

# **Baytree**

***Community Development District***



**Adopted Budget**

**FY 2016**

Presented by:



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**Baytree**  
**Community Development District**  
 Adopted Budget FY 2016  
 General Fund

Description	Adopted Budget FY2015	Actual thru 6/30/15	Projected Next 3 Months	Total Projected 09/30/15	Adopted Budget FY 2016
<b>Revenues</b>					
Maintenance Assessments	\$695,968	\$698,653	\$0	\$698,653	\$695,968
Interest Income	\$0	\$2	\$3	\$5	\$0
Miscellaneous Income (IOB Cost Share Agreement)	\$27,426	\$21,204	\$6,857	\$28,061	\$28,262
Miscellaneous Income	\$4,000	\$2,795	\$1,205	\$4,000	\$4,000
<b>Total Revenues</b>	<b>\$727,394</b>	<b>\$722,654</b>	<b>\$8,065</b>	<b>\$730,719</b>	<b>\$728,230</b>

**Expenditures**

*Administrative*

Supervisor Fees	\$8,000	\$6,400	\$1,000	\$7,400	\$8,000
FICA Expense	\$612	\$490	\$77	\$566	\$612
Engineering	\$25,000	\$14,930	\$4,000	\$18,930	\$25,000
Assessment Administration	\$7,500	\$7,500	\$0	\$7,500	\$7,500
Attorney Fees	\$17,750	\$35,729	\$4,000	\$39,729	\$17,750
Annual Audit	\$3,400	\$3,400	\$0	\$3,400	\$3,600
Management Fees	\$38,588	\$28,941	\$9,647	\$38,588	\$39,746
Computer Time	\$1,000	\$750	\$250	\$1,000	\$1,000
Telephone	\$150	\$6	\$35	\$40	\$150
Postage	\$1,500	\$904	\$375	\$1,279	\$1,500
Insurance	\$13,153	\$12,150	\$0	\$12,150	\$13,700
Tax Collector Fee	\$13,100	\$13,970	\$0	\$13,970	\$13,970
Printing & Binding	\$1,700	\$1,277	\$373	\$1,650	\$1,700
Legal Advertising	\$1,200	\$837	\$363	\$1,200	\$1,200
Website Administration	\$600	\$450	\$150	\$600	\$600
Other Current Charges	\$1,250	\$672	\$300	\$972	\$1,250
Office Supplies	\$400	\$170	\$100	\$270	\$400
Property Taxes	\$250	\$228	\$0	\$228	\$250
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
<b>Administrative Expenses</b>	<b>\$135,328</b>	<b>\$128,980</b>	<b>\$20,669</b>	<b>\$149,649</b>	<b>\$138,103</b>

