

BAHIA LAKES HOMEOWNERS' ASSN
Proposed Budget
January 1, 2027 to December 31, 2027
439 Units

Account	Description	2026 Approved Budget	9 months Actual	2026	12 months Projected	Proposed 2027 Budget	2027	
							Per Unit Per year	Per Unit Per Quarter
INCOME:								
41000-001	MAINTENANCE FEES	\$173,845.00	\$130,383.72		\$173,844.96	\$173,843.19	\$396.00	\$99.00
41100-001	CDD SHARE EXPENSE	\$105,620.00	\$91,389.25		\$121,852.33	\$116,100.00		
TOTAL INCOME		\$279,465.00	\$295,526.29		\$428,062.23	\$289,943.19		
EXPENSES								
OPERATING EXPENSES								
61100-001	ADMIN / OFFICE	\$16,000.00	\$14,320.95		\$19,094.60	\$17,500.00		
61101-001	BANK CHARGES	\$5,500.00	\$3,500.00		\$4,666.67	\$4,400.00		
61102-001	POSTAGE	\$3,790.00	\$6,174.36		\$8,232.48	\$5,800.00		
61103-001	COLLECTION FEES	\$0.00	\$0.00		\$0.00	\$990.00		
61104-001	PRINTING & REPRODUCTION	\$2,500.00	\$2,853.60		\$3,804.80	\$3,480.00		
61105-001	AUDIT / TAX RETURNS	\$2,000.00	\$1,000.00		\$1,333.33	\$2,200.00		
61106-001	LICENSES, TAXES & FEES	\$290.00	\$400.35		\$400.35	\$400.35		
61107-001	ARCHIVING/STORAGE	\$350.00	\$350.00		\$466.67	\$520.00		
61108-001	BAD DEBT EXPENSE	\$4,600.00	\$3,447.00		\$4,596.00	\$4,600.00		
61110-001	BACKGROUND CHECKS	\$1,900.00	\$355.95		\$355.95	\$1,950.00		
61200-001	MANAGEMENT FEES	\$36,000.00	\$27,797.13		\$37,062.84	\$37,062.84		
61300-001	LEGAL FEES	\$4,800.00	\$12,975.04		\$17,300.05	\$8,900.00		
61305-001	LEGAL - VEHICLE INQUIRES	\$100.00	\$0.00		\$0.00	\$100.00		
61400-001	INSURANCE	\$26,000.00	\$15,959.61		\$15,959.61	\$18,900.00		
61610-001	TAX: CORP ANNUAL REPT	\$85.00	\$61.25		\$61.25	\$85.00		
TOTAL OPERATING EXPENSES		\$103,915.00	\$89,195.24		\$113,334.60	\$106,888.19		
UTILITY EXPENSE								
62200-001	UTILITY: ELECTRIC	\$6,800.00	\$6,364.68		\$8,486.24	\$9,090.00		
62300-001	UTILITY: TRASH	\$6,500.00	\$5,494.30		\$7,325.73	\$2,200.00		
62301-001	UTILITY: WATER-SEWER	\$2,200.00	\$3,445.07		\$4,593.43	\$4,250.00		
62330-001	KEYLESS ACCES SYSTEM	\$1,500.00	\$1,178.82		\$1,571.76	\$2,660.00		
SUBTOTAL UTILITY EXPENSE		\$17,000.00	\$16,482.87		\$21,977.16	\$18,200.00		
COMMON AREA EXPENSES								
62100-001	LANDSCAPE MULCH & ANNUALS	\$7,500.00	\$3,626.00		\$4,834.67	\$6,800.00		
62110-001	LANDSCAPE IRRIGATION	\$3,500.00	\$9,253.83		\$12,338.44	\$5,500.00		
62111-001	IRRIGATION METER READINGS	\$2,500.00	\$300.00		\$400.00	\$660.00		
62120-001	LANDSCAPE CONTRACT	\$101,500.00	\$84,044.62		\$112,059.49	\$102,500.00		
62130-001	LANDSCAPE REPLACEMENT	\$9,500.00	\$0.00		\$0.00	\$6,500.00		
62400-001	GENERAL MAINTENANCE/REPAIR	\$1,500.00	\$2,526.55		\$3,368.73	\$3,600.00		
62401-001	PLAYGROUND MAINTENANCE	\$800.00	\$0.00		\$0.00	\$2,415.00		
62402-001	SECURITY CAMERA MAINTENANCE	\$1,500.00	\$0.00		\$0.00	\$1,900.00		
62404-001	JANITORIAL SERVICE	\$12,600.00	\$7,080.00		\$9,440.00	\$12,850.00		
62900-001	POOL: CONTRACT	\$8,500.00	\$6,750.00		\$9,000.00	\$9,500.00		
62901-001	POOL: SUPPLIES & REPAIRS	\$3,000.00	\$875.80		\$1,167.73	\$4,400.00		
62902-001	CABANA MAINTENANCE	\$2,200.00	\$0.00		\$0.00	\$3,400.00		
62903-001	SOCIAL EVENTS	\$500.00	\$0.00		\$0.00	\$500.00		
62904-001	EVENT SUPPLIES STORAGE	\$1,650.00	\$868.00		\$1,157.33	\$1,650.00		
62909-001	CONTINGENCY	\$1,800.00	\$0.00		\$0.00	\$2,180.00		
TOTAL COMMON EXPENSES		\$158,550.00	\$115,324.80		\$153,766.40	\$164,355.00		
RESERVE PROVISIONS								
TOTAL RESERVE PROVISIONS		\$0.00	\$0.00		\$0.00	\$500.00		
TOTAL EXPENSES		\$279,465.00	\$221,002.91		\$289,078.16	\$289,943.19		