

*Baytree Community  
Development District*

*Workshop Meeting Agenda*

*March 9, 2021*

# AGENDA

***Baytree***  
***Community Development District***


***Workshop Meeting Agenda***

**Tuesday  
March 9, 2021  
10:00 AM**

**Baytree National Golf Links  
8207 National Drive  
Melbourne, Florida**

1. Roll Call
2. Engineer Discussion and Traffic Calming
3. Discussion of Amenity Plans/BCA Contributions
  - A. Discussion of Additional Benches
4. Discussion of Overnight Parking Rules
5. Discussion of Zoo Trail
6. Discussion of Holiday Lighting
7. Discussion of Letter to Golf Course
8. Discussion of Draft Fiscal Year 2022 Budget
9. Supervisor's Requests
10. Public Comment Period
11. Adjournment

## SECTION V

From: **Stuart Waldron** stuwaldron@outlook.com   
Subject: **Access to Linear Trail from Baytree**  
Date: **February 28, 2021 at 9:01 PM**  
To: **jshowe@gmscfl.com**

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SW

Hi Jason,

I'm a resident of Baytree on Southpointe Court and would like some of your time to discuss an idea to provide access to the linear trail without having to go 4.5 miles in one direction or 6.5 in the other to get there. See the attached for the information I have gathered thus far. My wife and I are very active in the zoo and so have discussed this with the leadership. Thus far there are no showstoppers. I also reached out to Topic Care hoping for an order of magnitude estimate but they want to hear from the CDD first. I just wanted to validate this was not crazy expensive. My wife also spoke with Jerry Darby as he represents our area of Baytree though it appears my wife may be taking up the role. I have not contacted the golf club.

I believe an access inside the neighborhood would be a selling point for homes here. It should also reduce the frequency of residents using the golf carts paths for walking, running or biking as an attractive alternative would now be available. I do not think there is a security issue at least not any more than already exists at the north and south entrances. In talking with the zoo there does not appear to be any issue with this area as it is dry (not wetlands) aside from the creek itself.

**Stu**



Path to Linear  
Trail.docx

## Path to Linear Trail.

**Where:** Cul-de-sac at the end of Balmoral Way where there could be a roughly 200-yard path to the Linear Trail. This would cross the golf cart path and the creek but otherwise no other impediments. It would not cross the 16<sup>th</sup> hole tee area.



Below is another view zoomed out to show the CDD controlled area within the res lines. Where the red line is to the left of the photo is a barbed wire fence, very overgrown with vegetation at this point and not in the best of shape. Just to the left (west) of the fence is a small creek. In the photo above the path of the creek is a little easier to see looking at the tree pattern.

Brevard County Property Appraiser



**Need for a path:** From Baytree there is no access to the linear trail other than driving (or biking) all the way around via Wickham road to the zoo (north) entrance or via Pineda to the south entrance. From my house that is 4.5 miles to the north entrance or 6.5 miles to the south. This leaves many residents to walk, run, or ride on the cart paths for any alternative to the neighborhood roads when there is a very nice, well maintained, nature path next to us. There is a locked gate to the zoo parking lot from Baytree Estates but most of us do not have to code to the gate. A path at the end of Balmoral would provide an alternative and increase the quality of life and hence overall value to Baytree residents.

**Proposal:** A simple gravel path thru the trees from the cul-de-sac to the trail. The path would be longer than 200 years to allow for trees or other obstacles. Low maintenance and minimal impact on the natural state of the area. There is a small creek to bridge across. This could be done as a community effort or by professionals such as the landscaping company that tends to common areas. Either way the costs would be modest. Maintenance would be annual as needed to replace gravel or cut back any growth. This also could be a community effort or tasked to the landscaping contractor. This would need the cooperation of the golf club, the CDD and the Brevard zoo.

