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

Account	Description	2026 Approved Budget	Approved 2027 Budget	2027 Per Unit Per year	2027 Per Unit Per Quarter
INCOME:					
41000-001	MAINTENANCE FEES	$173,845.00	**$173,843.19**	**$396.00**	**$99.00**
41100-001	CDD SHARE EXPENSE	$105,620.00	**$116,100.00**		
	TOTAL INCOME	$279,465.00	**$289,943.19**		
EXPENSES					
OPERATING EXPENSES					
61100-001	ADMIN / OFFICE	$16,000.00	**$17,500.00**		
61101-001	BANK CHARGES	$5,500.00	**$4,400.00**		
61102-001	POSTAGE	$3,790.00	**$5,800.00**		
61103-001	COLLECTION FEES	$0.00	**$990.00**		
61104-001	PRINTING & REPRODUCTION	$2,500.00	**$3,480.00**		
61105-001	AUDIT / TAX RETURNS	$2,000.00	**$2,200.00**		
61106-001	LICENSES, TAXES & FEES	$290.00	**$400.35**		
61107-001	ARCHIVING/STORAGE	$350.00	**$520.00**		
61108-001	BAD DEBT EXPENSE	$4,600.00	**$4,600.00**		
61110-001	BACKGROUND CHECKS	$1,900.00	**$1,950.00**		
61200-001	MANAGEMENT FEES	$36,000.00	**$37,062.84**		
61300-001	LEGAL FEES	$4,800.00	**$8,900.00**		
61305-001	LEGAL - VEHICLE INQUIRES	$100.00	**$100.00**		
61400-001	INSURANCE	$26,000.00	**$18,900.00**		
61610-001	TAX: CORP ANNUAL REPT	$85.00	**$85.00**		
	TOTAL OPERATING EXPENSES	$103,915.00	**$106,888.19**		
UTILITY EXPENSE					
62200-001	UTILITY: ELECTRIC	$6,800.00	**$9,090.00**		
62300-001	UTILITY: TRASH	$6,500.00	**$2,200.00**		
62301-001	UTILITY: WATER-SEWER	$2,200.00	**$4,250.00**		
62330-001	KEYLESS ACCES SYSTEM	$1,500.00	**$2,660.00**		
	SUBTOTAL UTILITY EXPENSE	$17,000.00	**$18,200.00**		
COMMON AREA EXPENSES					
62100-001	LANDSCAPE MULCH & ANNUALS	$7,500.00	**$6,800.00**		
62110-001	LANDSCAPE IRRIGATION	$3,500.00	**$5,500.00**		
62111-001	IRRIGATION METER READINGS	$2,500.00	**$660.00**		
62120-001	LANDSCAPE CONTRACT	$101,500.00	**$102,500.00**		
62130-001	LANDSCAPE REPLACEMENT	$9,500.00	**$6,500.00**		
62400-001	GENERAL MAINTENANCE/REPAIR	$1,500.00	**$3,600.00**		
62401-001	PLAYGROUND MAINTENANCE	$800.00	**$2,415.00**		
62402-001	SECURITY CAMERA MAINTENANC	$1,500.00	**$1,900.00**		
62404-001	JANITORIAL SERVICE	$12,600.00	**$12,850.00**		
62900-001	POOL: CONTRACT	$8,500.00	**$9,500.00**		
62901-001	POOL: SUPPLIES & REPAIRS	$3,000.00	**$4,400.00**		
62902-001	CABANA MAINTENANCE	$2,200.00	**$3,400.00**		
62903-001	SOCIAL EVENTS	$500.00	**$500.00**		
62904-001	EVENT SUPPLIES STORAGE	$1,650.00	**$1,650.00**		
62909-001	CONTINGENCY	$1,800.00	**$2,180.00**		
	TOTAL COMMON EXPENSES	$158,550.00	**$164,355.00**		
RESERVE PROVISIONS					
	TOTAL RESERVE PROVISIONS	$0.00	**$500.00**		
	TOTAL EXPENSES	$279,465.00	**$289,943.19**		
	Current Year Net Income/(loss)	$0.00	**$0.00**		

The Bahia Lakes HOA CY2027 Budget was reviewed and approved by the Board of Directors during a Special Board of Directors Meeting held on 22 October 2026, open to all homeowners.

Ralph Skokanic Thursday, October 22, 2026

Bahia Lakes HOA Board of Directors, President