

BAHIA LAKES HOMEOWNERS' ASSN
Proposed Budget
January 1, 2021 to December 31, 2021
439 Units

Account	Description	2020 Approved Budget	2021 Proposed Budget	Per Unit Per year	Per Unit Per Quarter
INCOME:					
41000-001	MAINTENANCE FEES	\$140,476.00	\$145,743.00	\$331.99	\$83.00
41100-001	CDD SHARE EXPENSE	\$54,634.00	\$54,634.00		
41200-001	CAPITAL CONTRIBUTION	\$0.00	\$0.00		
41250-001	WUP LEASE	\$0.00	\$0.00		
41301-001	OTHER INCOME	\$0.00	\$0.00		
41500-001	CCR-Income	\$0.00	\$0.00		
43500-001	LATE FEE & INTEREST FEES	\$0.00	\$0.00		
43600-001	APPLICATION FEES	\$0.00	\$0.00		
43620-001	VIOLATION FINE	\$0.00	\$0.00		
43710-001	OTHER INCOME: GATE/KEY CARD	\$0.00	\$0.00		
43720-001	OTHER INCOME: ADMIN FEE	\$0.00	\$0.00		
	TOTAL INCOME	\$195,110.00	\$200,377.00		
OTHER INCOME					
52000-001	INTEREST: OPERATING	\$0.00	\$0.00		
	TOTAL OTHER INCOME	\$0.00			
	TOTAL INCOME	\$195,110.00	\$200,377.00		
EXPENSES					
OPERATING EXPENSES					
61100-001	ADMIN / OFFICE	\$4,500.00	\$4,500.00		
61101-001	BANK CHARGES	\$3,000.00	\$3,000.00		
61102-001	POSTAGE	\$4,000.00	\$4,000.00		
61103-001	COLLECTION FEES	\$500.00	\$500.00		
61104-001	PRINTING & REPRODUCTION	\$2,500.00	\$2,500.00		
61105-001	AUDIT / TAX RETURNS	\$2,000.00	\$1,300.00		
61106-001	LICENSES, TAXES & FEES	\$330.00	\$300.00		
61107-001	ARCHIVING/STORAGE	\$300.00	\$300.00		
61108-001	BAD DEBT EXPENSE	\$14,500.00	\$14,500.00		
61109-001	ABATEMENT EXPENSE	\$600.00	\$600.00		
61200-001	MANAGEMENT FEES	\$26,340.00	\$29,040.00		
61300-001	LEGAL FEES	\$1,500.00	\$4,500.00		
61400-001	INSURANCE	\$10,100.00	\$11,500.00		
61610-001	TAX: CORP ANNUAL REPT	\$65.00	\$62.00		
	TOTAL OPERATING EXPENSES	\$70,235.00	\$76,602.00		
UTILITY EXPENSE					
62200-001	ELECTRIC	\$6,255.00	\$5,975.00		
62300-001	TRASH	\$3,450.00	\$3,600.00		
62301-001	WATER-SEWER	\$2,500.00	\$2,400.00		
62330-001	INTERNET - KEYLESS ACCESS SYS	\$1,500.00	\$1,500.00		
	SUBTOTAL UTILITY EXPENSE	\$13,705.00	\$13,475.00		
COMMON AREA EXPENSES					
62100-001	LANDSCAPE MULCH & ANNUALS	\$10,000.00	\$7,000.00		
62110-001	LANDSCAPE IRRIGATION	\$5,000.00	\$4,000.00		
62111-001	IRRIGATION METER READINGS	\$1,800.00	\$1,800.00		
62120-001	LANDSCAPE CONTRACT	\$59,400.00	\$59,400.00		
62130-001	LANDSCAPE REPLACEMENT	\$6,000.00	\$6,000.00		
62400-001	GENERAL MAINTENANCE/REPAIR	\$2,800.00	\$2,800.00		
62402-001	SECURITY CAMERA MAINTENANC	\$605.00	\$1,500.00		
62404-001	JANITORIAL SERVICE	\$7,800.00	\$7,800.00		
62900-001	POOL: CONTRACT	\$5,750.00	\$8,000.00		
62901-001	POOL: SUPPLIES & REPAIRS	\$6,000.00	\$6,000.00		
62902-001	CABANA MAINTENANCE	\$2,500.00	\$2,500.00		
62903-001	SOCIAL EVENTS	\$500.00	\$500.00		
62909-001	CONTINGENCY	\$3,015.00	\$3,000.00		
	TOTAL COMMON EXPENSES	\$111,170.00	\$110,300.00		
RESERVE PROVISIONS					
	TOTAL RESERVE PROVISIONS	\$0.00	\$0.00		
	TOTAL EXPENSES	\$195,110.00	\$200,377.00		
	Current Year Net Income/(loss)	\$0.00	\$0.00		