**Concerns raised thus far:**

1. **Security:** This would be more secure than the bike paths from the back entrance to Baytree. No vehicles can get within a mile of this section of the Linear Trail without having the keys to several locked gates and pillars blocking the road. Any pedestrian or bicyclist already has easy access to Baytree. Where there may be a waiting car at the back entrance for someone who walked in to cause a problem, that would not be the case with the trail.
2. **Golf club:** I of course can not speak for the golf club but suggest anything that would reduce the non-authorized use of the cart paths should be of interest to them.

3. **Liability:** Not more exposure to the golf club (crossing the cart path) than they already face from residents using the cart paths for walking or riding. No difference to the zoo as well. I expect no difference to the CDD as we all on occasion traverse CDD areas.
4. **Parking:** There may be a concern for those living at the end of Balmoral. There are areas to park without obstructing traffic however to avoid any concerns there may be a need to put up no parking signs which would be an additional expense.

**Conclusion:** I suggest this is an easy and relatively low-cost opportunity to improve the living experience in Baytree and add to property values. We as a community invest in neighborhood entrance masonry for appearances but here is something that adds to our quality of life. I find the golf club has been very accommodating and a good neighbor but hopefully this will provide an alternative solution to the cart paths for those that want to get out for some exercise. An alternative that is literally right in our backyard at low cost to us.



## SECTION VI



## PROPOSAL

**Holiday Lightscapes**  
3855 Tucks Road  
Boynton Beach, FL 33436  
[www.holidaylightscapes.com](http://www.holidaylightscapes.com)  
[info@holidaylightscapes.com](mailto:info@holidaylightscapes.com)

To: Jason Showe - [jshowe@gmscfl.com](mailto:jshowe@gmscfl.com)

**Project Title: Baytree Community Holiday Lighting 2021 – 2022 Season**

Submitted on: 3/3/2021

### Job Description:

**Holiday Lightscapes will install, maintain, and remove the following lights and decorations.**

**(Maintenance included through January 2<sup>nd</sup>)** Holiday Lightscapes will light all areas specified below with commercial grade LED products. The overall project objective is to provide The Baytree Community with a beautiful display that will be enjoyed through the Holidays. The project is broken down by section and details are provided below.

**Any additional services to be added require further bid and proposal**

### AREA 1 – ALL PREVIOUS LIGHTING AND DÉCOR AS OF 2020

- Outlining 3 monuments in LED garland with 2 red bows on each monument
- 4 – large palms spiral wrapped in warm white LED minis on base
- Drooping pre-lit LED garland on two wing walls at main entrance
- Lining Trim of 2 guard houses with LED C-9

(LABOR ONLY) **TOTAL = \$1,965.00**

**\*\* ADD-ON – One large palm at front center median**

**+\$350.00**

### AREA 2 – MONUMENT SIGNS THROUGHOUT COMMUNITY

- 15 monument signs throughout community decorated with 1 pre-lit wreath per sign
- 15 monument signs w top edge outlined in LED C9 stringer lighting

**TOTAL = \$2,275.00**

**\*\* ADD-ON – Upgrade to 36" wreath for center of monument signs**

**+525.00**

### AREA 3 – MAIN ENTRANCE OAK TREES IN CENTER MEDIAN

- 5 – Large Oak trees spiral wrapped in LED mini lights on base and main branches
- 40 – Animated Icicles randomly staggered throughout branches in 5 main Oak trees

**TOTAL = \$3,280.00**

### \*\* ADD-ONS | AREA 4 – NEW PALMS ADDED TO DISPLAY

- 4 – Sylvester palms on exit side drive spiral wrapped in LED mini lights on base
- 1 – Large Medjool palm in front of guardhouse spiral wrapped in LED mini lights on base
- 1 – Large Queen palm behind guardhouse spiral wrapped in LED mini lights on base
- 2 – Color changing RGB up-lights to showcase fountain on the drive into community

**TOTAL = \$1,600.00**

**DISPLAY TOTAL = \$9,995 LESS 10% DISCOUNT FOR MULTI-YEAR CONTRACT = \$8,995.50**

**\*\* ADD-ONS | AREA 5 – OAK TREES WITH ADDITIONAL ICICLES FOR CENTER MEDIAN**

- 2 – Large Oak trees spiral wrapped in LED mini lights on base and main branches.  
*(Entrance and exit side of main entrance off Wickham Road)*
- 80 – Animated Icicles randomly staggered throughout branches in 2 main Oak trees – 40 per
- 60 – Additional animated Icicles randomly staggered throughout branches in 5 main Oak trees.  
*(Center median at main entrance off Wickham Road)*
- Random pattern LED mini lights laced in hedges on center median at main entrance.

