

Briarwood Civic Association

Pro Forma Budget Report & Dues Increase Proposal

Prepared by: 2026 BCA Board of Directors

Date: July 2026

Purpose

This pro forma budget report outlines the financial reasoning and necessity behind the proposed increase in annual dues for the Briarwood Civic Association. After several years at a fixed rate of \$75 per household, rising operational costs and infrastructure needs require a reassessment to ensure our community's continued maintenance and improvement.

Current and Proposed Dues

- Current Annual Dues: \$75 per household
- Proposed Annual Dues: \$125 per household
- Number of Homes in Association: 326

Scenario	Annual Dues	Total Revenue
Current	\$75	\$24,450
Proposed	\$125	\$40,750

2027 Projected Budget Summary based off 2026 actual cost and committed expenses.

Actual/Committed Expenses

Category	Actual/Committed Costs
Insurance	\$6,051.00
Property Tax	\$420.22
Utilities (Dominion & CPW)	\$3,000
Tax Preparation	\$325
Landscaping & Groundskeeping	\$10,800
HOA Management (Dorchester)	\$8,400

Email Communications	\$308.16 (yearly, May 15)
Email Account (contact@...)	\$89.88 (yearly, Nov 5)
Domain (briarwoodsc.org)	\$47.70 (2 yr, Feb 2, 2027)
Site Hosting (Wix)	\$616.32 (2 yr, Nov.1,2026)
Zoom Subscription	\$159.90
Recreation & Social Committee	\$1,500
Maintenance/Beautification	Estimated \$1500
Postage/Office Supplies	Estimated \$850
TOTAL	\$34,068.18

Association Financial Snapshot

Scenario	Annual Revenue	Projected Expenses	Estimated Balance
Current Dues (\$75)	\$24,450.00	\$34,068.18	-\$9,618.18
Proposed Dues (\$125)	\$40,750.00	\$34,068.18	+\$6,681.82

At the current annual rate of \$75 per household, the Association is projected to operate at an annual deficit. The proposed dues increase is intended to stabilize operations, maintain common areas, and provide reasonable financial flexibility for inflation, maintenance, and unforeseen expenses.

Justification for Dues Increase

The proposed dues increase to \$125 per year per household will:

- Fully cover rising fixed costs (insurance, utilities, management, grounds maintenance)
- Fund upkeep and improvements to the front entrance and park
- Sustain digital communications and website maintenance
- Provide cushion for inflation, legal, and emergency expenses

Recommendation

The Board recommends the approval of the proposed increase from \$75 to \$125 per membership to ensure continued financial stability and growth of our community. A vote will be held at the July 21, 2026, association membership meeting, and members may vote in person, by absentee, or proxy.