

Baytree Villas Homeowners Association

2027

Proposed Budget January 1, 2027 to December 31, 2027

Based on 215 units assessed Monthly

	MONTHLY	ANNUALLY
INCOME FOR MANDATORY ASSESSMENTS		
ASSESSMENTS TOTAL (See Breakdown)	\$56,056.78	\$672,681.36
GREENSPACE SPECIAL ASSESSMENTS	\$2,181.17	\$26,174.00
TOTAL INCOME	\$58,237.95	\$698,855.36
OPERATING EXPENSES		
ADMINISTRATIVE		
MANAGEMENT SERVICE	\$1,365.00	\$16,380.00
BANK FEES	\$11.67	\$140.00
COPIES/OFFICE SUPPLIES/POSTAGE	\$416.67	\$5,000.00
SUNSHINE EXPENSE	\$41.67	\$500.00
NEWSLETTERS/WEBSITE/PHONE DIRECTORY	\$250.00	\$3,000.00
INSURANCE-LIABILITY/PROPERTY/D&O	\$1,750.00	\$21,000.00
LEGAL/PROFESSIONAL SERVICE	\$375.00	\$4,500.00
CORPORATE REPORT	\$5.17	\$62.00
TAX PREPARATION/ACCOUNTING	\$366.67	\$4,400.00
SOCIAL COMMITTEE	\$0.00	\$0.00
BAD DEBT	\$4.17	\$50.00
OWNER REFUNDS	\$0.00	\$0.00
TOTAL ADMINISTRATIVE EXPENSES	\$4,586.00	\$55,032.00
UTILITIES		
ELECTRICITY-IRRIGATION	\$708.33	\$8,500.00
WATER-IRRIGATION	\$5,000.00	\$60,000.00
CLUBHOUSE PHONE/WIFI/ZOOM	\$233.33	\$2,800.00
ELECTRICITY CLUBHOUSE/POOL	\$1,208.33	\$14,500.00
WATER /SEWER- CLUBHOUSE/POOL	\$333.33	\$4,000.00
TOTAL UTILITIES	\$7,483.33	\$89,800.00
LANDSCAPING AND GROUNDS		
LAWN MAINTENANCE CONTRACT	\$22,125.00	\$265,500.00
GROUNDS UPGRADES REPAIR & MAINT.	\$4,166.67	\$50,000.00
GREENSPACE MOWING	\$1,030.00	\$12,360.00
POND MAINTENANCE	\$405.00	\$4,860.00
IRRIGATION REPAIR	\$1,250.00	\$15,000.00
GREENSPACE SUPPLIES & REPAIRS	\$175.00	\$2,100.00
TOTAL LANDSCAPING & GROUNDS	\$29,151.67	\$349,820.00
REPAIRS AND MAINTENANCE		
PRESSURE CLEANING	\$1,666.67	\$20,000.00
TOTAL REPAIRS & MAINTENANCE	\$1,666.67	\$20,000.00
POOL FACILITIES		
POOL MAINTENANCE CONTRACT	\$900.00	\$10,800.00
POOL HEATING(PROPANE)	\$1,750.00	\$21,000.00
POOL EQUIPMENT REPAIRS	\$500.00	\$6,000.00
POOL PERMITS	\$43.75	\$525.00
POOL MAINT. CONTRACT MECHANICAL - SNYDER POOL	\$75.00	\$900.00
TOTAL POOL & FACILITIES	\$3,268.75	\$39,225.00
CLUBHOUSE FACILITIES		
CLUBHOUSE JANITORIAL SERVICE	\$1,100.00	\$13,200.00
CLUBHOUSE REPAIR & MAINT/SUPPLIES	\$291.67	\$3,500.00
CLUBHOUSE EXTERMINATING	\$36.75	\$441.00
CLUBHOUSE TERMITE BOND	\$20.83	\$250.00
CLUBHOUSE LIBRARY EXPENSE	\$37.50	\$450.00
CLUBHOUSE EXERCISE ROOM	\$41.67	\$500.00
TOTAL CLUBHOUSE FACILITIES	\$1,528.42	\$18,341.00
GREENSPACE LOAN		
GREENSPACE LOAN PMT FROM SPC ASSESSMENT	\$2,181.17	\$26,174.00
GREENSPACE LOAN PMT FROM MAINT FEES	\$907.08	\$10,885.00
TOTAL GREENSPACE LOAN	\$3,088.25	\$37,059.00
VILLAS		
VILLA TERMITE BOND	\$411.58	\$4,939.00
TOTAL VILLAS	\$411.58	\$4,939.00
TOTAL OPERATING COST	\$47,684.83	\$614,216.00
RESERVES		
RESERVE-ROADS		
RESERVE - LANDSCAPING WATER RECLAIM		
RESERVE - CLUBHOUSE		
RESERVE - POOL/SPA		
RESERVE - STORM DRAIN		
TOTAL RESERVE	\$7,053.28	\$84,639.36
TOTAL OPERATING & RESERVE EXPENSES	\$54,738.11	\$698,855.36
	MONTHLY	ANNUALLY
ASSESSMENTS FOR VILLAS (76)	\$211.95	\$2,543.40
ASSESSMENTS FOR SMALL LOTS (24)	\$240.08	\$2,880.96
ASSESSMENTS FOR MEDIUM LOTS (87)	\$281.70	\$3,380.40
ASSESSMENTS FOR LARGE LOTS (28)	\$345.67	\$4,148.04