**Baytree**  
**Community Development District**  
 Adopted Budget FY 2016  
 General Fund

Description	Adopted Budget FY2015	Actual thru 6/30/15	Projected Next 3 Months	Total Projected 09/30/15	Adopted Budget FY 2016
<i>Operation and Maintenance</i>					
Security Contract	\$112,181	\$76,968	\$31,800	\$108,768	\$115,546
Gate Maintenance Contract	\$1,200	\$1,100	\$0	\$1,100	\$1,200
Maintenance - Gatehouse	\$10,000	\$5,462	\$1,593	\$7,055	\$10,000
Telephone - Gatehouse/Pool	\$7,500	\$5,093	\$1,754	\$6,847	\$7,500
Transponders	\$3,500	\$5,001	\$0	\$5,001	\$3,500
Field Management Fees	\$26,250	\$19,688	\$6,563	\$26,250	\$27,038
Electric	\$51,900	\$35,340	\$15,233	\$50,573	\$52,090
Water & Sewer	\$21,120	\$11,185	\$7,448	\$18,633	\$19,192
Gas	\$8,850	\$6,261	\$975	\$7,236	\$7,453
Maintenance - Lakes	\$36,107	\$27,372	\$7,939	\$35,311	\$36,600
Maintenance - Landscape Contract	\$86,676	\$65,010	\$21,670	\$86,680	\$86,680
Maintenance - Additional Landscape	\$18,000	\$7,250	\$6,000	\$13,250	\$18,000
Maintenance - Pool	\$14,440	\$12,448	\$3,450	\$15,898	\$16,450
Maintenance - Irrigation	\$6,000	\$3,576	\$424	\$4,000	\$6,000
Maintenance - Lighting	\$6,000	\$9,363	\$600	\$9,963	\$7,000
Maintenance - Monuments	\$2,500	\$5,908	\$0	\$5,908	\$3,500
Maintenance - Other Field (R&M General)	\$4,000	\$1,508	\$375	\$1,883	\$4,000
Maintenance - Playground	\$750	\$0	\$375	\$375	\$500
Maintenance - Tennis Court Area	\$1,000	\$1,389	\$111	\$1,500	\$1,000
Holiday Landscape Lighting	\$4,500	\$3,768	\$0	\$3,768	\$4,000
Operating Supplies	\$750	\$0	\$375	\$375	\$750
Sidewalk/Curb Cleaning	\$5,000	\$3,845	\$2,750	\$6,595	\$5,000
Miscellaneous	\$1,000	\$0	\$500	\$500	\$1,000
<b>O&amp;M Expenses</b>	<b>\$429,224</b>	<b>\$307,532</b>	<b>\$109,934</b>	<b>\$417,467</b>	<b>\$433,999</b>
<i>Reserves</i>					
Transfer Out - Capital Projects- Paving - Baytree	\$48,842	\$48,842	\$0	\$48,842	\$52,761
Transfer Out - Capital Projects - Paving - IOB Funds	\$15,958	\$15,958	\$0	\$15,958	\$17,239
Transfer Out - Capital Projects - Reserves	\$52,775	\$52,775	\$0	\$52,775	\$40,860
Transfer Out - Community Beautification Fund	\$45,268	\$45,268	\$0	\$45,268	\$45,268
<b>Reserves</b>	<b>\$162,843</b>	<b>\$162,843</b>	<b>\$0</b>	<b>\$162,843</b>	<b>\$156,128</b>
<b>Total Expenses</b>	<b>\$727,394</b>	<b>\$599,355</b>	<b>\$130,603</b>	<b>\$729,958</b>	<b>\$728,230</b>
<b>Excess Revenues/(Expenditures)</b>	<b>(\$0)</b>	<b>\$123,299</b>	<b>(\$122,538)</b>	<b>\$761</b>	<b>\$0</b>

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

<b>Allocation of Operating Reserves</b>	
<b><u>Estimated Funds Available</u></b>	
Beginning Fund Balance - Fiscal Year 2015	\$114,125
Projected Fiscal Year 2015 Excess (Deficit)	<u>\$761</u>
<b>Total Estimated Funds Available First Quarter Operating Reserve- 9/30/15</b>	<b><u><u>\$114,886</u></u></b>
<b><u>Allocation of Reserves</u></b>	
Estimated Capital Reserve Fund Balance (Carry forward Plus New FY16 Funds)	\$151,424
Estimated Beautification Fund Balance (Carry forward Plus New FY16 Funds)	<u>\$50,450</u>
<b>Total Reserves for Capital Projects (Start of FY16)</b>	<b><u><u>\$201,874</u></u></b>

# 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 Wells Fargo and investments through US Bank.

### **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.

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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. This amount for the fiscal year is based upon 5 Supervisors attending 8 monthly meetings.

#### **FICA Expense**

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 currently has a contract with Billing, Cochran, Lyles, Mauro & Ramsey, P.A. to provide legal counsel services. This contract includes preparation for board meetings, review of contracts, review of agreements and resolutions and other research as directed by the Board of Supervisors and the District Manager.

# Baytree Community Development District

## **Annual Audit**

The District is required by Florida Statutes 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. The District has contracted with Grau & Associates to provide these services.

## **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**

The District incurs charges for mailing Board meeting agenda packages, overnight deliveries, checks for vendors and other required correspondence.

## **Insurance**

The District's general liability, public official's liability and property insurance coverage is provided by the Florida Insurance Alliance.

## **Tax Collector Fee**

Represents charges from Brevard County Tax Collector's office 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. Publication amount is 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 Brevard 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 Contract**

The District currently has a contract with Universal Protection Services to provide security service for the District.

DESCRIPTION	ANNUAL AMOUNT
REGULAR HOURS: CONTRACT COST OF \$12.65 PER HOUR FOR 356 DAYS	\$108,082
HOLIDAY HOURS: CONTRACT COST OF \$18.98 PER HOUR FOR 9 DAYS	\$4,099
CONTINGENCY	\$3,365
	\$115,546

**Gate Maintenance Contract**

Represents annual contract amount from for maintenance of the automated gate entrance systems. The District currently has a contract with Access Control Technologies.

