

Baytree

Community Development District



Proposed Budget

FY 2021

Presented by:



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Baytree
Community Development District
Proposed Budget FY 2021
General Fund

| Description | Adopted Budget FY2020 | Actual thru 03/31/20 | Projected Next 6 Months | Total Projected 09/30/20 | Proposed Budget FY 2021 |
|---|-----------------------------|----------------------------|-------------------------------|--------------------------------|-------------------------------|
| Revenues | | | | | |
| Maintenance Assessments | \$853,142 | \$805,266 | \$47,876 | \$853,142 | \$853,142 |
| Interest Income | \$0 | \$1 | \$1 | \$2 | \$0 |
| Miscellaneous Income (IOB Cost Share Agreement) | \$40,223 | \$10,646 | \$30,168 | \$40,814 | \$41,155 |
| Miscellaneous Income | \$8,000 | \$2,633 | \$2,633 | \$5,265 | \$8,000 |
| Total Revenues | \$901,365 | \$818,545 | \$80,678 | \$899,223 | \$902,297 |

Expenditures

Administrative

| | | | | | |
|--------------------------------|------------------|-----------------|-----------------|------------------|------------------|
| Supervisor Fees | \$8,000 | \$2,600 | \$5,400 | \$8,000 | \$8,000 |
| FICA Expense | \$612 | \$199 | \$405 | \$604 | \$612 |
| Engineering | \$25,000 | \$32,353 | \$25,000 | \$57,353 | \$35,000 |
| Assessment Administration | \$7,500 | \$7,500 | \$0 | \$7,500 | \$7,500 |
| Attorney Fees | \$17,750 | \$11,093 | \$14,000 | \$25,093 | \$17,750 |
| Annual Audit | \$3,400 | \$0 | \$3,185 | \$3,185 | \$3,185 |
| Management Fees | \$40,938 | \$20,469 | \$20,469 | \$40,938 | \$42,166 |
| Information Technology | \$5,300 | \$800 | \$800 | \$1,600 | \$2,800 |
| Telephone | \$150 | \$0 | \$0 | \$0 | \$150 |
| Postage | \$1,500 | \$493 | \$493 | \$987 | \$1,500 |
| Insurance | \$13,970 | \$13,665 | \$0 | \$13,665 | \$15,100 |
| Tax Collector Fee | \$13,980 | \$0 | \$13,980 | \$13,980 | \$13,980 |
| Printing & Binding | \$1,700 | \$430 | \$300 | \$730 | \$1,700 |
| Legal Advertising | \$1,200 | \$171 | \$1,029 | \$1,200 | \$1,200 |
| Other Current Charges | \$1,700 | \$390 | \$420 | \$810 | \$1,700 |
| Office Supplies | \$200 | \$73 | \$100 | \$173 | \$200 |
| Property Taxes | \$250 | \$248 | \$0 | \$248 | \$250 |
| Property Appraiser | \$234 | \$234 | \$0 | \$234 | \$234 |
| Dues, Licenses & Subscriptions | \$175 | \$175 | \$0 | \$175 | \$175 |
| Administrative Expenses | \$143,559 | \$90,892 | \$85,582 | \$176,474 | \$153,202 |