**TOTAL = \$6,300.00**

**3 SEASON LEASE AGREEMENT (PER SEASON TOTAL): \$15,295.00**

**\*\* PRICE ABOVE INCLUDES PRODUCT, MATERIAL, EQUIPMENT and LABOR \*\***  
**\*\* INSTALLATION, MAINTENCE, and REMOVAL \*\***

**50% deposit to secure installation, 50% due upon completion of installation**

## **Terms of Agreement**

Thank you for the opportunity to partner with The Baytree Community. This agreement outlines the terms under which Holiday Lightsapes agrees to serve as your holiday decorator for 2021-2022 decorating season.

### **FEES**

The Baytree Community agrees to pay Holiday Lightsapes the total cost outlined in the proposal that includes the cost of materials and labor. Payment must be made with a 50% deposit prior to beginning work and final balance at completion of installation. The 'completion date' is defined as the date when the décor has been installed and working properly.

Invoices shall be payable with fifteen (15) days of the invoice date. A penalty of 3% per month will be applied to all balances over 30 days past due.

### **INSURANCE**

During the term of this agreement, Holiday Lightsapes agrees to maintain Commercial General Liability Insurance.

### **LIABILITY**

The Baytree Community agrees to defend, hold harmless and indemnify Holiday Lightsapes, its officers and employees from and against all claims, liabilities to any third parties for injury, death or damage to person, property, trespass, and all other damage or loss arriving out of the installation/takedown or location of materials, unless such damage or loss is a result of the gross negligence of Holiday Lightsapes.

### **CONDITIONS**

Installation of lights and décor will take place before November 24<sup>th</sup> 2016. Every effort will be made to have the lights plugged in on the date provided to us at the bottom of this agreement. Note: Installation will not always occur on the same day as the plug-in date.

It is assumed that sufficient electrical power will be available for use in decorative illumination. The Baytree Community will be responsible for supplying the adequate power including receptacles for completing the project. \*\*\*GFI outlets are notoriously sensitive to tripping. Customers are responsible for resetting all GFI's. There is no way to prevent GFI protected outlets from tripping when the lights get wet. They simply must be reset once they are dried out.

Holiday Lightsapes will use the best commercial grade materials in installing the decorative lighting but makes no claim to installation code compliance. All of the lights and decorations are supplied with a manufacturer's warranty.

Employee(s) of Holiday Lightsapes will periodically visit the site and make service calls to the customer as necessary to repair any installation problems and replace expired bulbs. Maintenance does not cover vandalism, damage from lawn/landscape companies, or animals.

Any permanent fastening or drilling will be approved in advance. Best efforts will be made to avoid permanent fasteners.

In any case The Baytree Community decides to terminate contract early and not retain our services, Holiday Lightsapes retains the right to charge 30% buyout of contract for remaining years.

## AGREEMENT

This Agreement contains a complete statement of all terms of the Agreement between the parties, superseding all previous agreements, and cannot be changed or modified, except by written agreement signed by both parties. In the event of an express conflict between the terms of this Agreement and an Agreement Addendum, the terms of this Agreement shall govern. This agreement shall be governed by and in accordance with the laws of the State of Florida.

The Holiday Lightscapescapes team looks forward to working with you! Upon acceptance, sign and email to [info@holidaylightscapescapes.com](mailto:info@holidaylightscapescapes.com).