**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 AT&T.

DESCRIPTION	MONTHLY AMOUNT	ANNUAL AMOUNT
131679593      201 BAYTREE DR FRONT GATE	\$85	\$1,020
321 254-0017 857 3148      201 BAYTREE DR FRONT GATE	\$335	\$4,020
321 751-1034 001 3145      630 BAYTREE DR BACK GATE	\$85	\$1,020
321 751-0214 454 3143      8207 NATIONAL DR POOL AREA	\$120	\$1,440
		\$7,500

**Transponders**

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



# Baytree Community Development District

## Field Management Fees

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

## Electric

Represents costs for electric for projects such as streetlights, signs, electric for well pumps, guardhouse, entrance features, fountain and pool house. Florida Power & Light provides this service.

DESCRIPTION		MONTHLY AMOUNT	ANNUAL AMOUNT
00533-81406	8002 BRADWICK WAY # WALL	\$15	\$185
02781-39043	8207 NATIONAL DR # POOL HSE	\$583	\$6,993
04080-73153	609 BAYTREE DR # WALL	\$26	\$309
04396-25492	8205 NATIONAL DR # COURTS	\$52	\$618
09459-03086	8147 OLD TRAMWAY DR # ENTRANCE	\$26	\$309
11105-10375	7948 DAVENTRY DR # WALL	\$15	\$185
14771-79517	345 BAYTREE DR # PUMP	\$82	\$989
15604-14425	8005 KINGSWOOD WAY # FOUNTAIN	\$273	\$3,275
36008-52200	602 BAYTREE DR # SIGN	\$21	\$247
46619-40025	8253 OLD TRAMWAY DR # ENT SIGN	\$21	\$247
47131-19107	1409 SOUTHPOINTE CT# ENT SIGN	\$15	\$185
67950-66148	7951 DAVENTRY DR # PUMP STREET	\$51	\$606
73679-10572	201 BAYTREE DR # GRD HSE	\$288	\$3,461
83711-46575	8005 KINGSWOOD WAY # STREET LIGHTS	\$2,369	\$28,428
86596-45173	8005 KINGSWOOD WAY # PUMP	\$309	\$3,708
88573-27285	687 DEERHURST DR # PUMP	\$88	\$1,051
91260-64568	8128 OLD TRAMWAY DR # SIGN	\$10	\$124
99142-26460	8005 KINGSWOOD WAY# GATE	\$15	\$185
	Contingency		\$984
			\$52,090

## Water & Sewer

Represents cost for water & sewer for expenses associated with the front guardhouse and community pool. City of Cocoa Utilities provides this utility service.

DESCRIPTION		MONTHLY AMOUNT	ANNUAL AMOUNT
121573-112400	201 BAYTREE DR #GUARDHOUSE	\$52	\$618
167895-118058	8207 NATIONAL DR #POOL	\$1,500	\$18,000
	CONTINGENCY		\$574
			\$19,192

## Gas

Represents cost of gas required for heating the community pool. Florida City Gas provides this utility service.

DESCRIPTION		MONTHLY AMOUNT	ANNUAL AMOUNT
2932702542	8205 NATIONAL DR POOL HEATER	\$580	\$6,960
	CONTINGENCY		\$493
			\$7,453

# 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.

DESCRIPTION	MONTHLY AMOUNT	ANNUAL AMOUNT
LAKE MAINTENANCE	\$2,413	\$28,956
NATURAL AREAS MANAGEMENT: CONTRACT COST OF \$340 BI-MONTHLY		\$2,340
GRASS CARP INSTALLATION		\$4,000
CONTINGENCY		\$1,304
		\$36,600

## **Maintenance - Landscape Contract**

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

DESCRIPTION	MONTHLY AMOUNT	ANNUAL AMOUNT
LANDSCAPE MAINTENANCE	\$7,223	\$86,680
		\$86,680

## **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.

DESCRIPTION	MONTHLY AMOUNT	ANNUAL AMOUNT
VENDOR: OHANA POOLS		
POOL MAINTENANCE		
SEPTEMBER THRU MAY - 3 DAYS/WEEK	\$625	\$5,625
JUNE THRU AUGUST - 5 DAYS/WEEK	\$800	\$2,400
CONTINGENCY - POOL REPAIRS		\$3,325
VENDOR: J & I JANITORIAL SERVICES		
JANITORIAL SERVICES	\$350	\$4,200
SUPPLIES		\$900
		\$16,450

## **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.

# Baytree Community Development District

## **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.

## **Maintenance - Tennis Court Area**

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

## **Holiday Landscape Lighting**

Estimated cost for installation of holiday lights and décor as well as supplies.