Baytree
Community Development District
Proposed Budget FY 2021
General Fund

| Description | Adopted Budget FY2020 | Actual thru 03/31/20 | Projected Next 6 Months | Total Projected 09/30/20 | Proposed Budget FY 2021 |
|--|-----------------------------|----------------------------|-------------------------------|--------------------------------|-------------------------------|
| <i>Operation and Maintenance</i> | | | | | |
| Security Contract | \$172,306 | \$85,716 | \$86,590 | \$172,306 | \$172,306 |
| Security - Speed Control | \$5,000 | \$0 | \$2,500 | \$2,500 | \$2,000 |
| Gate Maintenance Contract | \$1,200 | \$1,100 | \$0 | \$1,100 | \$1,200 |
| Maintenance - Gatehouse | \$10,000 | \$3,792 | \$5,500 | \$9,292 | \$10,000 |
| Telephone/Internet - Gatehouse/Pool | \$11,000 | \$6,474 | \$7,320 | \$13,794 | \$15,000 |
| Transponders | \$4,500 | \$5,030 | \$0 | \$5,030 | \$5,000 |
| Field Management Fees | \$27,849 | \$13,925 | \$13,925 | \$27,849 | \$28,684 |
| Electric | \$55,000 | \$24,478 | \$27,600 | \$52,078 | \$55,000 |
| Water & Sewer | \$10,460 | \$5,264 | \$4,200 | \$9,464 | \$11,500 |
| Gas | \$7,800 | \$4,839 | \$2,961 | \$7,800 | \$7,800 |
| Maintenance - Lakes | \$32,600 | \$16,680 | \$16,680 | \$33,360 | \$33,360 |
| Maintenance - Landscape Contract | \$94,536 | \$47,634 | \$46,500 | \$94,134 | \$93,000 |
| Maintenance - Additional Landscape | \$15,000 | \$8,450 | \$6,550 | \$15,000 | \$15,000 |
| Maintenance - Pool | \$17,000 | \$14,176 | \$7,336 | \$21,512 | \$17,000 |
| Maintenance - Irrigation | \$11,000 | \$3,959 | \$3,500 | \$7,459 | \$10,000 |
| Maintenance - Lighting | \$15,000 | \$760 | \$7,500 | \$8,260 | \$9,000 |
| Maintenance - Monuments | \$6,000 | \$0 | \$3,000 | \$3,000 | \$5,000 |
| Maintenance - Fountain | \$700 | \$387 | \$350 | \$737 | \$700 |
| Maintenance - Other Field (R&M General) | \$6,000 | \$1,327 | \$800 | \$2,127 | \$4,000 |
| Maintenance - Recreation | \$1,500 | \$230 | \$750 | \$980 | \$1,500 |
| Holiday Landscape Lighting | \$10,000 | \$9,098 | \$0 | \$9,098 | \$10,000 |
| Operating Supplies | \$750 | \$293 | \$450 | \$743 | \$750 |
| Sidewalk/Curb Cleaning | \$11,000 | \$1,950 | \$5,500 | \$7,450 | \$11,000 |
| Miscellaneous | \$1,000 | \$592 | \$408 | \$1,000 | \$1,000 |
| O&M Expenses | \$527,201 | \$256,155 | \$249,919 | \$506,074 | \$519,801 |
| <i>Reserves</i> | | | | | |
| Transfer Out - Capital Projects- Paving - Baytree | \$71,783 | \$0 | \$71,783 | \$71,783 | \$75,370 |
| Transfer Out - Capital Projects - Paving - IOB Funds | \$23,453 | \$0 | \$23,453 | \$23,453 | \$24,630 |
| Transfer Out - Capital Projects - Reserves | \$68,901 | \$0 | \$68,901 | \$68,901 | \$43,125 |
| Transfer Out - Community Beautification Fund | \$45,265 | \$0 | \$45,265 | \$45,265 | \$45,265 |
| Transfer Out - Rebalance First Quarter Operating | \$21,203 | \$0 | \$0 | \$0 | \$40,904 |
| Reserves | \$230,605 | \$0 | \$209,402 | \$209,402 | \$229,294 |
| Total Expenses | \$901,365 | \$347,048 | \$544,902 | \$891,950 | \$902,296 |
| Excess Revenues/(Expenditures) | \$0 | \$471,497 | (\$464,225) | \$7,272 | \$0 |

Baytree
Community Development District
FISCAL YEAR 2021

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.

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 FISCAL YEAR 2021

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.

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.

Information Technology

The District incurs costs related to the District's accounting and information systems, District's website creation and maintenance, electronic compliance with Florida Statutes and other electronic data requirements.

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 (FIA). FIA specializes in providing insurance coverage to government agencies.

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.

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.

Property Taxes

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

Baytree
Community Development District
 FISCAL YEAR 2021

Property Appraiser

Represents the Brevard County Property Appraiser fee to cover the cost of processing and distributing of non-ad valorem assessment information.