Holiday Lightscapescapes  
3855 Tucks Road  
Boynton Beach, FL 33436  
407.808.8328

Jason Showe – [jshowe@govmgtstvc.com](mailto:jshowe@govmgtstvc.com)  
8207 National Drive  
Melbourne, FL 32940  
407.470.8825

**3 SEASON LEASE AGREEMENT (PER SEASON TOTAL): \$15,295.00**

**\*\* MUST SIGN CONTRACT AND SUBMIT 50% DEPOSIT FOR AUTHORIZATION \*\***

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

### **UPON ACCEPTANCE, PLEASE PROVIDE US WITH THE FOLLOWING INFORMATION**

I would like the lights plugged in on \_\_\_\_\_ (weather permitting)

I would like the lights unplugged on \_\_\_\_\_ (weather permitting)

I would like the lights to turn on at (circle one)

4PM   4:30PM   5PM   5:30PM   6PM   6:30PM   7PM   7:30PM   8PM   8:30PM

I would like the lights to turn off at (circle one)

10PM   10:30PM   11PM   11:30PM   12AM   12:30AM   1AM   1:30AM   2AM

Leave them on all night

Please provide us with any special instructions, neighborhood codes, etc. (if any)

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**THANK YOU FOR YOUR BUSINESS!**





## SECTION VII



Dear \_\_\_\_\_

The Baytree Community Development District(CDD) has enjoyed a long lasting, cooperative, relationship with the Golf Course. We commend your recent efforts to improve the conditions of the course and believe the continued growth in the number of rounds played on it are the result of your efforts. We believe the value of the golf course goes hand in hand with the value of this community. It is our goal to continue to keep this premier community thriving to maintain its reputation as THE best place to live in Brevard County and trust your goals are to continue to maintain and enhance the conditions of this premier golf course.

As your know, Baytree is a gated community. Every visitor, to include people coming to play golf, must pass through the front gate. The Security Guards at this gate are under orders, as allowed by law, to request a photo id of anyone coming into the community through the Visitors lane. This includes outside golfers.

Recently some of the people coming to play golf have given the Security Guard a hard time when he asks for a photo id. Some have gotten rather belligerent. We do not condone this type of behavior from residents who give these guards a hard time and will not tolerate it from outside golfers as well. The guards are just doing their job.

One of the major benefits of living in Baytree is its 24/7 Security presence. We value it and will do everything we can to maintain it and protect it.

In an effort to maintain our excellent relationship with the Golf Course, we would ask you to consider notifying golfers, when they make a tee time, to advise them that the golf course is in a private, gated community and they will be asked to show a photo id when arriving at the front gate of the community on their way to the course. With this advance notification to outside golfers maybe we can lesson the incidents of unacceptable behavior to the positive advantage of all concerned.

Thank you for your consideration of this request but, be advised that we will continue to ask for photo ids of every visitor entering this community through the Visitor Lane.

Sincerely yours

Baytree CDD

## SECTION VIII

# **Baytree**

***Community Development District***



**Proposed Budget**

**FY 2022**

Presented by:

