

# **Baytree**

***Community Development District***



**Adopted Budget**

**FY 2014**

Presented by:



**Baytree**  
**Community Development District**  
**Adopted Budget FY 2014**

Description	Adopted Budget FY2013	Actual thru 6/30/13	Projected Next 3 Months	Total Projected 9/30/13	Adopted Budget FY 2014
<b>Revenues</b>					
Maintenance Assessments	\$650,700	\$653,149	\$0	\$653,149	\$695,968
Interest Income	\$50	\$35	\$0	\$35	\$50
Miscellaneous Income (IOB Cost Share Agreement)	\$27,009	\$22,076	\$4,933	\$27,009	\$27,034
Miscellaneous Income	\$4,000	\$3,445	\$1,140	\$4,585	\$4,000
Allocation of Road Paving Funding - Baytree	\$0	\$94,834	\$0	\$94,834	\$0
Allocation of Road Paving Funding - Isles of Baytree	\$0	\$39,613	\$0	\$39,613	\$0
Allocation of Capital Reserve Funding	\$0	\$275,221	\$0	\$275,221	\$0
Projected Excess Revenues - FY 2013	\$0	\$0	\$0	\$0	\$13,410
<b>Total Revenues</b>	<b>\$681,759</b>	<b>\$1,088,373</b>	<b>\$6,073</b>	<b>\$1,094,446</b>	<b>\$740,462</b>
<b>Expenditures</b>					
<i>Administrative</i>					
Supervisor Fees	\$8,000	\$5,400	\$1,000	\$6,400	\$8,000
FICA Expenses	\$612	\$413	\$78	\$491	\$612
Engineering	\$25,000	\$29,655	\$15,000	\$44,655	\$25,000
Assessment Administration	\$7,500	\$7,500	\$0	\$7,500	\$7,500
Attorney Fees	\$17,750	\$15,080	\$5,000	\$20,080	\$17,750
Annual Audit	\$4,000	\$4,100	\$0	\$4,100	\$4,100
Management Fees	\$38,588	\$28,941	\$9,647	\$38,588	\$38,588
Computer Time	\$1,000	\$750	\$250	\$1,000	\$1,000
Telephone	\$150	\$9	\$25	\$34	\$150
Postage	\$1,500	\$1,713	\$750	\$2,463	\$1,500
Insurance	\$12,870	\$11,739	\$0	\$11,739	\$12,600
Tax Collector Fee	\$13,200	\$12,644	\$0	\$12,644	\$12,700
Printing & Binding	\$2,200	\$1,003	\$1,250	\$2,253	\$2,200
Legal Advertising	\$1,800	\$0	\$1,000	\$1,000	\$1,800
Website Administration	\$600	\$450	\$150	\$600	\$600
Other Current Charges	\$1,500	\$711	\$700	\$1,411	\$1,250
Office Supplies	\$500	\$143	\$250	\$393	\$500
Property Taxes	\$0	\$0	\$0	\$0	\$250
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
<b>Administrative Expenses</b>	<b>\$136,945</b>	<b>\$120,426</b>	<b>\$35,100</b>	<b>\$155,526</b>	<b>\$136,275</b>

