

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

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 Skokanic*

Bahia Lakes HOA Board of Directors, President

Tuesday, November 18, 2025