**GMS**

**Baytree**  
**Community Development District**  
Proposed Budget FY 2022  
General Fund

Description	Adopted Budget FY2021	Actual thru 01/31/21	Projected Next 8 Months	Total Projected 09/30/21	Proposed Budget FY 2022
<b>Revenues</b>					
Maintenance Assessments	\$853,142	\$788,754	\$64,388	\$853,142	\$917,946
Miscellaneous Income (IOB Cost Share Agreement)	\$42,299	\$9,004	\$33,295	\$42,299	\$43,269
Miscellaneous Income	\$8,000	\$4,445	\$2,896	\$7,335	\$9,250
<b>Total Revenues</b>	<b>\$903,441</b>	<b>\$802,203</b>	<b>\$100,573</b>	<b>\$902,776</b>	<b>\$970,465</b>
<b>Expenditures</b>					
<i>Administrative</i>					
Supervisor Fees	\$8,000	\$3,880	\$4,200	\$8,000	\$8,000
FICA Expense	\$612	\$281	\$321	\$612	\$612
Engineering	\$80,000	\$12,655	\$20,000	\$32,655	\$35,000
Assessment Administration	\$7,500	\$7,508	\$0	\$7,500	\$7,500
Attorney Fees	\$17,750	\$6,503	\$11,200	\$17,703	\$18,000
Annual Audit	\$3,185	\$0	\$3,185	\$3,185	\$3,265
Management Fees	\$42,166	\$14,055	\$28,111	\$42,166	\$42,166
Information Technology	\$2,800	\$943	\$2,829	\$3,772	\$2,750
Telephone	\$158	\$95	\$127	\$223	\$250
Postage	\$1,500	\$410	\$821	\$1,231	\$1,500
Insurance	\$15,100	\$16,647	\$0	\$16,647	\$18,312
Tax Collector Fee	\$18,980	\$16,028	\$1,781	\$17,809	\$18,359
Printing & Binding	\$1,700	\$272	\$816	\$1,088	\$1,500
Legal Advertising	\$1,200	\$1,094	\$0	\$1,094	\$1,500
Other Current Charges	\$1,500	\$863	\$1,727	\$2,590	\$3,000
Office Supplies	\$200	\$71	\$141	\$212	\$250
Property Taxes	\$250	\$0	\$250	\$250	\$250
Property Appraiser	\$234	\$234	\$0	\$234	\$234
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
<b>Administrative Expenses</b>	<b>\$148,002</b>	<b>\$81,637</b>	<b>\$75,509</b>	<b>\$157,146</b>	<b>\$162,623</b>

**Baytree**  
**Community Development District**  
**Proposed Budget FY 2022**  
**General Fund**

Description	Adopted Budget FY2021	Actual thru 01/31/21	Projected Next 8 Months	Total Projected 09/30/21	Proposed Budget FY 2022
<u>Operation and Maintenance</u>					
Security Contract	\$179,666	\$62,392	\$175,328	\$177,720	\$185,056
Gate Maintenance Contract	\$1,200	\$0	\$1,200	\$1,200	\$1,200
Maintenance - Gatehouse	\$9,500	\$2,181	\$8,543	\$8,724	\$9,500
Telephone/Internet - Gatehouse/Pool	\$14,500	\$5,769	\$19,400	\$16,169	\$14,500
Transponders	\$5,000	\$5,287	\$0	\$5,287	\$5,000
Field Management Fees	\$28,684	\$9,561	\$19,123	\$28,684	\$29,545
Electric	\$50,000	\$16,536	\$33,072	\$49,608	\$51,500
Water & Sewer	\$11,500	\$2,427	\$8,100	\$10,527	\$12,650
Gas	\$7,800	\$776	\$4,150	\$4,926	\$6,500
Trash Removal	\$404	\$492	\$384	\$576	\$576
Maintenance - Lakes	\$33,360	\$11,320	\$20,320	\$31,640	\$36,696
Maintenance - Landscape Contract	\$93,000	\$31,000	\$62,000	\$93,000	\$97,650
Maintenance - Additional Landscape	\$15,000	\$18,957	\$0	\$16,957	\$15,000
Maintenance - Pool	\$17,000	\$7,839	\$9,000	\$16,839	\$18,700
Maintenance - Irrigation	\$10,000	\$426	\$4,800	\$5,226	\$8,775
Maintenance - Lighting	\$9,000	\$618	\$461	\$1,077	\$8,000
Maintenance - Monuments	\$9,000	\$1,032	\$3,097	\$4,129	\$4,000
Maintenance - Fountain	\$700	\$175	\$525	\$700	\$700
Maintenance - Other Field (R&M General)	\$4,000	\$3,630	\$370	\$4,000	\$4,000
Maintenance - Recreation	\$1,500	\$0	\$1,125	\$1,125	\$1,500
Holiday Landscape Lighting	\$10,000	\$9,492	\$0	\$9,492	\$10,000
Operating Supplies	\$750	\$1,297	\$0	\$1,297	\$750
Sidewalk/Curb Cleaning	\$11,000	\$0	\$11,000	\$11,000	\$10,000
Miscellaneous	\$1,000	\$0	\$1,000	\$1,000	\$1,000
<b>O&amp;M Expenses</b>	<b>\$519,565</b>	<b>\$188,904</b>	<b>\$311,998</b>	<b>\$500,902</b>	<b>\$532,798</b>
<u>Reserves</u>					
Transfer Out - Capital Projects - Paving - Baytree	\$75,370	\$0	\$75,370	\$75,370	\$75,370
Transfer Out - Capital Projects - Paving - IOB Funds	\$24,630	\$0	\$24,630	\$24,630	\$24,630
Transfer Out - Capital Projects - Reserves	\$60,531	\$30,266	\$30,266	\$60,531	\$95,537
Transfer Out - Community Beautification Fund	\$45,265	\$45,265	\$0	\$45,265	\$42,265
Transfer Out - Rebalance First Quarter Operating	\$30,078	\$0	\$30,078	\$30,078	\$37,242
<b>Reserves</b>	<b>\$235,874</b>	<b>\$75,531</b>	<b>\$160,344</b>	<b>\$235,874</b>	<b>\$275,044</b>
<b>Total Expenses</b>	<b>\$903,441</b>	<b>\$346,071</b>	<b>\$547,851</b>	<b>\$893,922</b>	<b>\$970,464</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$0</b>	<b>\$456,132</b>	<b>(\$447,278)</b>	<b>\$8,854</b>	<b>\$0</b>