**Baytree**  
**Community Development District**  
**Adopted Budget FY 2014**

Description	Adopted Budget FY2013	Actual thru 6/30/13	Projected Next 3 Months	Total Projected 9/30/13	Adopted Budget FY 2014
<i>Operation and Maintenance</i>					
Security Contract	\$112,181	\$74,304	\$31,753	\$106,057	\$112,181
Gate Maint. Contract	\$1,200	\$1,100	\$0	\$1,100	\$1,200
Maintenance - Gatehouse	\$10,000	\$8,474	\$600	\$9,074	\$9,000
Telephone - Gatehouse/Pool	\$6,360	\$5,199	\$1,740	\$6,939	\$7,500
Transponders	\$2,650	\$2,995	\$0	\$2,995	\$3,000
Field Management Fees	\$26,250	\$19,688	\$6,564	\$26,252	\$26,250
Utilities	\$72,900	\$43,750	\$15,590	\$59,341	\$65,000
Maintenance - Lakes	\$36,107	\$24,042	\$15,385	\$39,427	\$36,107
Maintenance - Landscape Contract	\$84,955	\$65,010	\$21,669	\$86,679	\$86,676
Maintenance - Additional Landscape	\$15,000	\$12,763	\$1,500	\$14,263	\$18,000
Maintenance - Pool	\$14,440	\$11,766	\$2,760	\$14,526	\$14,440
Maintenance - Irrigation	\$7,000	\$6,664	\$1,500	\$8,164	\$7,000
Maintenance - Lighting	\$4,000	\$2,332	\$600	\$2,932	\$6,500
Maintenance - Monuments	\$2,250	\$2,575	\$1,500	\$4,075	\$2,800
Maintenance - Other Field (R&M General)	\$7,000	\$4,054	\$2,750	\$6,804	\$6,250
Maintenance - Playground	\$750	\$0	\$500	\$500	\$750
Maintenance - Tennis Court Area	\$1,000	\$0	\$500	\$500	\$1,000
Christmas Lighting	\$0	\$0	\$0	\$0	\$5,000
Operating Supplies	\$1,000	\$0	\$500	\$500	\$750
Sidewalk/Curb Cleaning	\$5,000	\$0	\$5,000	\$5,000	\$5,000
Miscellaneous	\$3,000	\$0	\$1,500	\$1,500	\$1,500
<b>O&amp;M Expenses</b>	<b>\$413,043</b>	<b>\$284,716</b>	<b>\$111,911</b>	<b>\$396,627</b>	<b>\$415,904</b>
<i>Reserves</i>					
Transfer Out - Capital Projects- Paving - Baytree	\$60,000	\$140,058	\$0	\$140,058	\$45,224
Transfer Out - Capital Projects - IOB Funds	\$0	\$54,389	\$0	\$54,389	\$14,776
Transfer Out - Capital Projects - Reserves	\$42,500	\$334,436	\$0	\$334,436	\$69,605
Transfer Out - Community Beautification Fund	\$0	\$0	\$0	\$0	\$45,268
Transfer Our - Projected Excess Revenues	\$0	\$0	\$0	\$0	\$13,410
Lake Bank Restoration Reserves	\$20,000	\$0	\$0	\$0	\$0
Operating Reserve	\$9,272	\$0	\$0	\$0	\$0
<b>Reserves</b>	<b>\$131,772</b>	<b>\$528,883</b>	<b>\$0</b>	<b>\$528,883</b>	<b>\$188,283</b>
<b>Total Expenses</b>	<b>\$681,759</b>	<b>\$934,025</b>	<b>\$147,011</b>	<b>\$1,081,036</b>	<b>\$740,462</b>
<b>Excess Revenues</b>	<b>(\$0)</b>	<b>\$154,349</b>	<b>(\$140,939)</b>	<b>\$13,410</b>	<b>(\$0)</b>

**Baytree**  
**Community Development District**  
**Exhibit " A "**  
**Allocation of Operating Reserve**

Allocation of Operating Reserves

*Estimated Funds Available*

Beginning Fund Balance Balance - Fiscal Year 2013	\$524,779
Transfer Out to Capital Projects - Paving - Baytree	(\$94,834)
Transfer Out to Capital Projects - Paving - IOB	(\$39,613)
Transfer Out to Capital Projects - Reserve	(\$275,221)
<b>Total Estimated Funds Available - 9/30/13</b>	<b>\$115,111</b>

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*Allocation of Funds Available*

Funding of First Quarter Operating Expenses	<u>\$115,111</u>
<b>Total Operating Reserves</b>	<u><b>\$115,111</b></u>
	<u><u>Undesignated Cash</u></u>
	<u><u><b>\$0</b></u></u>

# Baytree Community Development District

## **REVENUES:**

### **Maintenance Assessments**

The District will levy a Non Ad Valorem Assessment on all taxable property within the Baytree Community Development District in order to pay for operating & maintenance expenditures for the Fiscal Year.

### **Interest Income**

Represents estimated interest earnings from cash balances in the District's operating account with Wachovia and investments through Regions.

### **Miscellaneous Income (IOB Cost Share Agreement)**

Represents estimated earnings from Isles of Baytree.

### **Miscellaneous Income**

Represents estimated earnings from the sale of security gate transponders, pool access cards, and tennis court instructor fees.

### **Projected Excess Revenues – FY 2013**

Usage of excess funds from FY 2013.