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 DSI Security Services to provide security service for the District.

| DESCRIPTION | ANNUAL AMOUNT |
|---|---------------|
| REGULAR HOURS: CONTRACT COST OF \$19.43 PER HOUR FOR 356 DAYS | \$166,010 |
| HOLIDAY HOURS: CONTRACT COST OF \$29.15 PER HOUR FOR 9 DAYS | \$6,296 |
| | \$172,306 |

Security – Speed Control

The District utilizes police officers from the Brevard County Sheriff's Office to patrol the area and mitigate speeding issues within the District.

| DESCRIPTION | WEEKLY AMOUNT | ANNUAL AMOUNT |
|--|---------------|---------------|
| POLICE PATROL (2 PATROLS PER WEEK @ \$99 PER PATROL) | \$192 | \$2,000 |
| | | \$2,000 |

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.

Baytree
Community Development District
FISCAL YEAR 2021

Telephone/Internet - 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 (Internet) | \$55 | \$660 |
| 321 254-0017 857 3148 | 201 BAYTREE DR FRONT GATE | \$650 | \$7,800 |
| 321 751-1034 001 3145 | 630 BAYTREE DR BACK GATE | \$165 | \$1,980 |
| 321 751-0214 454 3143 | 8207 NATIONAL DR POOL AREA | \$170 | \$2,040 |
| 287673584 | 630 BAYTREE DR BACK GATE (Internet) | \$70 | \$840 |
| 287274865147 | TABLETS | \$75 | \$900 |
| 292703718 | 801 NATIONAL DRIVE | \$45 | \$540 |
| | CONTINGENCY | | \$240 |
| | | | \$15,000 |

Transponders

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

Field Management Fees

The District has contracted with Governmental Management Services-Central Florida, LLC to provide on-site field management of contracts for the District services such as landscape and lake maintenance. Services to include weekly onsite inspections, meetings with contractors and monitoring of utility accounts.

| | DESCRIPTION | WEEKLY AMOUNT | ANNUAL AMOUNT |
|--|-----------------------------|------------------|------------------|
| | FIELD MANAGEMENT FEES (GMS) | \$2,390 | \$28,684 |
| | | | \$28,684 |

Baytree Community Development District FISCAL YEAR 2021

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 | \$14 | \$165 |
| 02781-39043 | 8207 NATIONAL DR # POOL HSE | \$550 | \$6,600 |
| 04080-73153 | 609 BAYTREE DR # WALL | \$17 | \$200 |
| 04396-25492 | 8205 NATIONAL DR # COURTS | \$50 | \$600 |
| 09459-03086 | 8147 OLD TRAMWAY DR # ENTRANCE | \$20 | \$240 |
| 11105-10375 | 7948 DAVENTRY DR # WALL | \$15 | \$180 |
| 14771-79517 | 345 BAYTREE DR # PUMP | \$50 | \$600 |
| 15604-14425 | 8005 KINGSWOOD WAY # FOUNTAIN | \$350 | \$4,200 |
| 36008-52200 | 602 BAYTREE DR # SIGN | \$20 | \$240 |
| 46619-40025 | 8253 OLD TRAMWAY DR # ENT SIGN | \$25 | \$300 |
| 47131-19107 | 1409 SOUTHPOINTE CT# ENT SIGN | \$15 | \$175 |
| 67950-66148 | 7951 DAVENTRY DR # PUMP STREET | \$50 | \$600 |
| 724916-0156 | 7942 KINGSWOOD WAY #LIGHTS | \$20 | \$240 |
| 73679-10572 | 201 BAYTREE DR # GRD HSE | \$135 | \$1,620 |
| 83711-46575 | 8005 KINGSWOOD WAY # STREET LIGHTS | \$2,700 | \$32,400 |
| 86596-45173 | 8005 KINGSWOOD WAY # PUMP | \$140 | \$1,680 |
| 88573-27285 | 687 DEERHURST DR # PUMP | \$70 | \$840 |
| 91260-64568 | 8128 OLD TRAMWAY DR # SIGN | \$15 | \$180 |
| 99142-26460 | 8005 KINGSWOOD WAY# GATE | \$20 | \$240 |
| | Contingency | | \$3,700 |
| | | | \$55,000 |

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 | \$60 | \$720 |
| 167895-118058 | 8207 NATIONAL DR #POOL | \$800 | \$9,600 |
| | CONTINGENCY | | \$1,180 |
| | | | \$11,500 |