# Baytree

## Community Development District

Proposed Budget FY 2022

Capital Projects Reserve

Description	Adopted Budget FY 2021	Actual thru 01/31/21	Projected Next 8 Months	Total Projected 09/30/21	Proposed Budget FY 2022
<b>Revenues:</b>					
Beginning Fund Balance	\$2,729	\$32,300	\$0	\$32,300	\$14,363
BCA Contribution	\$0	\$0	\$0	\$0	\$40,000
Transfer In - Baytree	\$60,531	\$30,266	\$30,266	\$60,531	\$95,537
Interest Income	\$100	\$0	\$100	\$100	\$100
<b>Total Revenues</b>	<b>\$63,360</b>	<b>\$62,566</b>	<b>\$30,366</b>	<b>\$92,931</b>	<b>\$150,000</b>
<b>Expenses:</b>					
Lake Bank Restoration/Evaluation	\$30,000	\$26,680	\$9,320	\$30,000	\$30,000
Sidewalk/Gutter Repair	\$10,000	\$0	\$10,000	\$10,000	\$10,000
Drainage Maintenance	\$8,000	\$0	\$8,000	\$8,000	\$8,000
Curb - Tree Trimming/Replacements	\$4,000	\$0	\$4,000	\$4,000	\$4,000
Recreation Area Improvements	\$10,000	\$7,655	\$2,335	\$10,000	\$0
Lake Fountain Replacement	\$0	\$0	\$0	\$0	\$8,000
Fitness Course/Recreation	\$0	\$0	\$0	\$0	\$20,000
Shuffleboard/Recreation	\$0	\$0	\$0	\$0	\$10,000
Pool Equipment	\$0	\$4,568	\$0	\$4,568	\$0
Pool Furniture	\$0	\$0	\$0	\$0	\$4,000
Pool Refurbishing	\$0	\$0	\$0	\$0	\$15,000
Gate Operators	\$0	\$0	\$0	\$0	\$40,000
Pool Drinking Fountain	\$0	\$0	\$0	\$0	\$1,000
Bank Fees	\$0	\$140	\$0	\$420	\$0
Capital Outlay	\$0	\$11,580	\$0	\$11,580	\$0
<b>Total Expenses</b>	<b>\$62,000</b>	<b>\$44,633</b>	<b>\$33,655</b>	<b>\$78,568</b>	<b>\$150,000</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$1,360</b>	<b>\$17,933</b>	<b>(\$3,290)</b>	<b>\$14,363</b>	<b>\$0</b>