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## **EXPENDITURES**

### **Administrative:**

#### **Supervisor Fees**

Chapter 190 of the Florida Statutes allows for a member of the Board of Supervisors to be compensated \$200 per meeting.

#### **FICA Expenses**

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

#### **Engineering**

The District currently has a contract with Adkins Engineering to provide engineering service to the District. The contract includes preparation for board meetings, contract specifications, bidding, etc.

#### **Assessment Administration**

Expenses related to administering the Annual Assessments on the tax roll with the Brevard County Tax Collector.

#### **Attorney Fees**

The District contracts for legal counsel services. This contract includes preparation for board meetings, contract review, etc.

# Baytree Community Development District

## **Annual Audit**

The District is required by Florida Statute to arrange for an Independent audit of its financial records on an annual basis. The budget is based on the current rate for the annual audit.

## **Management Fees**

The District has contracted with Governmental Management Services-Central Florida, LLC to provide Management, Accounting and Recording Secretary Services for the District. The services include, but not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reporting, annual audits, etc.

## **Computer Time**

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a mainframe computer leased by Governmental Management Services-Central Florida, LLC.

## **Telephone**

Telephone and fax machine.

## **Postage**

Mailing of agenda packages, overnight deliveries, correspondence, etc.

## **Insurance**

The District's general liability, public official's liability and property insurance coverage is provided by the Preferred Governmental Insurance Trust (PGIT).

## **Tax Collector Fee**

Charges from the Tax Collector for administration of the tax collection process.

## **Printing & Binding**

The District incurs charges for printing and binding agenda packages and printing computerized checks, correspondence, stationery, envelopes, photocopies and other printed material.

## **Legal Advertising**

The District does most of its legal advertising in the Florida Today. Based on prior years cost for advertising regular meetings, special meetings, public hearings, etc..

## **Website Administration**

The District costs as they relate to the ongoing maintenance of its own website.

## **Other Current Charges**

Bank charges and any other miscellaneous expenses incurred during the year.

## **Office Supplies**

The District incurs charges for supplies that need to be purchased during the fiscal year, including copier and printer toner cartridges, paper, file folders, binders, pens, paper clips, and other such office supplies.

# Baytree Community Development District

**Property Taxes**

Represents the estimated non-ad valorem assessment from the County that will be charged to the District.

**Dues, License & Subscriptions**

The District is required to pay an annual fee to the Department of Economic Opportunity for \$175.

**Operation and Maintenance:**

**Security**

The District currently has a contract with Allegiance Security Services to provide security service for the District.

*Vendor: Allegiance Security Services*

<i>o Regular Hours: Contract cost of \$12.65 per hour for 356 days</i>	<i>Annual Costs</i> \$108,082
<i>o Holiday Hours: Contract cost of \$18.98 per hour for 9 days</i>	\$ 4,099
<i>o Total Cost</i>	<b><i>\$112,181</i></b>

**Gate Maintenance Contract**

Annual contract amount from for maintenance of the automated gate entrance systems.

**Maintenance - Gatehouse**

Represents maintenance contract for gates, and any other maintenance cost the District may incur at the security gate house, i.e. plumbing, gate repairs, etc.

**Telephone – Gatehouse/Pool**

The District has a telephone at the front entrance for the security staff to make local calls. Additionally, the District has a phone line at the front and rear entrance for the automated gate access system, and an IP line at the front gate for the access system and the line for the emergency phone at the pool. The amount is based on projected monthly charges from BellSouth.

**AT & T**

Account #		Estimated Monthly Amount	Estimated Annual Amount
321 254-0017 857 3148	Front Gate	\$420	\$5,040
321 751-1034 001 3145	Rear Gate	\$85	\$1,020
321 751-0214 454 3145	Pool Area	\$120	\$1,440
			<b>\$7,500</b>

**Transponders**

Accounts for costs associated with purchasing new transponders to replace those purchased by residents.

**Field Management Fees**

The District has a contract with Governmental Management Services-Central Florida, LLC to provide on-site management services for the District.