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 | \$600 | \$7,200 |
| | CONTINGENCY | | \$600 |
| | | | \$7,800 |

**Baytree
Community Development District
FISCAL YEAR 2021**

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 | \$2,540 | \$30,480 |
| NATURAL AREAS MANAGEMENT: CONTRACT COST OF \$480 BI-MONTHLY | | \$2,880 |
| | | \$33,360 |

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 | \$7,750 | \$93,000 |
| | | \$93,000 |

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: BEACH POOLS | | |
| POOL MAINTENANCE | | |
| SEPTEMBER THRU MAY - 3 DAYS/WEEK | \$625 | \$5,625 |
| JUNE THRU AUGUST - 5 DAYS/WEEK | \$800 | \$2,400 |
| CONTINGENCY - POOL REPAIRS | | \$2,803 |
| VENDOR: COVERALL OF ORLANDO | | |
| JANITORIAL SERVICES | \$431 | \$5,172 |
| SUPPLIES | | \$1,000 |
| | | \$17,000 |

Maintenance - Irrigation

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

Maintenance - Lighting

Estimated cost for routine/replacement of fixtures.

Baytree
Community Development District
FISCAL YEAR 2021

Maintenance - Monuments

Estimated cost to pressure clean and paint monuments.

Maintenance - Fountain

The cost of providing preventative maintenance to the District fountains. The cost of service is \$175 per quarter.

Maintenance - Other Field

Miscellaneous costs related to additional pond work, cleaning storm drains, etc

Maintenance – Recreation

Estimated cost for routine maintenance for the District’s recreational areas, such as paint, mulch, or repairs to playground area and nets, facility repair, or minor improvements to tennis court area.

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 District-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
Proposed Budget FY 2021
Capital Projects Reserve

| Description | Adopted Budget FY2020 | Actual thru 03/31/20 | Projected Next 6 Months | Total Projected 09/30/20 | Proposed Budget FY 2021 |
|-------------|-----------------------------|----------------------------|-------------------------------|--------------------------------|-------------------------------|
|-------------|-----------------------------|----------------------------|-------------------------------|--------------------------------|-------------------------------|

Revenues:

| | | | | | |
|------------------------|----------|----------|----------|----------|----------|
| Beginning Fund Balance | \$13,268 | \$68,986 | \$0 | \$68,986 | \$37,992 |
| Paving Contributions | \$0 | \$28,000 | \$0 | \$28,000 | \$0 |
| Transfer In - Baytree | \$68,901 | \$0 | \$68,901 | \$68,901 | \$43,125 |
| Interest Income | \$100 | \$12 | \$5 | \$17 | \$100 |

| | | | | | |
|-----------------------|-----------------|-----------------|-----------------|------------------|-----------------|
| Total Revenues | \$82,269 | \$96,997 | \$68,906 | \$165,903 | \$81,217 |
|-----------------------|-----------------|-----------------|-----------------|------------------|-----------------|

Expenses:

| | | | | | |
|----------------------------------|----------|----------|----------|----------|----------|
| Lake Bank Restoration/Evaluation | \$30,000 | \$0 | \$25,000 | \$25,000 | \$30,000 |
| Sidewalk/Gutter Repair | \$13,500 | \$4,488 | \$0 | \$4,488 | \$10,000 |
| Drainage Maintenance | \$6,500 | \$1,275 | \$0 | \$1,275 | \$10,000 |
| Curb -Tree Trimming/Replacements | \$6,500 | \$3,950 | \$0 | \$3,950 | \$6,500 |
| Recreation Area Improvements | \$0 | \$0 | \$0 | \$0 | \$15,000 |
| Playground Replacement | \$21,400 | \$9,629 | \$0 | \$9,629 | \$0 |
| Landscaping | \$0 | \$7,800 | \$0 | \$7,800 | \$0 |
| Pool Heater Replacement | \$4,200 | \$3,928 | \$0 | \$3,928 | \$0 |
| Pool Refurbishing | \$0 | \$21,693 | \$1,627 | \$23,320 | \$0 |
| Landscape Lighting | \$0 | \$4,532 | \$0 | \$4,532 | \$0 |
| Pavillion Parking | \$0 | \$43,899 | \$0 | \$43,899 | \$0 |
| Bank Fees | \$0 | \$45 | \$45 | \$90 | \$0 |

