

BAHIA LAKES HOMEOWNERS' ASSN
Adopted Budget
January 1, 2022 to December 31, 2022
Based on 439 Units

Account	Description	Proposed 2022 Budget	Per Unit Per year	Per Unit Per Quarter
INCOME:				
41000-001	MAINTENANCE FEES	\$149,258.00	\$340.00	\$85.00
41100-001	CDD SHARE EXPENSE	\$54,634.00		
41200-001	CAPITAL CONTRIBUTION	\$0.00		
41250-001	WUP LEASE	\$0.00		
41301-001	OTHER INCOME	\$0.00		
41500-001	CCR-Income	\$0.00		
43500-001	LATE FEE & INTEREST FEES	\$0.00		
43600-001	APPLICATION FEES	\$0.00		
43620-001	VIOLATION FINE	\$0.00		
43710-001	OTHER INCOME: GATE/KEY CARD	\$0.00		
43720-001	OTHER INCOME: ADMIN FEE	\$0.00		
	TOTAL INCOME	\$203,892.00		
OTHER INCOME				
52000-001	INTEREST: OPERATING	\$0.00		
	TOTAL OTHER INCOME			
	TOTAL INCOME	\$203,892.00		
EXPENSES				
OPERATING EXPENSES				
61100-001	ADMIN / OFFICE	\$5,000.00	\$11.39	\$2.85
61101-001	BANK CHARGES	\$3,200.00	\$7.29	\$1.82
61102-001	POSTAGE	\$4,500.00	\$10.25	\$2.56
61103-001	COLLECTION FEES	\$500.00	\$1.14	\$0.28
61104-001	PRINTING & REPRODUCTION	\$2,500.00	\$5.69	\$1.42
61105-001	AUDIT / TAX RETURNS	\$1,300.00	\$2.96	\$0.74
61106-001	LICENSES, TAXES & FEES	\$300.00	\$0.68	\$0.17
61107-001	ARCHIVING/STORAGE	\$300.00	\$0.68	\$0.17
61108-001	BAD DEBT EXPENSE	\$12,000.00	\$27.33	\$6.83
61109-001	ABATEMENT EXPENSE	\$600.00	\$1.37	\$0.34
61200-001	MANAGEMENT FEES	\$29,915.00	\$68.14	\$17.04
61300-001	LEGAL FEES	\$4,500.00	\$10.25	\$2.56
61400-001	INSURANCE	\$11,850.00	\$26.99	\$6.75
61610-001	TAX: CORP ANNUAL REPT	\$62.00	\$0.14	\$0.04
	TOTAL OPERATING EXPENSES	\$76,527.00	\$174.32	\$43.58
UTILITY EXPENSE				
62200-001	UTILITY: ELECTRIC	\$7,665.00	\$17.46	\$4.37
62300-001	UTILITY: TRASH	\$3,800.00	\$8.66	\$2.16
62301-001	UTILITY: WATER-SEWER	\$2,400.00	\$5.47	\$1.37
62330-001	KEYLESS ACCES SYSTEM	\$1,500.00	\$3.42	\$0.85
	SUBTOTAL UTILITY EXPENSE	\$15,365.00	\$35.00	\$8.75
COMMON AREA EXPENSES				
62100-001	LANDSCAPE MULCH & ANNUALS	\$7,000.00	\$15.95	\$3.99
62110-001	LANDSCAPE IRRIGATION	\$4,000.00	\$9.11	\$2.28
62111-001	IRRIGATION METER READINGS	\$1,800.00	\$4.10	\$1.03
62120-001	LANDSCAPE CONTRACT	\$59,400.00	\$135.31	\$33.83
62130-001	LANDSCAPE REPLACEMENT	\$6,000.00	\$13.67	\$3.42
62400-001	GENERAL MAINTENANCE/REPAIR	\$2,800.00	\$6.38	\$1.59
62401-001	PLAYGROUND MAINTENANCE	\$800.00	\$1.82	\$0.46
62402-001	SECURITY CAMERA MAINTENANC	\$1,500.00	\$3.42	\$0.85
62404-001	JANITORIAL SERVICE	\$8,200.00	\$18.68	\$4.67
62900-001	POOL: CONTRACT	\$7,000.00	\$15.95	\$3.99
62899-001	POOL RESURFACING	\$0.00	\$0.00	\$0.00
62901-001	POOL: SUPPLIES & REPAIRS	\$6,000.00	\$13.67	\$3.42
62902-001	CABANA MAINTENANCE	\$3,400.00	\$7.74	\$1.94
62903-001	SOCIAL EVENTS	\$500.00	\$1.14	\$0.28
62904-001	EVENT SUPPLIES STORAGE	\$600.00	\$1.37	\$0.34
62909-001	CONTINGENCY	\$3,000.00	\$6.83	\$1.71
	TOTAL COMMON EXPENSES	\$112,000.00	\$255.13	\$63.78
RESERVE PROVISIONS				
	TOTAL RESERVE PROVISIONS	\$0.00		
	TOTAL EXPENSES	\$203,892.00		
	Current Year Net Income/(loss)	\$0.00		

The Bahia Lakes HOA 2022 Budget was reviewed and approved by the Board of Directors during a Special Board Meeting held on 10 November 2021 open to homeowners.

Ralph Skokanic

10 November 2021

Bahia Lakes HOA Board of Directors, President