



Approved Operating Budget
Saga Bay Property Owners Association, Inc.
August 1, 2026 through July 31, 2027

Description	Current Period			August 2025 - April 2026			2025-2026	Monthly Average	2026-2027													
	Apr-26	Budget	Variance	Actual	Budget	Variance			Monthly Annual													
INCOME:																						
4001-00 Maintenance Fees Income	\$	35,262.37	\$	35,262.37	\$	0.00	\$	317,361.33	\$	317,361.33	\$	0.00	\$	423,148.46	\$	35,262.37	\$	39,300.00	\$	471,600.00		
4010-00 Misc. Charges Income		-		-		\$	0.00	\$	9,976.95	-	\$	9,976.95	-	\$	1,108.55	\$	-	\$	-			
4015-00 Late Fees Income		-		-		\$	0.00	\$	19,275.00	-	\$	19,275.00	-	\$	2,141.67	\$	-	\$	-			
4040-00 Interest Earned- Operating	\$	1.68		-		\$	1.68	\$	12.18	-	\$	12.18	-	\$	1.35	\$	-	\$	-			
4060-00 NSF Fees Income		-		-		\$	0.00	\$	425.00	-	\$	425.00	-	\$	47.22	\$	-	\$	-			
Total INCOME	\$	35,264.05	\$	35,262.37	\$	1.68	\$	347,050.46	\$	317,361.33	\$	29,689.13	\$	423,148.46	\$	38,561.16	\$	39,300.00	\$	471,600.00		
EXPENSES:																						
General / Administrative																						
5000-00 Management Fees	\$	5,576.94	\$	5,576.94	\$	0.00	\$	50,192.46	\$	50,192.46	\$	0.00	\$	66,923.22	\$	5,576.94	\$	5,740.00	\$	68,880.00		
5004-00 Accounting Professional		-	\$	400.00		\$	400.00	\$	575.00	\$	3,600.00	\$	3,025.00	\$	4,800.00	\$	63.89	\$	400.00	\$	4,800.00	
5005-00 Legal Fees Expense	\$	278.00	\$	980.00		\$	702.00	\$	2,172.83	\$	8,820.00	\$	6,647.17	\$	11,760.00	\$	241.43	\$	1,000.00	\$	12,000.00	
5010-00 Insurance Expense	\$	4,827.25	\$	4,848.63		\$	21.38	\$	43,928.02	\$	43,637.67		\$	(290.35)	\$	58,183.60	\$	4,880.89	\$	4,802.98	\$	57,635.74
5015-00 License Fees & Permits		-	\$	75.00		\$	75.00	\$	1,058.25	\$	675.00		\$	(383.25)	\$	900.00	\$	117.58	\$	100.00	\$	1,200.00
5020-00 Office/ Administrative Exp	\$	414.33	\$	401.50		\$	(\$12.83)	\$	4,841.64	\$	3,613.50		\$	(\$1,228.14)	\$	4,817.99	\$	537.96	\$	550.00	\$	6,600.00
5021-00 Meeting Expense		-	\$	55.00		\$	55.00	\$	159.90	\$	495.00		\$	\$335.10	\$	660.00	\$	17.77	\$	25.00	\$	300.00
5026-00 Newsletter / Website		-	\$	89.17		\$	\$89.17	\$	2,303.24	\$	802.53		\$	(\$1,500.71)	\$	1,070.04	\$	255.92	\$	250.00	\$	3,000.00
5030-00 Coupon Booklets		-	\$	315.00		\$	\$315.00	\$	47.45	\$	2,835.00		\$	\$2,787.55	\$	3,780.00	\$	5.27	\$	315.00	\$	3,780.00
7020-00 Bad Debt	\$	583.00	\$	583.00		\$	0.00	\$	5,830.00	\$	5,247.00		\$	(\$583.00)	\$	6,995.97	\$	647.78	\$	583.33	\$	6,999.96
7040-00 Property Taxes		-	\$	60.00		\$	\$60.00	\$	612.36	\$	540.00		\$	(\$72.36)	\$	720.00	\$	68.04	\$	60.00	\$	720.00
Total General / Administrative	\$	11,679.52	\$	13,384.24	\$	1,704.72	\$	111,721.15	\$	120,458.16	\$	8,737.01	\$	160,610.82	\$	12,413.46	\$	13,826.31	\$	165,915.70		
Utilities																						
5055-00 Electricity	\$	596.01	\$	550.00		\$	(\$46.01)	\$	5,466.43	\$	4,950.00		\$	(\$516.43)	\$	6,600.00	\$	607.38	\$	610.00	\$	7,320.00
Total Utilities	\$	596.01	\$	550.00		\$	(\$ 46.01)	\$	5,466.43	\$	4,950.00		\$	(\$516.43)	\$	6,600.00	\$	607.38	\$	610.00	\$	7,320.00
Contract Services																						
5160-00 Holiday Lighting		-	\$	1,500.00		\$	\$1,500.00	\$	20,054.00	\$	13,500.00		\$	(\$6,554.00)	\$	18,000.00	\$	2,228.22	\$	1,750.00	\$	21,000.00
5170-00 Lake Maintenance		-	\$	800.00		\$	\$800.00	\$	4,736.33	\$	7,200.00		\$	\$2,463.67	\$	9,600.00	\$	526.26	\$	816.00	\$	9,792.00
