

Bahia Bay Property Owners Association 4 - Year Plan for Bulkhead/Cap Repair

Expense Item	Cost / Unit	Total Cost	Accumulated Surplus
2015 3 bulkheads	\$17,500	\$52,500	
5 caps	\$5,000	\$25,000	
Total Repairs		\$77,500	
Operating Expenses		\$30,404	
Total Expenses		\$107,904	
2015 dues @ 363* (123 lots) plus Special Assessment of \$537 Total Annual = \$900		\$110,700	\$2796
2016 3 bulkheads	\$18,025	\$54,075	
5 caps	\$5,150	\$25,750	
Total Repairs		\$79,825	
Operating Expenses		\$31,316	
Total Expenses		\$111,141	
2016 dues @ \$399** (123 lots) plus Special Assessment of \$537 Total Annual = \$936		\$115,128	\$6783
2017 3 bulkheads	\$18,565	\$55,695	
5 caps	\$5,300	\$26,500	
Total Repairs		\$82,195	
Operating Expenses		\$32,255	
Total Expenses		\$114,450	
2017 dues @ \$399** (123 lots) Plus Special Assessment of \$537 Total Annual = \$936		\$115,128	\$7461

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Expense Item	Cost/ Unit	Total Cost	Accumulated surplus
2018 3 bulkheads	\$19,122	\$57,366	
5 caps	\$5460	\$27,300	
Total Repairs		\$84,666	
Operating Expenses		\$33,222	
Total Expenses		\$117,888	
2018 dues @\$399** (123 lots) Plus Special Assessment of \$537 Total Annual = \$936		\$115,128	\$4701 Expenses exceeding Rev by \$2760 paid from surplus

* \$363 Annual Dues for 2015

**\$399 Annual Dues for 2016-2018

\$537 Bulkhead Assessment for 2015-2018