Baytree CDD - Capital Improvement Program

Project Description	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
Lake Bank Restoration	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000
Sidewalk /Gutter Repair	\$ 10,000	\$ 10,000	\$ 14,500	\$ 14,500	\$ 14,500
Drainage Maintenance	\$ 8,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
Curb - Tree Trimming/Replacements	\$ 4,000	\$ 6,500	\$ 6,500	\$ 6,500	\$ 6,500
Tennis Court Lights	\$ -	\$ 2,000	\$ -	\$ 2,000	\$ -
Pool Refurbishment	\$ 15,000	\$ -	\$ -	\$ -	\$ -
Recreational Area Improvements	\$ 30,000	\$ 5,000	\$ -	\$ -	\$ -
Pool Drinking Fountain	\$ 1,000	\$ -	\$ -	\$ -	\$ -
Pool Furniture	\$ 4,000	\$ -	\$ -	\$ -	\$ 4,000
Lake Fountain Replacement	\$ 8,000	\$ -	\$ -	\$ -	\$ -
Gate Operators	\$ 40,000	\$ -	\$ -	\$ -	\$ -
<b>Total</b>	\$ 150,000	\$ 63,500	\$ 61,000	\$ 63,000	\$ 65,000

Rev: Dec. 3, 2020

## Baytree Capital Projects (Excludes Paving and Beautification\*)

Project	2020 Projection	2021	2022	2023	2024	2025	2026	Total
Lake Bank Restoration	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 210,000
Sidewalk and Gutter Repair	\$ 15,712	\$ 10,000	\$ 10,000	\$ 10,000	\$ 14,500	\$ 14,500	\$ 14,500	\$ 89,212
Drainage Maintenance	\$ 1,275	\$ 8,000	\$ 8,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 57,275
Curb/ Tree Trimming Replacement	\$ 3,950	\$ 4,000	\$ 4,000	\$ 6,500	\$ 6,500	\$ 6,500	\$ 6,500	\$ 37,950
Tennis Court Card Access system	\$ -	\$ 7,175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,175
Replace Tennis Court Lights (when fail)	\$ -	\$ -	\$ -	\$ 2,000	\$ -	\$ 2,000	\$ -	\$ 4,000
Rec Area Improvements								\$ -
Repair Drainage near Pavilion	\$ -	\$ 6,120	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,120
Swings		\$ 4,500	\$ -	\$ 5,000	\$ -	\$ -	\$ -	\$ 9,500
Temporary Pickleball Lines		\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500
Cornhole Equipment		\$ 250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250
2 Charcoal Grills		\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 800
Fitness Course		\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ 20,000
Horseshoe Pit		\$ 750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750
Replace Bocce Ball with Shuffleboard		\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Landscaping	\$ 7,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,800
Landscape Lighting	\$ 4,532	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,532
Pavilion Parking	\$ 43,899	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 43,899
Guard House Improvements	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000
3 HP Lake Fountain Replacement	\$ -	\$ -	\$ 8,000	\$ -	\$ -	\$ -	\$ -	\$ 8,000
Playground	\$ 9,629	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,629
Pool Heater	\$ 3,928	\$ -	\$ -	\$ -	\$ 4,000	\$ -	\$ 4,000	\$ 11,928
Pool Refurbishing (including pool deck)	\$ 23,320	\$ -	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ 38,320
Pool Solar Heater (target cost neutral)	\$ -	TBD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Furniture	\$ -	\$ -	\$ 4,000	\$ -	\$ -	\$ -	\$ 4,000	\$ 8,000
Replace Pool Drinking Fountain	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ 1,000
Gate Operators (includes new Transponder System)	\$ -	\$ -	\$ 40,000	\$ -	\$ -	\$ -	\$ -	\$ 40,000
Bank Fees	\$ 100	\$ 75	\$ 75	\$ 75	\$ 75	\$ 75	\$ 75	\$ 550
Capital Outlay	\$ 19,030	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,030
Unallocated Capital Reserves			\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 50,000
Total	\$ 163,175	\$ 82,170	\$ 160,075	\$ 73,575	\$ 75,075	\$ 73,075	\$ 79,075	\$ 706,220

Budget	\$ 82,100	\$ 62,000	\$ 96,500	\$ 56,500	\$ 61,000
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Variance to Budget	(81,075.0)	(20,170.0)	(63,575.0)	(17,075.0)	(14,075.0)
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Cumulative Excess Revenues/(Expenditures)	\$ 2,729.00	(\$17,441)	(\$81,016)	(\$98,091)	(\$112,166)
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\* Suntime Bank Landscaping (\$5,200) and Phase 1 Monument Upgrades (\$10,000) excluded.



