

**2026 OPERATING BUDGET
BAYSIDE TERRACES OWNERS ASSOCIATION**

BUDGET FOR 2026

REVENUES

HOA Fees (\$3000 x 4 x 52 units)	\$624,000.00
Interest	\$200.00
Total Revenue	\$624,200.00

EXPENSES

Administrative Expenses

Legal	\$7,000.00
Taxes	\$0.00
Accounting/ management	\$7,200.00
Postage	\$100.00
Insurance Analysis	\$2,500.00
Master Assoc. Transfer	\$104,000.00
Miscellaneous	\$5,000.00
Total	\$125,800.00

Buildings & Grounds

Building Maintenance	\$25,000.00
Building Miscellaneous	\$10,000.00
Landscape Contract (Andre)	\$43,000.00
Labor (Lori)	\$27,000.00
Supplies	\$12,000.00
Pest/Fertilization	\$4,000.00
Mangrove Trimming	\$6,000.00
Palm Tree Trimming	\$2,400.00
Stump Grinding	\$1,500.00
Irrigation	\$4,000.00
Gator Maintenance	\$500.00
Grounds Miscellaneous	\$10,000.00
Total	\$145,400.00

Pool & Spa	
Permit	\$200.00
Pool Cleaning Contract	\$6,000.00
Electricity	\$9,360.00
Pool Miscellaneous	\$5,000.00
Repairs & Maintenance	\$7,000.00
Total	\$27,560.00
Utilities	
Electricity for outdoor lighting	\$2,600.00
Trash	\$12,600.00
Total	\$15,200.00
Insurance	
Property	\$151,000.00
Flood	\$87,000.00
Liability, D&O/Bond, Works Comp, Umbrella, Fidelity Bond	Included in Property Insurance
Total	\$238,000.00
TOTAL EXPENSES	\$551,960.00
Reserve Contribution	
Reserve Fund Transfer	\$64,000.00
Total Reserve Transfer	\$64,000.00
Total Expenses & Reserve Transfer	\$615,960.00
Gain/(Loss)	\$8,240.00