

Baytree

Community Development District



Adopted Budget

FY 2021

Presented by:



Table of Contents

General Fund	Page 1-2
Narrative	Page 3-9
Capital Projects Fund	Page 10-11
Pavement Management Fund	Page 12
Community Beautification Fund	Page 13
O&M Assessment Calculation	Page 14
IOB Roadway Maintenance Cost Share Schedule	Page 15
Exhibit A: Allocation of Operating Reserve	Page 16

Baytree
Community Development District
Adopted Budget FY 2021
General Fund

Description	Adopted Budget FY2020	Actual thru 06/30/20	Projected Next 3 Months	Total Projected 09/30/20	Adopted Budget FY 2021
-------------	-----------------------------	----------------------------	-------------------------------	--------------------------------	------------------------------

Revenues

Maintenance Assessments	\$853,142	\$839,633	\$13,509	\$853,142	\$853,142
Interest Income	\$0	\$1	\$0	\$1	\$0
Miscellaneous Income (IOB Cost Share Agreement)	\$40,223	\$20,702	\$20,112	\$40,814	\$42,299
Miscellaneous Income	\$8,000	\$3,409	\$1,136	\$4,545	\$8,000

Total Revenues	\$901,365	\$863,745	\$34,757	\$898,502	\$903,441
-----------------------	------------------	------------------	-----------------	------------------	------------------

Expenditures

Administrative

Supervisor Fees	\$8,000	\$4,600	\$3,000	\$7,600	\$8,000
FICA Expense	\$612	\$352	\$225	\$577	\$612
Engineering	\$25,000	\$34,798	\$7,500	\$42,298	\$30,000
Assessment Administration	\$7,500	\$7,500	\$0	\$7,500	\$7,500
Attorney Fees	\$17,750	\$17,685	\$12,000	\$29,685	\$17,750
Annual Audit	\$3,400	\$3,185	\$0	\$3,185	\$3,185
Management Fees	\$40,938	\$30,704	\$10,235	\$40,938	\$42,166
Information Technology	\$5,300	\$1,200	\$400	\$1,600	\$2,800
Telephone	\$150	\$0	\$40	\$40	\$150
Postage	\$1,500	\$908	\$303	\$1,211	\$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	\$625	\$208	\$834	\$1,700
Legal Advertising	\$1,200	\$1,602	\$934	\$2,537	\$1,200
Other Current Charges	\$1,700	\$528	\$176	\$704	\$1,500
Office Supplies	\$200	\$100	\$33	\$133	\$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	\$118,109	\$49,034	\$167,143	\$148,002
--------------------------------	------------------	------------------	-----------------	------------------	------------------

Baytree
Community Development District
Adopted Budget FY 2021
General Fund

Description	Adopted Budget FY2020	Actual thru 06/30/20	Projected Next 3 Months	Total Projected 09/30/20	Adopted Budget FY 2021
<i>Operation and Maintenance</i>					
Security Contract	\$172,306	\$128,385	\$43,921	\$172,306	\$179,666
Security - Speed Control	\$5,000	\$0	\$0	\$0	\$0
Gate Maintenance Contract	\$1,200	\$1,100	\$0	\$1,100	\$1,200
Maintenance - Gatehouse	\$10,000	\$6,342	\$2,500	\$8,842	\$9,500
Telephone/Internet - Gatehouse/Pool	\$11,000	\$10,708	\$3,569	\$14,277	\$14,500
Transponders	\$4,500	\$5,030	\$0	\$5,030	\$5,000
Field Management Fees	\$27,849	\$20,887	\$6,962	\$27,849	\$28,684
Electric	\$55,000	\$36,273	\$12,091	\$48,365	\$50,000
Water & Sewer	\$10,460	\$7,458	\$2,486	\$9,944	\$11,500
Gas	\$7,800	\$5,928	\$1,976	\$7,904	\$7,800
Trash Removal	\$0	\$0	\$101	\$101	\$404
Maintenance - Lakes	\$32,600	\$25,380	\$8,730	\$34,110	\$33,360
Maintenance - Landscape Contract	\$94,536	\$70,884	\$23,250	\$94,134	\$93,000
Maintenance - Additional Landscape	\$15,000	\$14,825	\$175	\$15,000	\$15,000
Maintenance - Pool	\$17,000	\$18,493	\$3,168	\$21,661	\$17,000
Maintenance - Irrigation	\$11,000	\$5,019	\$2,750	\$7,769	\$10,000
Maintenance - Lighting	\$15,000	\$777	\$3,750	\$4,527	\$9,000
Maintenance - Monuments	\$6,000	\$15	\$1,500	\$1,515	\$5,000
Maintenance - Fountain	\$700	\$562	\$175	\$737	\$700
Maintenance - Other Field (R&M General)	\$6,000	\$5,043	\$0	\$5,043	\$4,000
Maintenance - Recreation	\$1,500	\$230	\$1,270	\$1,500	\$1,500
Holiday Landscape Lighting	\$10,000	\$9,098	\$0	\$9,098	\$10,000
Operating Supplies	\$750	\$805	\$300	\$1,105	\$750
Sidewalk/Curb Cleaning	\$11,000	\$1,950	\$9,050	\$11,000	\$11,000
Miscellaneous	\$1,000	\$592	\$408	\$1,000	\$1,000
O&M Expenses	\$527,201	\$375,785	\$128,133	\$503,918	\$519,565
<i>Reserves</i>					
Transfer Out - Capital Projects- Paving - Baytree	\$71,783	\$71,783	\$0	\$71,783	\$75,370
Transfer Out - Capital Projects - Paving - IOB Funds	\$23,453	\$23,453	\$0	\$23,453	\$24,630
Transfer Out - Capital Projects - Reserves	\$68,901	\$68,901	\$0	\$68,901	\$60,531
Transfer Out - Community Beautification Fund	\$45,265	\$45,265	\$0	\$45,265	\$45,265
Transfer Out - Rebalance First Quarter Operating	\$21,203	\$0	\$0	\$0	\$30,078
Reserves	\$230,605	\$209,402	\$0	\$209,402	\$235,874
Total Expenses	\$901,365	\$703,296	\$177,167	\$880,463	\$903,441
Excess Revenues/(Expenditures)	\$0	\$160,448	(\$142,410)	\$18,039	\$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 Dewberry Engineers 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 \$20.26 PER HOUR FOR 356 DAYS	\$173,102
HOLIDAY HOURS: CONTRACT COST OF \$30.39 PER HOUR FOR 9 DAYS	\$6,564
	<u>\$179,666</u>

