

**BAHIA LAKES HOMEOWNERS' ASSN**  
**Proposed 2023 Budget**  
**January 1, 2023 to December 31, 2023**  
**439 Units**

Account	Description	2022 Approved Budget	9 months Actual	12 months Projected	Proposed 2023 Budget	Per Unit Per year	Per Unit Per Quarter
<b>INCOME:</b>							
41000-001	MAINTENANCE FEES	\$149,258.00	\$99,504.00	\$132,672.00	\$149,253.50	\$339.99	\$85.00
41100-001	CDD SHARE EXPENSE	\$54,634.00	\$38,114.72	\$50,819.63	\$54,634.00		
41200-001	CAPITAL CONTRIBUTION	\$0.00	\$7,950.00	\$10,600.00	\$0.00		
	<b>TOTAL INCOME</b>	<b>\$203,892.00</b>	<b>\$145,568.72</b>	<b>\$194,091.63</b>	<b>\$203,887.50</b>		
<b>OTHER INCOME</b>							
52000-001	INTEREST: OPERATING	\$0.00	\$148.43	\$197.91	\$0.00		
	<b>TOTAL OTHER INCOME</b>	<b>\$0.00</b>	<b>\$148.43</b>	<b>\$197.91</b>	<b>\$0.00</b>		
	<b>TOTAL INCOME</b>	<b>\$203,892.00</b>	<b>\$145,717.15</b>	<b>\$194,487.44</b>	<b>\$203,887.50</b>		
<b>EXPENSES</b>							
<b>OPERATING EXPENSES</b>							
61100-001	ADMIN / OFFICE	\$5,000.00	\$6,523.10	\$8,697.47	\$8,000.00		
61101-001	BANK CHARGES	\$3,200.00	\$2,192.00	\$2,922.67	\$3,600.00		
61102-001	POSTAGE	\$4,500.00	\$5,691.82	\$7,589.09	\$7,600.00		
61103-001	COLLECTION FEES	\$500.00	\$0.00	\$0.00	\$0.00		
61104-001	PRINTING & REPRODUCTION	\$2,500.00	\$851.50	\$1,135.33	\$1,500.00		
61105-001	AUDIT / TAX RETURNS	\$1,300.00	\$2,395.00	\$3,193.33	\$2,400.00		
61106-001	LICENSES, TAXES & FEES	\$300.00	\$275.00	\$366.67	\$275.00		
61107-001	ARCHIVING/STORAGE	\$300.00	\$946.92	\$1,262.56	\$1,100.00		
61108-001	BAD DEBT EXPENSE	\$12,000.00	\$9,000.00	\$12,000.00	\$4,324.40		
61109-001	ABATEMENT EXPENSE	\$600.00	\$0.00	\$0.00	\$600.00		
61200-001	MANAGEMENT FEES	\$29,915.00	\$22,868.82	\$30,491.76	\$31,411.00		
61300-001	LEGAL FEES	\$4,500.00	\$5,222.83	\$6,963.77	\$6,000.00		
61400-001	INSURANCE	\$11,850.00	\$6,815.68	\$9,087.57	\$12,000.00		
61610-001	TAX: CORP ANNUAL REPT	\$62.00	\$61.25	\$61.25	\$62.00		
	<b>TOTAL OPERATING EXPENSES</b>	<b>\$76,527.00</b>	<b>\$62,843.92</b>	<b>\$83,771.48</b>	<b>\$78,872.40</b>		
<b>UTILITY EXPENSE</b>							
62200-001	UTILITY: ELECTRIC	\$7,665.00	\$5,601.87	\$7,469.16	\$7,665.00		
62300-001	UTILITY: TRASH	\$3,800.00	\$2,375.73	\$3,167.64	\$3,800.00		
62301-001	UTILITY: WATER-SEWER	\$2,400.00	\$1,586.83	\$2,115.77	\$2,450.00		
62330-001	KEYLESS ACCES SYSTEM	\$1,500.00	\$998.82	\$1,331.76	\$1,500.00		
	<b>SUBTOTAL UTILITY EXPENSE</b>	<b>\$15,365.00</b>	<b>\$10,563.25</b>	<b>\$14,084.33</b>	<b>\$15,415.00</b>		
<b>COMMON AREA EXPENSES</b>							
62100-001	LANDSCAPE MULCH & ANNUALS	\$7,000.00	\$0.00	\$0.00	\$7,000.00		
62110-001	LANDSCAPE IRRIGATION	\$4,000.00	\$717.76	\$957.01	\$3,000.00		
62111-001	IRRIGATION METER READINGS	\$1,800.00	\$1,168.00	\$1,557.33	\$1,800.00		
62120-001	LANDSCAPE CONTRACT	\$59,400.00	\$39,152.80	\$52,203.73	\$59,400.00		
62130-001	LANDSCAPE REPLACEMENT	\$6,000.00	\$1,290.00	\$1,720.00	\$6,000.00		
62400-001	GENERAL MAINTENANCE/REPAIR	\$2,800.00	\$0.00	\$0.00	\$2,800.00		
62401-001	PLAYGROUND MAINTENANCE	\$800.00	\$0.00	\$0.00	\$800.00		
62402-001	SECURITY CAMERA MAINTENANC	\$1,500.00	\$0.00	\$0.00	\$1,500.00		
62404-001	JANITORIAL SERVICE	\$8,200.00	\$5,275.00	\$7,033.33	\$8,200.00		
62900-001	POOL: CONTRACT	\$7,000.00	\$4,522.50	\$6,030.00	\$7,000.00		
62901-001	POOL: SUPPLIES & REPAIRS	\$6,000.00	\$610.00	\$813.33	\$6,000.00		
62902-001	CABANA MAINTENANCE	\$3,400.00	\$0.00	\$0.00	\$2,000.00		
62903-001	SOCIAL EVENTS	\$500.00	\$341.66	\$455.55	\$500.00		
62904-001	EVENT SUPPLIES STORAGE	\$600.00	\$89.88	\$119.84	\$600.00		
62909-001	CONTINGENCY	\$3,000.00	\$0.00	\$0.00	\$3,000.00		
	<b>TOTAL COMMON EXPENSES</b>	<b>\$112,000.00</b>	<b>\$53,167.60</b>	<b>\$70,890.13</b>	<b>\$109,600.00</b>		
<b>RESERVE PROVISIONS</b>							
	<b>TOTAL RESERVE PROVISIONS</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>		
	<b>TOTAL EXPENSES</b>	<b>\$203,892.00</b>	<b>\$126,574.77</b>	<b>\$168,745.94</b>	<b>\$203,887.40</b>		
	<b>Current Year Net Income/(loss)</b>	<b>\$0.00</b>	<b>\$19,142.38</b>	<b>\$25,741.50</b>	<b>\$0.10</b>		