5170-10 Security Expense		-	\$	5,047.32		\$	\$5,047.32		-	\$	45,425.88		\$	\$45,425.88	\$	60,567.90	\$	-	\$	8,333.33	\$	100,000.00
6015-00 Landscape Maintenance	\$	3,100.00	\$	3,950.00		\$	\$850.00	\$	30,951.50	\$	35,550.00		\$	\$4,598.50	\$	47,400.00	\$	3,439.06	\$	3,950.00	\$	47,400.00
6016-00 Spray Service / Fertilization	\$	866.25	\$	600.00		\$	(\$266.25)	\$	1,732.50	\$	5,400.00		\$	\$3,667.50	\$	7,200.00	\$	192.50	\$	400.00	\$	4,800.00
Total Contract Services	\$	3,966.25	\$	11,897.32	\$	7,931.07	\$	57,474.33	\$	107,075.88	\$	49,601.55	\$	142,767.90	\$	6,386.04	\$	15,249.33	\$	182,992.00		
Maintenance																						
6010-00 General Repairs		-	\$	600.00		\$	\$600.00	\$	6.62	\$	5,400.00		\$	\$5,393.38	\$	7,200.00	\$	0.74	\$	884.66	\$	10,615.89
6016-00 Lighting		-	\$	600.00		\$	\$600.00	\$	10,649.97	\$	5,400.00		\$	(\$5,249.97)	\$	7,200.00	\$	1,183.33	\$	600.00	\$	7,200.00
6020-00 Landscape Extras	\$	5,300.00		-		\$	(\$5,300.00)	\$	5,300.00		-		\$	(\$5,300.00)		-	\$	588.89	\$	-	\$	-
6021-00 Beaches & Parks		-	\$	100.00		\$	\$100.00	\$	3,299.84	\$	900.00		\$	(\$2,399.84)	\$	1,200.00	\$	366.65	\$	100.00	\$	1,200.00
6025-00 Tree Trimming & Removal		-	\$	1,250.00		\$	\$1,250.00	\$	11,768.75	\$	11,250.00		\$	(\$518.75)	\$	15,000.00	\$	1,307.64	\$	1,250.00	\$	15,000.00
6030-00 Irrigation Maintenance		-	\$	166.67		\$	\$166.67		-	\$	1,500.03		\$	\$1,500.03	\$	2,000.00	\$	-	\$	100.00	\$	1,200.00
7020-00 Camera Installation		-	\$	1,000.00		\$	\$1,000.00		-	\$	9,000.00		\$	\$9,000.00	\$	12,000.00	\$	-	\$	500.00	\$	6,000.00
Total Maintenance	\$	5,300.00	\$	3,716.67		\$	(\$ 1,583.33)	\$	31,025.18	\$	33,450.03		\$	2,424.85)	\$	44,600.00	\$	3,447.24	\$	3,434.66	\$	41,215.89
Reserves																						
8000-00 Reserves - General	\$	881.49	\$	881.49		\$	0.00	\$	7,933.41	\$	7,933.41		\$	0.00	\$	10,577.90	\$	881.49	\$	881.49	\$	10,577.90
8030-00 Reserves- Perimeter Wall	\$	4,832.65	\$	4,832.65		\$	0.00	\$	43,493.85	\$	43,493.85		\$	0.00	\$	57,991.84	\$	4,832.65	\$	4,832.65	\$	57,991.84
8060-00 Reserves- Tree		-		-		\$	0.00		-		-		\$	0.00		-	\$	-	\$	465.56	\$	5,586.67
Total Reserves	\$	5,714.14	\$	5,714.14		\$	-	\$	51,427.26	\$	51,427.26		\$	0.00	\$	68,569.74	\$	5,714.14	\$	6,179.70	\$	74,156.41
Total Expenses	\$	27,255.92	\$	35,262.37	\$	8,006.45	\$	257,114.35	\$	317,361.33	\$	60,246.98	\$	423,148.46	\$	28,568.26	\$	39,300.00	\$	471,600.00		
Net Income:	\$	8,008.13	\$	0.00	\$	8,008.13	\$	89,936.11	\$	0.00	\$	89,936.11	\$	0.00	\$	9,992.90	\$	0.00	\$	0.00		
												2025-2026	2026-2027	Increase								
												\$	161.75	\$	180.00	\$	18.25					



Approved Reserve Budget
Saga Bay Property Owners Association, Inc.

August 1, 2026 through July 31, 2027

Reserve Account	Estimated Replacement Cost	Projected 7/31/2026 funds Collected	Fundable Reserves	Remaining Life (Years)	Annual Amount	Monthly Amount
GENERAL	100,000	36,533	63,467	6	10,577.90	881.49
PERIMETER WALL	450,000	102,049	347,951	6	57,991.84	4,832.65
LIGHTING	28,695	28,695	0	1	0.00	0.00
IRRIGATION	44,000	44,000	0	1	0.00	0.00
ENTRANCE SIGNS / BOARD	15,000	15,000	0	1	0.00	0.00
BEAUTIFICATION PROJECT MASTER PLAN						
(Comcast Income)	92,820	92,820	0	2	0.00	0.00
TREE REPLACEMENT	167,600	-	167,600	30	5,586.67	465.56
INTEREST	11,860	-	0	0	0	0.00
	909,975.00	319,097	579,018.43		74,156.41	6,179.70