# Baytree Community Development District

## Utilities

### City of Cocoa

Account #		Estimated Monthly Amount	Estimated Annual Amount
121573-112400	Gate House Water	\$40	\$480
167895-118058	Pool Water	\$1,300	<u>\$15,600</u>
	<b>Total</b>		<b>\$16,080</b>

### Florida City Gas

2932702542	Pool Heater	\$841	\$10,100
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### FPL

00533-81406	Bradwick Mon.	\$12	\$144.00
02781-39043	Pool House Baytree	\$555	\$6,660.00
04080-73153	Monument	\$20	\$240.00
04396-25492	Courts	\$45	\$540.00
09459-03086	Old Tramway Monument Daventry	\$17	\$204.00
11105-10375	Monument	\$10	\$120.00
14771-79517	Baytree Pump	\$72	\$864.00
15604-14425	Fountain	\$265	\$3,180.00
36008-52200	Baytree Sign	\$17	\$204.00
46619-40025	Old Tramway Sign	\$17	\$204.00
47131-19107	Southpointe Sign	\$11	\$132.00
67950-66148	Daventry Pump	\$46	\$552.00
73679-10572	Guard House	\$280	\$3,360.00
83711-46575	Street Lights	\$1,490	\$17,880.00
86596-45173	Kingswood Pump	\$275	\$3,300.00
88573-27285	Deerhurst Pump	\$80	\$960.00
91260-64568	Old Tramway Sign	\$10	\$120.00
99142-26460	Kingswood Way	\$13	\$156.00
			<b>\$38,820.00</b>

<b>Total Utilities</b>	<b><u>\$65,000</u></b>
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# Baytree Community Development District

## Maintenance- Lakes

The District currently has a contract with ECOR to maintain its 66.46 acres of lakes. Additional funds are allocated for the installation of grass carp and unanticipated lake maintenance.

<i>Vendor: ECOR Industries</i>	<i>Annual Costs</i>
○ <i>Lake Maintenance: Contract Cost of \$2,413 monthly</i>	<i>\$28,956</i>
○ <i>Natural Areas Management: Contract Cost of \$350 bi-monthly</i>	<i>\$ 2,100</i>
○ <i>Grass Carp Installation:</i>	<i>\$ 4,000</i>
○ <i>Contingency for unanticipated repairs (3%)</i>	<i>\$ 1,051</i>
○ <b><i>Total Cost</i></b>	<b><i>\$36,107</i></b>

## Maintenance- Landscape Contract

The District currently has a contract with Tropic Care, Inc. to maintain its 352,000 Square Feet of Landscaping.

<i>Vendor: Tropic-Care</i>	<i>Annual Costs</i>
○ <b><i>Landscape Maintenance: Contract Cost of \$7,223 monthly</i></b>	<b><i>\$86,676</i></b>

## Maintenance- Additional Landscape

Funding for trimming, replacement of trees/plants, and other routine landscape maintenance not covered under the landscape vendor contract.

## Maintenance- Pool

The District has constructed a community swimming pool which requires maintenance service five times per week.

<i>Vendor: Beach Pools</i>	<i>Annual Costs</i>
○ <i>Pool Maintenance \$600 monthly</i>	<i>\$7,200</i>
○ <i>Unanticipated Pool Repairs</i>	<i>\$2,500</i>
<i>Vendor: J &amp; I Janitorial Services</i>	
○ <i>Janitorial Service \$320 monthly</i>	<i>\$ 3,840</i>
○ <i>Supplies</i>	<i>\$ 900</i>
<b><i>Total Cost</i></b>	<b><i>\$ 14,440</i></b>

## Maintenance- Irrigation

Represents estimated cost for repairing irrigation line breaks, replacement of sprinklers, etc.

## Maintenance- Lighting

Estimated cost for routine/replacement of fixtures.

## Maintenance- Monuments

Estimated cost to pressure clean and paint monuments.

## Maintenance- Other Field

Miscellaneous cost related to light fixture repair and replacement, dead tree removals, additional pond work, cleaning storm drains, etc

## Maintenance- Playground

Estimated cost for routine maintenance, such as paint, mulch, or repairs.

# Baytree Community Development District

## **Maintenance– Tennis Court Area**

Estimated cost for routine maintenance, such as nets, facility repair, or minor improvements

## **Operating Supplies**

Purchase of supplies for the District's pool, gatehouse, etc.

## **Sidewalk/Curb Cleaning**

Estimated cost for pressure washing the CDD owned sidewalks throughout the community.

## **Miscellaneous**

Any other miscellaneous expenses incurred during the year.