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/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
292703718	801 NATIONAL DRIVE	\$45	\$540
	CONTINGENCY		<u>\$400</u>
			<u>\$14,500</u>

Transponders

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

Baytree Community Development District FISCAL YEAR 2021

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
		<u>\$28,684</u>

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	\$180
02781-39043 8207 NATIONAL DR # POOL HSE	\$500	\$6,000
04080-73153 609 BAYTREE DR # WALL	\$15	\$180
04396-25492 8205 NATIONAL DR # COURTS	\$45	\$540
09459-03086 8147 OLD TRAMWAY DR # ENTRANCE	\$20	\$240
11105-10375 7948 DAVENTRY DR # WALL	\$15	\$180
14771-79517 345 BAYTREE DR # PUMP	\$40	\$480
15604-14425 8005 KINGSWOOD WAY # FOUNTAIN	\$300	\$3,600
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	\$180
67950-66148 7951 DAVENTRY DR # PUMP STREET	\$45	\$540
724916-0156 7942 KINGSWOOD WAY #LIGHTS	\$20	\$240
73679-10572 201 BAYTREE DR # GRD HSE	\$110	\$1,320
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		\$440
		<u>\$50,000</u>

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
		<u>\$11,500</u>

Baytree Community Development District FISCAL YEAR 2021

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
			<u>\$7,800</u>

Trash Removal

Represents cost of trash removal services. Services are provided by Waste Management.

DESCRIPTION		MONTHLY AMOUNT	ANNUAL AMOUNT
	96 Gallon Trash Toter	\$34	\$404
			<u>\$404</u>

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
			<u>\$33,360</u>

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
			<u>\$93,000</u>

Maintenance - Additional Landscape

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

Baytree Community Development District FISCAL YEAR 2021

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
		<u>\$17,000</u>

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 - 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.

Baytree
Community Development District
FISCAL YEAR 2021

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 2021
Capital Projects Reserve

Description	Adopted Budget FY2020	Actual thru 06/30/20	Projected Next 3 Months	Total Projected 09/30/20	Adopted Budget FY 2021
-------------	-----------------------------	----------------------------	-------------------------------	--------------------------------	------------------------------

Revenues:

Beginning Fund Balance	\$13,268	\$68,986	\$0	\$68,986	\$2,729
Paving Contributions	\$0	\$28,000	\$0	\$28,000	\$0
Transfer In - Baytree	\$68,901	\$68,901	\$0	\$68,901	\$60,531
Interest Income	\$100	\$13	\$4	\$17	\$100

Total Revenues	\$82,269	\$165,899	\$4	\$165,904	\$63,360
-----------------------	-----------------	------------------	------------	------------------	-----------------

Expenses:

Lake Bank Restoration/Evaluation	\$30,000	\$0	\$30,000	\$30,000	\$30,000
Sidewalk/Gutter Repair	\$13,500	\$15,712	\$0	\$15,712	\$10,000
Drainage Maintenance	\$6,500	\$1,275	\$0	\$1,275	\$8,000
Curb -Tree Trimming/Replacements	\$6,500	\$3,950	\$0	\$3,950	\$4,000
Recreation Area Improvements	\$0	\$0	\$0	\$0	\$10,000
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	\$23,320	\$0	\$23,320	\$0
Landscape Lighting	\$0	\$4,532	\$0	\$4,532	\$0
Pavillion Parking	\$0	\$43,899	\$0	\$43,899	\$0
Bank Fees	\$0	\$75	\$25	\$100	\$0
Capital Outlay	\$0	\$16,330	\$2,700	\$19,030	\$0