## **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 Pavement Management Fund in order to pay for resurfacing of roadways

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

Renewal and replacement costs such as replacement cost of the sidewalks, drainage repair, playground equipment, etc. See attached Capital Improvement Program Chart.

### **Transfer Out - Community Beautification Fund**

Represents the assessments dedicated to the Community Beautification Fund.

**Baytree**  
**Community Development District**  
**Adopted Budget FY 2016**  
**Capital Projects Reserve**

Description	Adopted Budget FY2015	Actual thru 6/30/15	Projected Next 3 Months	Total Projected 09/30/15	Adopted Budget FY 2016
<b>Revenues:</b>					
Beginning Fund Balance	\$196,289	\$180,530	\$0	\$180,530	\$110,564
Transfer In - Baytree	\$52,775	\$52,775	\$0	\$52,775	\$40,860
Interest Income	\$100	\$101	\$30	\$131	\$100
<b>Total Revenues</b>	<b>\$249,164</b>	<b>\$233,406</b>	<b>\$30</b>	<b>\$233,436</b>	<b>\$151,524</b>
<b>Expenses:</b>					
Lake Bank Restoration	\$15,000	\$0	\$0	\$0	\$15,000
Sidewalk/Gutter Repair	\$12,000	\$1,740	\$11,100	\$12,840	\$12,000
Drainage Maintenance	\$10,000	\$1,750	\$4,000	\$5,750	\$10,000
Curb-Tree Trimming/Replacements	\$6,500	\$0	\$6,500	\$6,500	\$6,500
Recreation Center Repaving	\$0	\$0	\$0	\$0	\$2,000
Pool Roof	\$16,000	\$0	\$8,500	\$8,500	\$0
Pool Resurface	\$28,000	\$39,907	\$0	\$39,907	\$0
Pool House	\$10,000	\$0	\$12,000	\$12,000	\$0
Boccee Ball Court	\$14,500	\$4,472	\$10,000	\$14,472	\$0
Irrigation Improvements	\$15,000	\$0	\$6,000	\$6,000	\$0
Street Lights - Phase IV	\$0	\$1,706	\$0	\$1,706	\$0
Golf Course/Signage Improvements	\$0	\$1,166	\$0	\$1,166	\$0
Christmas Tree Electric Install	\$0	\$7,871	\$0	\$7,871	\$0
Front Gate Parking Lot	\$0	\$6,160	\$0	\$6,160	\$0
Bank Fees	\$250	\$0	\$0	\$0	\$250
<b>Total Expenses</b>	<b>\$127,250</b>	<b>\$64,772</b>	<b>\$58,100</b>	<b>\$122,872</b>	<b>\$45,750</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$121,914</b>	<b>\$168,634</b>	<b>(\$58,070)</b>	<b>\$110,564</b>	<b>\$105,774</b>

**Baytree CDD - Capital Improvement Program**

<b>Project Description</b>	<b>FY 2015 Projected</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Sidewalk /Gutter Repair	\$ 12,840	\$ 12,000	\$ 12,500	\$ 12,500	\$ 13,000
Drainage Maintenance	\$ 5,750	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
Curbing Improvements	\$ -	\$ -	\$ -	\$ -	\$ -
Curb - Tree Trimming/Replacements	\$ 6,500	\$ 6,500	\$ 6,500	\$ 6,500	\$ 6,500
Recreation Center Repaving		\$ 2,000			
Street Lights - Phase 4	\$ 1,706				
Front Gate Parking	\$ 6,160				
Golf Course/Signage Improvements	\$ 1,166				
Pool Refurbishment	\$ 12,000				
Christmas Tree Electric Install	\$ 7,871				
Pool Roof	\$ 8,500				
Pool House Refurbishment	\$ 39,907				
Bocce Ball Court	\$ 14,472				
Irrigation Improvements	\$ 6,000				
Tennis Court Surface					\$ 82,000
Pool Equipment			\$ 15,000	\$ -	\$ -
<b>Total</b>	\$ 122,872	\$ 30,500	\$ 44,000	\$ 29,000	\$ 111,500