## **Reserves:**

### **Transfer Out - Capital Projects- Paving – Baytree/IOB**

The District has established a Reserve Account in order to pay for resurfacing of roadways

### **Transfer Out - Capital Projects- Reserves**

Renewal and replacement cost such as replacement cost of the sidewalks, drainage repair, playground equipment, etc. See attached capital improvement program.

### **Transfer Out – Community Beautification Fund**

Represents the assessments dedicated to the Community Beautification Fund.

### **Transfer Out – Projected Excess Revenues**

Represents additional funds in previous FY dedicated to reserve funds.

**BAYTREE**  
Community Development District

**Adopted Budget**  
**Capital Projects Reserve**  
Fiscal Year 2014

DESCRIPTION	PROPOSED BUDGET FY 2013	ACTUAL THRU 6/30/13	PROJECTED NEXT 3 MONTHS	TOTAL PROPOSED @ 9/30/13	ADOPTED BUDGET FY 2014
<b>REVENUES:</b>					
BEGINNING FUND BALANCE	\$0	\$0	\$0	\$0	\$201,096
TRANSFER IN - BAYTREE	\$275,221	\$275,221	\$0	\$275,221	\$69,605
TRANSFER IN - PROJECTED EXCESS REVENUES	\$0	\$0	\$0	\$0	\$13,410
INTEREST INCOME	\$0	\$69	\$31	\$100	\$100
<b>TOTAL REVENUES</b>	<b>\$275,221</b>	<b>\$275,290</b>	<b>\$31</b>	<b>\$275,321</b>	<b>\$284,211</b>
<b>EXPENSES:</b>					
CAPITAL PROJECTS - SEE CIP	\$57,725	\$0	\$57,725	\$57,725	\$59,250
LAKE BANK RESTORATION	\$20,000	\$0	\$16,500	\$16,500	\$15,000
<b>TOTAL EXPENSES</b>	<b>\$77,725</b>	<b>\$0</b>	<b>\$74,225</b>	<b>\$74,225</b>	<b>\$74,250</b>
<b>EXCESS REVENUES(EXPENDITURES)</b>	<b>\$197,496</b>	<b>\$275,290</b>	<b>(\$74,194)</b>	<b>\$201,096</b>	<b>\$209,961</b>

Baytree CDD - Capital Improvement Program

Project Description	FY 2013					FY 2016	FY 2017
	Projected	FY 2014	FY 2015	FY 2016	FY 2017		
Sidewalk /Gutter Repair	\$ 11,806	\$ 10,000	\$ 11,000	\$ 12,000	\$ 12,500		
Flexible Paving Replacement	\$ 11,000						
Drainage Maintenance	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
Balmoral Drainage Improvements	\$ 41,150						
Curbing Improvements	\$ 4,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Curb - Tree Trimming/Replacements	\$ 4,345	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,500
Recreation Center Repaving	\$ 1,590						
Street Lights - Phase 3	\$ (3,808)						
Street Lights - Phase 4	\$ 27,000						
Tennis Court Backboard		\$ 3,750					
Gatehouse Improvements - Landscape		\$ 13,000					
Gatehouse Improvements - Stone Façade		\$ 7,500					
Golf Course/Signage Improvements		\$ 5,000					
Monument Reconstruction							
Pool Refurbishment	\$ 9,357	\$ 4,000	\$ 19,000				
Pool Roof			\$ 16,000				
Pool/Guard House Refurbishment			\$ 41,400				
Tennis Court Surface			\$ 11,000				
Pool Equipment						\$ 15,000	
<b>Total</b>	\$ 116,940	\$ 59,250	\$ 114,400	\$ 28,000	\$ 44,000		
Cash Financed	\$ 116,940	\$ 59,250	\$ 114,400	\$ 28,000	\$ 44,000		

**BAYTREE**  
Community Development District

**Adopted Budget**  
**Pavement Management**  
Fiscal Year 2014

DESCRIPTION	PROPOSED BUDGET FY 2013	ACTUAL THRU 6/30/13	PROJECTED NEXT 3 MONTHS	TOTAL PROPOSED @ 9/30/13	ADOPTED BUDGET FY 2014
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**REVENUES:**

