

Baytree Villas Homeowners Association

2026

Proposed Budget January 01, 2026 to December 31, 2026

Based on 215 units assessed Monthly

GL ACCOUNT		MONTHLY	ANNUALLY
INCOME FOR MANDATORY ASSESSMENTS			
4010	ASSESSMENTS TOTAL (See Breakdown)	\$53,388.29	\$640,659.48
4015	GREENSPACE SPECIAL ASSESSMENTS	\$2,194.50	\$26,334.00
TOTAL INCOME		\$55,582.79	\$666,993.48
OPERATING EXPENSES			
ADMINISTRATIVE			
5010	MANAGEMENT SERVICE	\$1,365.00	\$16,380.00
5019	BANK FEES	\$11.67	\$140.00
5020	COPIES/OFFICE SUPPLIES/POSTAGE	\$416.67	\$5,000.00
5027	SUNSHINE COMMITTEE	\$41.67	\$500.00
5023	NEWSLETTERS/WEBSITE/PHONE DIRECTORY	\$250.00	\$3,000.00
5030	INSURANCE-LIABILITY/PROPERTY/D&O	\$1,666.67	\$20,000.00
5040	LEGAL/PROFESSIONAL SERVICE	\$625.00	\$7,500.00
5050	CORPORATE REPORT	\$5.17	\$62.00
5070	TAX PREPARATION/ACCOUNTING	\$366.67	\$4,400.00
5075	SOCIAL COMMITTEE	\$0.00	\$0.00
5080	BAD DEBT	\$2.50	\$30.00
TOTAL ADMINISTRATIVE EXPENSES		\$4,751.00	\$57,012.00
UTILITIES			
5110	ELECTRICITY-IRRIGATION	\$666.67	\$8,000.00
5120	WATER-IRRIGATION	\$3,416.67	\$41,000.00
5130	CLUBHOUSE PHONE/WIFI/ZOOM	\$154.50	\$1,854.00
5145	ELECTRICITY CLUBHOUSE/POOL	\$1,166.67	\$14,000.00
5150	WATER /SEWER- CLUBHOUSE/POOL	\$275.00	\$3,300.00
TOTAL UTILITIES		\$5,679.50	\$68,154.00
LANDSCAPING AND GROUNDS			
5210	LAWN MAINTENANCE CONTRACT	\$22,125.00	\$265,500.00
5215	GROUNDS UPGRADES REPAIR & MAINT.	\$2,083.33	\$25,000.00
5225	GREENSPACE MOWING	\$1,000.00	\$12,000.00
5235	POND MAINTENANCE	\$390.00	\$4,680.00
5240	IRRIGATION REPAIR	\$1,291.67	\$15,500.00
5280	GREENSPACE SUPPLIES & REPAIRS	\$175.00	\$2,100.00
TOTAL LANDSCAPING & GROUNDS		\$27,065.00	\$324,780.00
REPAIRS AND MAINTENANCE			
5320	PRESSURE CLEANING	\$1,666.67	\$20,000.00
TOTAL REPAIRS & MAINTENANCE		\$1,666.67	\$20,000.00
POOL FACILITIES			
5410	POOL MAINTENANCE CONTRACT	\$900.00	\$10,800.00
5415	POOL HEATING(PROPANE)	\$1,750.00	\$21,000.00
5420	POOL EQUIPMENT REPAIRS	\$750.00	\$9,000.00
5425	POOL PERMITS	\$43.75	\$525.00
TOTAL POOL & FACILITIES		\$3,443.75	\$41,325.00
CLUBHOUSE FACILITIES			
5510	CLUBHOUSE JANITORIAL SERVICE	\$1,000.00	\$12,000.00
5520	CLUBHOUSE REPAIR & MAINT/SUPPLIES	\$291.67	\$3,500.00
5530	CLUHOUSE EXTERMINATING	\$36.75	\$441.00
5710	CLUBHOUSE TERMITE BOND	\$20.67	\$248.00
5550	CLUBHOUSE LIBRARY EXPENSE	\$37.50	\$450.00
5560	CLUBHOUSE EXERCISE ROOM	\$41.67	\$500.00
TOTAL CLUBHOUSE FACILITIES		\$1,428.25	\$17,139.00
GREENSPACE LOAN			
5615	GREENSPACE LOAN PMT FROM SPC ASSESSMENT	\$2,194.50	\$26,334.00
5620	GREENSPACE LOAN PMT FROM MAINT FEES	\$893.75	\$10,725.00
TOTAL GREENSPACE LOAN		\$3,088.25	\$37,059.00
VILLAS			
5710	VILLA TERMITE BOND	\$390.83	\$4,690.00
TOTAL VILLAS		\$390.83	\$4,690.00
TOTAL OPERATING COST		\$44,034.17	\$570,159.00
RESERVES			
5920	RESERVE-ROADS		
5940	RESERVE - LANDSCAPING WATER RECLAIM		
5980	RESERVE - CLUBHOUSE		
5930	RESERVE - POOL/SPA		
5950	RESERVE - STROM DRAIN		
TOTAL RESERVE		\$8,069.54	\$96,834.48
TOTAL OPERATING & RESERVE EXPENSES		\$52,103.71	\$666,993.48
		MONTHLY	ANNUALLY
ASSESSMENTS FOR VILLAS (76)		\$203.66	\$2,443.92
ASSESSMENTS FOR SMALL LOTS (24)		\$230.11	\$2,761.32
ASSESSMENTS FOR MEDIUM LOTS (87)		\$269.30	\$3,231.60
ASSESSMENTS FOR STAIR STEP LOTS (11)		\$305.11	\$3,661.32
ASSESSMENTS FOR LARGE LOTS (17)		\$329.54	\$3,954.48