

Baytree Policy for Assignment of Homeowner Maintenance Fees October 29, 2022

Policy:

For the 2023 Baytree HOA budget, it shall be the policy of the Baytree Board of Directors to allocate the cost of homeowners' lawn maintenance and irrigation fees based on lot size utilization and consumption of service. This allocation will continue in future budgets. It shall also be the policy of the Baytree Board of Directors to allocate expenses in an equitable, transparent, and fair manner.

Rationale for Budget Allocation Change:

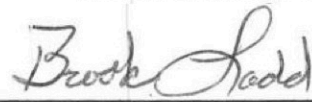
To allocate the expenses associated with lawn maintenance and irrigation services, the expenses were separated into expense for common areas (which is spread to all residents) and expense for individual residences. The residences are now divided into four categories based on similar lot sizes and utilization of services within each category. Lot sizes were determined using lot sizes documented on the Lake County Property Appraiser's website.

The new lot-size categories are: Villas, Small Lots, Medium Lots, and Large Lots. Utilization of lawn maintenance services and irrigation water are directly related to lot sizes. Expenses for these two services are allocated by lot-size category.

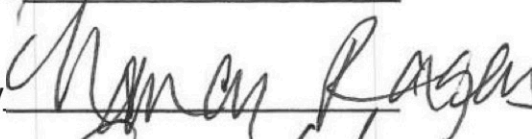
All remaining budgeted expenses support the commonly shared areas which are provided for the enjoyment of all property owners. These expenses are divided and shared equally with all 215 property owners. Only lawn maintenance and irrigation services are allocated by lot size.

To minimize the impact of rate changes for eleven owners who have the highest fee increases, their increased fees will be phased in incrementally over the next five years from 2023-2027. Twenty-four small lot owners will have their rates frozen at the 2022 level for 2023. The rate for these twenty-four owners will remain at the same level until future budget requirements increase the calculated rate for their lot size.

Lee Sullivan, President 

Brook Ladd, VP 

Barbara Fabian, Treasurer 

Nancy Rogers, Secretary 

Daniel Hottle, Director 

2023 MANDATORY HOA ASSESSMENT

	COST/UNIT	MO.	YR
215 ALL HOMES	135.70	\$29,175.55	\$350,106.00

2023 Mandatory HOA Landscaping and Irrigation Assessment

	Cost/Unit	MO.	YR.
76 Villas	\$30.87	\$2,346.12	\$28,153.44
24 Small Lot	\$84.01	\$2,016.24	\$24,194.88
87 Medium lot	\$98.59	\$8,577.33	\$102,927.96
11 Stair Step	\$110.12	\$1,211.32	\$14,535.84
17 Large lot	\$156.22	\$2,655.74	\$31,868.88

\$201,681.00

TOTAL INCOME \$551,787.00

Villa Assessment

76 Villas	\$20.00	\$1,502.00	\$18,240.00	Termite Bond and Exterior
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Total assessment for 2023

Monthly Annually

76 Villas		\$186.57	\$2,238.84	Includes the \$20.00 fee
24 Small Lot		\$219.71	\$2,636.52	
87 Medium Lot		\$234.29	\$2,811.48	
11 Stair Step Lot	<i>SVPS only</i>	\$245.82	\$2,949.84	
17 Large Lot		\$291.92	\$3,503.04	