BEGINNING FUND BALANCE	\$0	\$0	\$0	\$0	\$52,522
TRANSFER IN - BAYTREE	\$140,058	\$140,058	\$0	\$140,058	\$45,224
TRANSFER IN - IOB	\$54,389	\$54,389	\$0	\$54,389	\$14,776
INTEREST EARNINGS	\$0	\$49	\$26	\$75	\$75
<b>TOTAL REVENUES</b>	<b>\$194,447</b>	<b>\$194,496</b>	<b>\$26</b>	<b>\$194,522</b>	<b>\$112,597</b>

**EXPENSES:**

ROADWAY PAVING	\$142,000	\$0	\$142,000	\$142,000	\$0
<b>TOTAL EXPENSES</b>	<b>\$142,000</b>	<b>\$0</b>	<b>\$142,000</b>	<b>\$142,000</b>	<b>\$0</b>
<b>EXCESS REVENUES(EXPENDITURES)</b>	<b>\$52,447</b>	<b>\$194,496</b>	<b>(\$141,974)</b>	<b>\$52,522</b>	<b>\$112,597</b>

		CARRY FORWARD SPLIT	
BAYTREE		\$33,804	\$79,103
IOB		\$18,718	\$33,494
		<u>\$52,522</u>	<u>\$112,597</u>

**BAYTREE**  
Community Development District

**Adopted Budget**  
**Community Beautification**  
Fiscal Year 2014

DESCRIPTION	PROPOSED BUDGET FY 2013	ACTUAL THRU 6/30/13	PROJECTED NEXT 5 MONTHS	TOTAL PROPOSED @ 9/30/13	ADOPTED BUDGET FY 2014
<b>REVENUES:</b>					
BEGINNING FUND BALANCE	\$0	\$0	\$0	\$0	\$0
TRANSFER IN - BAYTREE	\$0	\$0	\$0	\$0	\$45,268
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$45,268</b>
<b>EXPENSES:</b>					
BEAUTIFICATION PROJECTS	\$0	\$0	\$0	\$0	\$0
<b>TOTAL EXPENSES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES(EXPENDITURES)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$45,268</b>

# Baytree

## Community Development District

### O&M Assessment Calculation

	FY 2013	FY 2014	
Net Assessments	\$650,700	\$695,968	
Discounts & Collection (4%)	\$27,222	\$29,116	
Gross Assessments	\$677,922	\$725,084	
Less : Golf Course (2.25%)	\$15,253	\$16,314	
Adjusted Gross	\$662,669	\$708,769	
Assessable Units:			
Phase 1	304	304	
Phase 2	157	157	
Total	461	461	
			Change From
			2013
Per Unit O & M Assessments	\$1,437.46	\$1,537.46	\$100.00

FY 2014 Baytree CDD Assessments	Phase 1	Phase 2
Per Unit O & M	\$1,537	\$1,537

**Isles of Baytree**  
**Baytree Roadway Maintenance Cost Sharing Agreement**  
**Proposed FY 2014**

	<b>FY2014 Adopted Budget</b>
Security	\$112,181
Maintenance - Gatehouse/Agreement	\$10,200
Telephone - Gatehouse	\$7,500
Utilities <sup>1</sup>	\$5,340
Maintenance-Lighting	\$250
Capital Reserve - Paving Management <sup>2</sup>	\$14,776
<b>Total</b>	<b>\$150,247</b>
Less: Golf Course Contribution (2.25%)	(\$3,381)
Total to be assessed To BayTree CDD & Isles of Baytree HOA	\$146,867
Total Number of Lots	
Baytree Phase I	304
Baytree Phase II	157
Isles of Baytree	104
	565
Total Per Lot Assessment	\$260
Total Expenses divided by Total Units	
Proposed Amount for Isles of Baytree HOA for FY 14	\$27,034

**Notes**

**Total Utilities**

201 Baytree Dr. Grd House	\$3,360
201 Baytree Dr. Grd House-Water	\$480
8005 Kingswood Way- Street Lights	\$1,500
	\$5,340

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Capital Reserve Calculation is based on the following areas:

Baytree Boulevard  
National Drive  
Kingswood Dr.

Total Area of Pavement	89,711
IOB Shared Roadway Area	22,093
Fraction of Shared Roadways	24.63%
Total Projected 14 Paving Management	\$60,000
IOB Shared Cost	\$14,776