**Baytree**  
**Community Development District**  
**Proposed Budget FY 2022**  
**Pavement Management**

Description	Adopted Budget FY2021	Actual thru 01/31/21	Projected Next 8 Months	Total Projected 09/30/21	Proposed Budget FY 2022
<b>Revenues:</b>					
Beginning Fund Balance	\$278,788	\$278,775	\$0	\$278,775	\$378,740
Transfer In - Baytree	\$75,370	\$0	\$75,370	\$75,370	\$75,370
Transfer In - IOB	\$24,630	\$0	\$24,630	\$24,630	\$24,630
Interest Income	\$75	\$7	\$68	\$75	\$75
<b>Total Revenues</b>	<b>\$378,863</b>	<b>\$278,782</b>	<b>\$100,068</b>	<b>\$378,850</b>	<b>\$478,815</b>
<b>Expenses:</b>					
Bank Fees	\$0	\$110	\$0	\$110	\$0
<b>Total Expenses</b>	<b>\$0</b>	<b>\$110</b>	<b>\$0</b>	<b>\$110</b>	<b>\$0</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$378,863</b>	<b>\$278,672</b>	<b>\$100,068</b>	<b>\$378,740</b>	<b>\$478,815</b>

BAYTREE  
IOB

CARRY FORWARD SPLIT

\$354,110	\$429,555
\$24,630	\$49,260
<b>\$378,740</b>	<b>\$478,815</b>

**Baytree**  
**Community Development District**  
**Proposed Budget FY 2022**  
**Community Beautification**

Description	Adopted Budget FY2021	Actual thru 01/31/21	Projected Next 8 Months	Total Projected 09/30/21	Proposed Budget FY 2022
<b>Revenues:</b>					
Beginning Fund Balance	\$12,859	\$9,525	\$0	\$9,525	\$51,440
Transfer In - Baytree	\$45,265	\$0	\$45,265	\$45,265	\$42,265
<b>Total Revenues</b>	<b>\$58,124</b>	<b>\$9,525</b>	<b>\$45,265</b>	<b>\$54,790</b>	<b>\$93,705</b>
<b>Expenses:</b>					
Bank Fees	\$150	\$210	\$420	\$630	\$750
Beautification Projects	\$0	\$470	\$0	\$470	\$0
Landscape Improvements	\$0	\$2,250	\$0	\$2,250	\$0
<b>Total Expenses</b>	<b>\$150</b>	<b>\$2,930</b>	<b>\$420</b>	<b>\$3,350</b>	<b>\$750</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$57,974</b>	<b>\$6,595</b>	<b>\$44,845</b>	<b>\$51,440</b>	<b>\$92,955</b>

# Baytree

## Community Development District

### O&M Assessment Calculation

	<b>FY 2021</b>	<b>FY 2022</b>	
Net Assessments	\$853,142	\$917,946	
Discounts (4%)	\$35,691	\$38,402	
Gross Assessments	\$888,833	\$956,348	
Less : Golf Course (2.25%)	\$19,999	\$21,518	
Adjusted Gross	\$868,834	\$934,830	
Assessable Units:			
Phase 1	304	304	
Phase 2	157	157	
Total	461	461	
			<u>Change From</u>
			<u>2021</u>
Per Unit O & M Assessments	\$1,884.67	\$2,027.83	\$143.16

FY 2022 Baytree CDD Assessments	Phase 1	Phase 2
Per Unit O & M	\$2,028	\$2,028