| | | | | | |
|-----------------------|-----------------|------------------|-----------------|------------------|-----------------|
| Total Expenses | \$82,100 | \$101,239 | \$26,672 | \$127,911 | \$71,500 |
|-----------------------|-----------------|------------------|-----------------|------------------|-----------------|

| | | | | | |
|---------------------------------------|--------------|------------------|-----------------|-----------------|----------------|
| Excess Revenues/(Expenditures) | \$169 | (\$4,242) | \$42,234 | \$37,992 | \$9,717 |
|---------------------------------------|--------------|------------------|-----------------|-----------------|----------------|

Baytree CDD - Capital Improvement Program

| Project Description | FY 2020 | FY 2021 | FY 2022 | FY 2023 | FY 2024 |
|-----------------------------------|----------------|----------------|----------------|----------------|----------------|
| Lake Bank Restoration | \$ 30,000 | \$ 30,000 | \$ 30,000 | \$ 30,000 | \$ 30,000 |
| Sidewalk /Gutter Repair | \$ 13,500 | \$ 10,000 | \$ 10,000 | \$ 10,000 | \$ 14,500 |
| Drainage Maintenance | \$ 10,000 | \$ 10,000 | \$ 10,000 | \$ 10,000 | \$ 10,000 |
| Curb - Tree Trimming/Replacements | \$ 6,500 | \$ 6,500 | \$ 6,500 | \$ 6,500 | \$ 6,500 |
| Tennis Court Surface | \$ - | \$ - | \$ - | \$ - | \$ - |
| Playground | \$ 21,400 | \$ - | \$ - | \$ - | \$ - |
| Pool Heater | \$ 4,200 | \$ - | \$ - | \$ - | \$ - |
| Pool Furniture | \$ - | \$ - | \$ - | \$ - | \$ - |
| LED Gate Arms | \$ - | \$ - | \$ - | \$ - | \$ - |
| Rear Gate Camera System | \$ - | \$ - | \$ - | \$ - | \$ - |
| Pavilion Parking | \$ - | \$ - | \$ - | \$ - | \$ - |
| Gate Operators | \$ - | \$ - | \$ 40,000 | \$ - | \$ - |
| Total | \$ 85,600 | \$ 56,500 | \$ 96,500 | \$ 56,500 | \$ 61,000 |

Baytree
Community Development District
Proposed Budget FY 2021
Pavement Management

| Description | Adopted Budget FY2020 | Actual thru 03/31/20 | Projected Next 6 Months | Total Projected 09/30/20 | Proposed Budget FY 2021 |
|---------------------------------------|-----------------------------|----------------------------|-------------------------------|--------------------------------|-------------------------------|
| Revenues: | | | | | |
| Beginning Fund Balance | \$222,635 | \$222,640 | \$0 | \$222,640 | \$278,810 |
| Transfer In - Baytree | \$71,783 | \$0 | \$71,783 | \$71,783 | \$75,370 |
| Transfer In - IOB | \$23,453 | \$0 | \$23,453 | \$23,453 | \$24,630 |
| Interest Income | \$75 | \$50 | \$50 | \$100 | \$75 |
| Total Revenues | \$317,946 | \$222,689 | \$95,286 | \$317,975 | \$378,885 |
| Expenses: | | | | | |
| Roadway Paving | \$0 | \$39,165 | \$0 | \$39,165 | \$0 |
| Total Expenses | \$0 | \$39,165 | \$0 | \$39,165 | \$0 |
| Excess Revenues/(Expenditures) | \$317,946 | \$183,524 | \$95,286 | \$278,810 | \$378,885 |

| | |
|---------|--------------------------|
| | CARRY FORWARD SPLIT |
| BAYTREE | \$255,357 \$330,802 |
| IOB | \$23,453 \$48,083 |
| | \$278,810 \$378,885 |

