Year income	\$ 18,712.00
4969 Allowance for Doubtful Accounts	\$ (2,000.00)
4980 TOTAL INCOME	\$ 128,968.24
6000 GROUNDS MAINTENANCE	
6040 Contracted Lawn Service	\$ 33,600.00
6340 Lake/Waterway Maintenance	\$ 2,000.00
6581 Unexpected Expenses	\$ 7,000.00
6990 TOTAL GROUNDS MAINTENANCE	\$ 42,600.00
7000 UTILITIES	
7910 Electric	\$ 2,300.00
7920 Water/Sewer	\$ 1,000.00
7990 TOTAL UTILITIES	\$ 3,300.00
8000 ADMINISTRATIVE	
8020 Management Fees	\$ 19,845.00
8040 Postage	\$ 600.00
8060 Copies / Printing / Supplies	\$ 4,800.00
8080 CPA Services	\$ 500.00
8100 Legal Expense	\$ 2,500.00
8120 Insurance	\$ 17,974.50
8200 Security Service	\$ 650.00
8230 Security Camera	\$ 4,600.00
8280 Storage Fees	\$ 2,130.86
8320 Christmas Decorations	\$ 800.00
8322 Special Events	\$ 700.00
8380 Meeting Hall Rental	\$ 1,100.00
8390 Fed/State Required Corp Report Filing	\$ 116.25
8490 TOTAL ADMINISTRATION	\$ 56,316.61
9000 RESRICTED TRANSFERS TO RESERVES	
9175 Capital Improvements	\$ 26,751.63
9400 TOTAL RESERVES	\$ 26,751.63
9980 TOTAL EXPENSES	\$ 128,968.24
Number of Unites	269
Annual Assessment	\$ 417

Next Meeting Date. TBD.

Adjourn

With no further business for discussion, the meeting was unanimously adjourned at 8:06PM.

Prepared by: Delroy Brown, CAM