**Baytree**  
**Community Development District**  
**Adopted Budget FY 2016**  
**Pavement Management**

Description	Adopted Budget FY2015	Actual thru 6/30/15	Projected Next 3 Months	Total Projected 09/30/15	Adopted Budget FY 2016
<b>Revenues:</b>					
Beginning Fund Balance	\$254,785	\$254,785	\$0	\$254,785	\$69,593
Transfer In - Baytree	\$48,842	\$48,842	\$0	\$48,842	\$52,761
Transfer In - IOB	\$15,958	\$15,958	\$0	\$15,958	\$17,239
Interest Income	\$75	\$150	\$20	\$170	\$75
<b>Total Revenues</b>	<b>\$64,875</b>	<b>\$319,735</b>	<b>\$20</b>	<b>\$319,755</b>	<b>\$139,668</b>
<b>Expenses:</b>					
Roadway Paving	\$0	\$225,162	\$25,000	\$250,162	\$0
<b>Total Expenses</b>	<b>\$0</b>	<b>\$225,162</b>	<b>\$25,000</b>	<b>\$250,162</b>	<b>\$0</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$18</b>	<b>\$94,573</b>	<b>(\$24,980)</b>	<b>\$69,593</b>	<b>\$139,668</b>

	CARRY FORWARD SPLIT
BAYTREE	\$50,875      \$103,711
IOB	\$18,718      \$35,957
	<u>\$69,593      \$139,668</u>

**Baytree**  
**Community Development District**  
 Adopted Budget FY 2016  
 Community Beautification

Description	Adopted Budget FY2015	Actual thru 6/30/15	Projected Next 3 Months	Total Projected 09/30/15	Adopted Budget FY 2016
<b>Revenues:</b>					
Beginning Fund Balance	\$22,665	\$22,645	\$0	\$22,645	\$5,182
Transfer In - Baytree	\$45,268	\$45,268	\$0	\$45,268	\$45,268
<b>Total Revenues</b>	<b>\$45,268</b>	<b>\$67,913</b>	<b>\$0</b>	<b>\$67,913</b>	<b>\$50,450</b>
<b>Expenses:</b>					
Monument Reconstruction	\$0	\$62,731	\$0	\$62,731	\$0
Bank Fees	\$0	\$2	\$0	\$2	\$0
<b>Total Expenses</b>	<b>\$0</b>	<b>\$62,733</b>	<b>\$0</b>	<b>\$62,731</b>	<b>\$0</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$16</b>	<b>\$5,181</b>	<b>\$0</b>	<b>\$5,182</b>	<b>\$50,450</b>

# Baytree

## Community Development District

### O&M Assessment Calculation

	FY 2015	FY 2016	
Net Assessments	\$695,968	\$695,968	
Discounts (4%)	\$29,116	\$29,116	
Gross Assessments	\$725,084	\$725,084	
Less : Golf Course (2.25%)	\$16,314	\$16,314	
Adjusted Gross	\$708,769	\$708,769	
Assessable Units:			
Phase 1	304	304	
Phase 2	<u>157</u>	<u>157</u>	
Total	461	461	
			Change From
			2015
Per Unit O & M Assessments	\$1,537.46	\$1,537.46	\$0.00

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**  
**Adopted FY2016**

<b>FY2016</b>
<b>Adopted Budget</b>

Security	\$115,546
Maintenance - Gatehouse/Agreement	\$11,200
Telephone - Gatehouse	\$7,500
Utilities <sup>1</sup>	\$5,340
Maintenance - Lighting	\$250
Capital Reserve - Paving Management <sup>2</sup>	\$17,239
<b>Total</b>	<b>\$157,075</b>
<hr/>	
Less: Golf Course Contribution (2.25%)	(\$3,534)
 Total to be assessed To BayTree CDD & Isles of Baytree HOA	 \$153,541
 Total Number of Lots	
Baytree Phase I	304
Baytree Phase II	157
Isles of Baytree	104
	<hr/>
	565
<hr/>	
Total Per Lot Assessment	\$272
Total Expenses divided by Total Units	
 Proposed Amount for Isles of Baytree HOA for FY16	 \$28,262

**Notes**

**Total Utilities**

201 Baytree Drive Guardhouse	\$3,360
201 Baytree Drive Guardhouse - Water	\$480
8005 Kingswood Way - Street Lights	\$1,500
	<hr/>
	\$5,340

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Capital Reserve Calculation is based on the following areas:

- Baytree Boulevard
- National Drive
- Kingswood Drive

Total Area of Pavement	89,711
IOB Shared Roadway Area	22,093
Fraction of Shared Roadways	24.63%
 Total Projected FY16 Paving Management	
	\$70,000
IOB Shared Cost	\$17,239