Baytree
Community Development District
Proposed Budget FY 2021
Community Beautification

| Description | Adopted Budget FY2020 | Actual thru 03/31/20 | Projected Next 6 Months | Total Projected 09/30/20 | Proposed Budget FY 2021 |
|---------------------------------------|-----------------------------|----------------------------|-------------------------------|--------------------------------|-------------------------------|
| Revenues: | | | | | |
| Beginning Fund Balance | \$1,281 | \$1,894 | \$0 | \$1,894 | \$21,436 |
| Transfer In - Baytree | \$45,265 | \$0 | \$45,265 | \$45,265 | \$45,265 |
| Total Revenues | \$46,546 | \$1,894 | \$45,265 | \$47,159 | \$66,701 |
| Expenses: | | | | | |
| Bank Fees | \$150 | \$150 | \$0 | \$150 | \$150 |
| Beautification Projects | \$45,000 | \$25,323 | \$0 | \$25,323 | \$0 |
| Contingency | \$0 | \$150 | \$100 | \$250 | \$0 |
| Total Expenses | \$45,150 | \$25,623 | \$100 | \$25,723 | \$150 |
| Excess Revenues/(Expenditures) | \$1,396 | (\$23,729) | \$45,165 | \$21,436 | \$66,551 |

Baytree

Community Development District

O&M Assessment Calculation

| | FY 2020 | FY 2021 | |
|----------------------------|------------|------------|--------------------|
| Net Assessments | \$853,142 | \$853,142 | |
| Discounts (4%) | \$35,691 | \$35,691 | |
| Gross Assessments | \$888,833 | \$888,833 | |
| Less : Golf Course (2.25%) | \$19,999 | \$19,999 | |
| Adjusted Gross | \$868,834 | \$868,834 | |
| Assessable Units: | | | |
| Phase 1 | 304 | 304 | |
| Phase 2 | <u>157</u> | <u>157</u> | |
| Total | 461 | 461 | |
| | | | <u>Change From</u> |
| | | | <u>2020</u> |
| Per Unit O & M Assessments | \$1,884.67 | \$1,884.67 | (\$0.00) |

| | | |
|---------------------------------|---------|---------|
| FY 2021 Baytree CDD Assessments | Phase 1 | Phase 2 |
| Per Unit O & M | \$1,885 | \$1,885 |

Isles of Baytree
Baytree Roadway Maintenance Cost Sharing Agreement
Proposed Budget FY2021

| | FY21 Proposed Budget |
|--|---------------------------------|
| Security | \$172,306 |
| Maintenance - Gatehouse/Agreement | \$11,200 |
| Telephone - Gatehouse | \$15,000 |
| Utilities ¹ | \$5,340 |
| Maintenance - Lighting | \$250 |
| Capital Reserve - Paving Management ² | \$24,630 |
| Total | \$228,726 |
| Less: Golf Course Contribution (2.25%) | (\$5,146) |
| Total to be assessed To Baytree CDD & Isles of Baytree HOA | \$223,580 |
| Total Number of Lots | |
| Baytree Phase I | 304 |
| Baytree Phase II | 157 |
| Isles of Baytree | 104 |
| | 565 |
| Total Per Lot Assessment | \$396 |
| Total Expenses divided by Total Units | |
| Proposed Amount for Isles of Baytree HOA for FY21 | \$41,155 |

Notes

Total Utilities

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

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 FY21 Paving Management | \$100,000 |
| IOB Shared Cost | \$24,630 |

Baytree

Community Development District

Exhibit " A "

Allocation of Operating Reserve

| Allocation of Operating Reserves | |
|--|--------------------------------|
| <u>Estimated Funds Available</u> | |
| Beginning Fund Balance - Fiscal Year 2020 | \$81,774 |
| Projected Fiscal Year 2020 Excess (Deficit) | <u>\$7,272</u> |
| Total Estimated Funds Available First Quarter Operating Reserve- 9/30/20 | <u>\$89,047</u> |
| Rebalance First Quarter Operating - FY 21 | <u>\$40,904</u> |
| Total First Quarter at 9/30/20 | <u><u>\$129,950</u></u> |
| <u>Allocation of Reserves</u> | |
| Estimated Capital Reserve Fund Balance (Carry forward Plus New FY21 Funds) | \$81,117 |
| Estimated Beautification Fund Balance (Carry forward Plus New FY21 Funds) | <u>\$66,701</u> |
| Total Reserves for Capital Projects (Start of FY21) | <u><u>\$147,818</u></u> |