

**Bridgewater at Bayside Lakes HOA  
2023 Budget Approved for Mailing**

							Approved 2023 Annual Budget
<b>Income</b>							
	<b>4000 · INCOME</b>						
	4010 · Standard Lot Assessments						\$ 148,271.54
	4011 · Standard Lot Lawn						\$ 138,771.59
	4012 · Estate Lot Assessments						\$ 55,627.51
	4013 · Estate Lot Lawns						\$ 49,068.41
	4015 · RV Rental Fees						\$ 5,000.00
	4020 · Late Fees						
	4026 · Rental Inc 1676 La Maderia (57)						
	Annual reserves						\$ 25,000.00
	<b>Total 4000 · INCOME</b>						
<b>Total Income</b>							<b>\$ 421,739.05</b>
<b>Operating Profit</b>							<b>\$ 421,739.05</b>
<b>Expense</b>							
	<b>5000 · ADMINISTRATIVE</b>						
	5010 · Office & Postage						2,000.00
	5030 · Commercial Assoc. Fees						34,959.05
	5040 · Taxes & Licenses						810.00
	5050 · Insurance-Common Area						25,000.00
	5065 · Legal-Admin						5,000.00
	5070 · Management						15,120.00
	5080 · Security						500.00
	5100 · Bad Debt						5,000.00
	<b>Total 5000 · ADMINISTRATIVE</b>						<b>88,389.05</b>
	<b>6000 · GROUNDS</b>						
	6010 · Irrigation						19,200.00
	6011 · Irrigation Common						4,800.00
	6012 · Irrigation Parts						8,000.00
	6013 · Irrigation Parts Common						2,000.00
	6014 · Irrigation rebuild						0.00
	6030 · Lawn Service - Homes						140,640.00
	6040 · Lawn Service - Common						35,160.00
	6050 · Fertilization						20,000.00
	6051 · Fertilization Common						5,000.00

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		<b>6053 · Pressure Wash</b>					3,600.00
		<b>6060 · R &amp; M Pool</b>					5,000.00
		<b>6070 · R &amp; M Gate</b>					2,000.00
		<b>6080 · R &amp; M Pond</b>					1,000.00
		<b>6090 · Common Area Enhancements</b>					12,500.00
		<b>Total 6000 · GROUNDS</b>					<b>258,900.00</b>
		<b>7000 · BUILDING MAINTENANCE</b>					
		<b>7010 · Cleaning Service</b>					2,400.00
		<b>7020 · General Repairs &amp; Maintenance</b>					12,500.00
		<b>7030 · Security cameras</b>					900.00
		<b>Total 7000 · BUILDING MAINTENANCE</b>					<b>15,800.00</b>
		<b>8000 · UTILITIES</b>					
		<b>8010 · Electric</b>					25,350.00
		<b>8020 · Telephone - Gate</b>					600.00
		<b>8030 · Water</b>					1,300.00
		<b>8040 · Brighthouse - pool</b>					1,300.00
		<b>8041 · Ring security</b>					100.00
		<b>Total 8000 · UTILITIES</b>					<b>28,650.00</b>
		<b>Total Expense</b>					<b>391,739.05</b>
		<b>Reserve Contribution</b>					<b>\$ 25,000.00</b>
		<b>additional reserve contribution</b>					<b>\$ -</b>
		<b>Total</b>					<b>\$ 416,739.05</b>
		<b>Total Maintenance</b>	<b>\$203,899.05</b>				
		<b>Total Pass Through Expenses</b>		<b>\$187,840.00</b>			
		<b>Annual Assessments</b>	<b>Maint</b>	<b>Lawn</b>	<b>Reserves</b>	<b>Total</b>	<b>Monthly Dues</b>
		Standard (181 homes)	<b>\$819.18</b>	<b>\$766.69</b>	<b>\$102.04</b>	<b>\$1,687.91</b>	<b>\$ 140.66</b>
		Estate (64 Homes)	<b>\$869.18</b>	<b>\$766.69</b>	<b>\$102.04</b>	<b>\$1,737.91</b>	<b>\$ 144.83</b>
		The budget of the Association provides for limited voluntary deferred expenditure accounts, including capital expenditures and deferred maintenance, subject to limits on funding contained in our governing documents. Because the owners have not elected to provide for reserve accounts pursuant to Section 720.303(6), Florida Statutes, these funds are not subject to the restrictions on uses of such funds set forth in that Statute, nor are reserves calculated in accordance with that Statute.					

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