

BALD HEAD ASSOCIATION

2026 BUDGET

	2025 Operating Fund	2026 Operating Fund	2026 Reserve Fund	Total Funds	Yr. to Yr. Change Operating Fund
Revenues					
Master Association Revenue				-	
4000 - 000 Assessments Income - Basic	847,552	899,195		899,195	51,643
4300 - 000 NSB Reserves Interest Income - BHA	17,273	17,273		17,273	-
4305 - 000 Vanguard Reserves Income	19,527	19,527		19,527	-
4306 - 000 Vanguard Reserves Interest Income		-		-	-
4225 - 000 Re-sale Transfer Fee Income	23,400	23,400		23,400	-
4050 - 000 Recovery of Bad Debt		-		-	-
4060 - 000 Interest Fee - Late Assessments - BH	3,536	1,000		1,000	(2,536)
4065 - 000 Late Fee	6,878	6,500		6,500	(378)
4070 - 000 Collection Fees	98	-		-	(98)
4850 - 000 Misc. Income	5,050	5,000		5,000	(50)
Operations Administrative Revenue	239,171	233,671		233,671	(5,500)
Communications & Marketing Revenue	66,432	71,180		71,180	4,748
Amenity Revenue	58,451	63,625		63,625	5,174
TOTAL REVENUES	1,287,368	1,340,371	-	1,340,371	53,003
Expenses					
Overhead & Related Expenses	908,608	935,563		935,563	26,955
Operations Administrative Expenses	122,677	126,468		126,468	3,791
Board Related Expenses	11,311	12,200		12,200	889
Communications & Marketing	43,522	48,651		48,651	5,129
Taxes, Fees & Insurance	87,463	122,171		122,171	34,708
Common Area Maintenance Expenses	13,723	16,900		16,900	3,177
Amenity Specific Expenses	76,856	90,493		90,493	13,637
TOTAL OPERATING & ADMINISTRATIVE EXPENSES	1,264,160	1,352,446	-	1,352,446	88,286
Reserve Projects & Required Annual Contribution					
Planned Projects 2026					
Funds due to Operating from Reserves Savings Accounts			(15,500)	(15,500)	(15,500)
Planned Reserve Project Repairs-Association C	-		15,500	15,500	15,500
Annual Reserve Funding Savings Contributions (50% Funding Rate)				-	-
9200 - 000 Reserves Expense - Master	-		12,282	12,282	12,282
9200 - 080 Reserves Expense - Boat Yard	4,550		3,560	3,560	(990)
9200 - 085 Reserves Expense - Garden	1,750		-	-	(1,750)
9200 - 100 Reserves Expense - AC	15,000		14,062	14,062	(938)
9200 - 125 Reserves Expense - Battery 4	10,500		3,738	3,738	(6,762)
9200 - 900 Reserves Expense - Cedar Court	448		141	141	(307)
9200 - 950 Reserves Expense - Palm Court	1,750		160	160	(1,590)
TOTAL RESERVE EXPENSES & CREDIT	33,998	-	33,943	33,943	(55)
TOTAL EXPENSES	1,298,158	1,352,446	33,943	1,386,389	88,231
GAIN/LOSS	(10,790)	(12,075)		(46,018)	(35,228)
CARRYOVER FROM PRIOR YEAR OPERATING SURPLUS	-	-	-	-	-
NET INCOME	(10,790)	(12,075)	-	(46,018)	(35,228)