

**BAHIA LAKES HOMEOWNERS' ASSN**  
**Adopted Annual Budget**  
**January 1, 2026 to December 31, 2026**  
**439 Units**

Account	Description	2025 Approved Budget	Approved 2026 Budget	2026 Per Unit Per year	Per Unit Per Quarter
<b>INCOME:</b>					
41000-001	MAINTENANCE FEES	\$168,570.00	<b>\$173,845.00</b>	<b>\$396.00</b>	<b>\$99.00</b>
41100-001	CDD SHARE EXPENSE	\$85,230.00	<b>\$105,620.00</b>		
	<b>TOTAL INCOME</b>	<b>\$253,800.00</b>	<b>\$279,465.00</b>		
<b>OTHER INCOME</b>					
52000-001	INTEREST: OPERATING	\$0.00	<b>\$0.00</b>		
52001-001	INTEREST ON LIENS	\$0.00	<b>\$0.00</b>		
	<b>TOTAL OTHER INCOME</b>	<b>\$0.00</b>	<b>\$0.00</b>		
	<b>TOTAL INCOME</b>	<b>\$253,800.00</b>	<b>\$279,465.00</b>		
<b>EXPENSES</b>					
<b>OPERATING EXPENSES</b>					
61100-001	ADMIN / OFFICE	\$12,350.00	<b>\$16,000.00</b>		
61101-001	BANK CHARGES	\$3,500.00	<b>\$5,500.00</b>		
61102-001	POSTAGE	\$5,000.00	<b>\$3,790.00</b>		
61103-001	COLLECTION FEES	\$0.00	<b>\$0.00</b>		
61104-001	PRINTING & REPRODUCTION	\$1,500.00	<b>\$2,500.00</b>		
61105-001	AUDIT / TAX RETURNS	\$3,000.00	<b>\$2,000.00</b>		
61106-001	LICENSES, TAXES & FEES	\$275.00	<b>\$290.00</b>		
61107-001	ARCHIVING/STORAGE	\$420.00	<b>\$350.00</b>		
61108-001	BAD DEBT EXPENSE	\$4,245.00	<b>\$4,600.00</b>		
61110-001	BACKGROUND CHECKS	\$1,500.00	<b>\$1,900.00</b>		
61200-001	MANAGEMENT FEES	\$35,445.00	<b>\$36,000.00</b>		
61300-001	LEGAL FEES	\$2,000.00	<b>\$4,800.00</b>		
61305-001	LEGAL - VEHICLE INQUIRES	\$55.00	<b>\$100.00</b>		
61400-001	INSURANCE	\$25,200.00	<b>\$26,000.00</b>		
61610-001	TAX: CORP ANNUAL REPT	\$70.00	<b>\$85.00</b>		
	<b>TOTAL OPERATING EXPENSES</b>	<b>\$94,560.00</b>	<b>\$103,915.00</b>		
<b>UTILITY EXPENSE</b>					
62200-001	UTILITY: ELECTRIC	\$7,490.00	<b>\$6,800.00</b>		
62300-001	UTILITY: TRASH	\$6,450.00	<b>\$6,500.00</b>		
62301-001	UTILITY: WATER-SEWER	\$2,100.00	<b>\$2,200.00</b>		
62330-001	KEYLESS ACCES SYSTEM	\$1,500.00	<b>\$1,500.00</b>		
	<b>SUBTOTAL UTILITY EXPENSE</b>	<b>\$17,540.00</b>	<b>\$17,000.00</b>		
<b>COMMON AREA EXPENSES</b>					
62100-001	LANDSCAPE MULCH & ANNUALS	\$7,000.00	<b>\$7,500.00</b>		
62110-001	LANDSCAPE IRRIGATION	\$3,000.00	<b>\$3,500.00</b>		
62111-001	IRRIGATION METER READINGS	\$1,800.00	<b>\$2,500.00</b>		
62120-001	LANDSCAPE CONTRACT	\$97,000.00	<b>\$101,500.00</b>		
62130-001	LANDSCAPE REPLACEMENT	\$6,000.00	<b>\$9,500.00</b>		
62400-001	GENERAL MAINTENANCE/REPAIR	\$1,000.00	<b>\$1,500.00</b>		
62401-001	PLAYGROUND MAINTENANCE	\$500.00	<b>\$800.00</b>		
62402-001	SECURITY CAMERA MAINTENANC	\$1,500.00	<b>\$1,500.00</b>		
62404-001	JANITORIAL SERVICE	\$8,200.00	<b>\$12,600.00</b>		
62900-001	POOL: CONTRACT	\$7,000.00	<b>\$8,500.00</b>		
62901-001	POOL: SUPPLIES & REPAIRS	\$3,000.00	<b>\$3,000.00</b>		
62902-001	CABANA MAINTENANCE	\$2,000.00	<b>\$2,200.00</b>		
62903-001	SOCIAL EVENTS	\$500.00	<b>\$500.00</b>		
62904-001	EVENT SUPPLIES STORAGE	\$1,400.00	<b>\$1,650.00</b>		
62909-001	CONTINGENCY	\$1,800.00	<b>\$1,800.00</b>		
	<b>TOTAL COMMON EXPENSES</b>	<b>\$141,700.00</b>	<b>\$158,550.00</b>		
	<b>TOTAL EXPENSES</b>	<b>\$253,800.00</b>	<b>\$279,465.00</b>		
	<b>Current Year Net Income/(loss)</b>	<b>\$0.00</b>	<b>\$0.00</b>		

The Bahia Lakes HOA CY2026 Budget was reviewed and approved by the Board of Directors during a Special Board of Directors Meeting held on 17 November 2025, open to all homeowners.

*Ralph Skokanec*

Bahia Lakes HOA Board of Directors, President

Tuesday, November 18, 2025