Total Expenses	\$82,100	\$130,450	\$32,725	\$163,175	\$62,000
-----------------------	-----------------	------------------	-----------------	------------------	-----------------

Excess Revenues/(Expenditures)	\$169	\$35,450	(\$32,721)	\$2,729	\$1,360
---------------------------------------	--------------	-----------------	-------------------	----------------	----------------

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	\$ 8,000	\$ 10,000	\$ 10,000	\$ 10,000
Curb - Tree Trimming/Replacements	\$ 6,500	\$ 4,000	\$ 6,500	\$ 6,500	\$ 6,500
Recreational Area Improvements	\$ -	\$ 10,000	\$ -	\$ -	\$ -
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	\$ 62,000	\$ 96,500	\$ 56,500	\$ 61,000

Baytree
Community Development District
 Adopted Budget FY 2021
 Pavement Management

Description	Adopted Budget FY 2020	Actual thru 06/30/20	Projected Next 3 Months	Total Projected 09/30/20	Adopted Budget FY 2021
-------------	------------------------------	----------------------------	-------------------------------	--------------------------------	------------------------------

Revenues:

Beginning Fund Balance	\$222,635	\$222,640	\$0	\$222,640	\$278,788
Transfer In - Baytree	\$71,783	\$71,783	\$0	\$71,783	\$75,370
Transfer In - IOB	\$23,453	\$23,453	\$0	\$23,453	\$24,630
Interest Income	\$75	\$57	\$20	\$77	\$75
Total Revenues	\$317,946	\$317,933	\$20	\$317,953	\$378,863

Expenses:

Roadway Paving	\$0	\$39,165	\$0	\$39,165	\$0
Total Expenses	\$0	\$39,165	\$0	\$39,165	\$0

Excess Revenues/(Expenditures)	\$317,946	\$278,768	\$20	\$278,788	\$378,863
---------------------------------------	------------------	------------------	-------------	------------------	------------------

	CARRY FORWARD SPLIT	
BAYTREE	\$255,335	\$330,780
IOB	\$23,453	\$48,083
	<u>\$278,788</u>	<u>\$378,863</u>

Baytree
Community Development District
 Adopted Budget FY 2021
 Community Beautification

Description	Adopted Budget FY 2020	Actual thru 06/30/20	Projected Next 3 Months	Total Projected 09/30/20	Adopted Budget FY 2021
Revenues:					
Beginning Fund Balance	\$1,281	\$1,894	\$0	\$1,894	\$12,859
Transfer In - Baytree	\$45,265	\$45,265	\$0	\$45,265	\$45,265
Total Revenues	\$46,546	\$47,159	\$0	\$47,159	\$58,124
Expenses:					
Bank Fees	\$150	\$150	\$0	\$150	\$150
Beautification Projects	\$45,000	\$33,900	\$0	\$33,900	\$0
Contingency	\$0	\$175	\$75	\$250	\$0
Total Expenses	\$45,150	\$34,225	\$75	\$34,300	\$150
Excess Revenues/(Expenditures)	\$1,396	\$12,934	(\$75)	\$12,859	\$57,974

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
Adopted Budget FY2021

	FY21 Adopted Budget
Security	\$179,666
Maintenance - Gatehouse/Agreement	\$10,700
Telephone - Gatehouse	\$14,500
Utilities ¹	\$5,340
Maintenance - Lighting	\$250
Capital Reserve - Paving Management ²	\$24,630
Total	\$235,086
Less: Golf Course Contribution (2.25%)	(\$5,289)
Total to be assessed To Baytree CDD & Isles of Baytree HOA	\$229,797
Total Number of Lots	
Baytree Phase I	304
Baytree Phase II	157
Isles of Baytree	104
	565
Total Per Lot Assessment	\$407
Total Expenses divided by Total Units	
Adopted Amount for Isles of Baytree HOA for FY21	\$42,299

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 Balance - Fiscal Year 2020	\$81,774
Projected Fiscal Year 2020 Excess (Deficit)	<u>\$18,039</u>
Total Estimated Funds Available First Quarter Operating Reserve- 9/30/20	<u>\$99,813</u>
Rebalance First Quarter Operating - FY 21	<u>\$30,078</u>
Total First Quarter at 9/30/20	<u><u>\$129,891</u></u>

<u>Allocation of Reserves</u>	
Estimated Capital Reserve Fund Balance (Carry forward Plus New FY21 Funds)	\$63,260
Estimated Beautification Fund Balance (Carry forward Plus New FY21 Funds)	<u>\$58,124</u>
Total Reserves for Capital Projects (Start of FY21)	<u><u>\$121,384</u></u>