

*Baytree Community
Development District*

Agenda

June 9, 2021

AGENDA

Baytree

Community Development District

219 E. Livingston Street, Orlando, FL 32801

Phone: 407-841-5524 – Fax: 407-839-1526

June 2, 2021

Board of Supervisors
Baytree Community
Development District

Dear Board Members:

The Board of Supervisors of the Baytree Community Development District will meet **Wednesday, June 9, 2021 at 1:30 p.m. at the Baytree National Golf Links, 8207 National Drive, Melbourne, Florida.** Following is the advance agenda for the meeting:

1. Roll Call
2. Engineer's Report
3. Community Updates
 - A. Security
 - B. BCA
 - C. Isles of Baytree
4. Consent Agenda
 - A. Approval of Minutes of the May 5, 2021 Meeting
5. Old Business
 - A. Consideration of Resolution 2021-05 Amending Resolution 2021-03 Approving the Proposed Fiscal Year 2022 Budget
6. New Business
 - A. Consideration of Proposal for Fiscal Year 2022 Lake Bank Restoration Work
 - B. Presentation of Number of Registered Voters - 1,006
 - C. Discussion Items
 - i. COVID Rules
7. CDD Action Items/Staff Reports
 - A. CDD Action Items
 - B. Additional Staff Reports
 - i. Attorney
 - ii. District Manager
 1. Field Manager's Report
8. Treasurer's Report
 - A. Consideration of Check Register
 - B. Balance Sheet and Income Statement
9. Supervisor's Requests
10. Public Comment Period
11. Adjournment

The second order of business is the Engineer's Report. The Report and related matters will be discussed under this item.

The third order of business is Community Updates. Section A is an update from Security, Section B is the BCA update and Section C is the Isles of Baytree update.

The fourth order of business is the Consent Agenda. Section A is the approval of the minutes of the May 5, 2021 meeting. The minutes are enclosed for your review.

The fifth order of business is the Old Business. Section A is the consideration of Resolution 2021-05 amending Resolution 2021-03 approving the proposed Fiscal Year 2022 budget to reflect no increase in assessments. A copy of the Resolution and revised proposed budget is enclosed your review.

The sixth order of business is the New Business. Section A is the consideration of proposal for the Fiscal Year 2022 lake bank restoration. A copy of the proposal is enclosed for your review. Section B is the presentation of the number of registered voters within the boundaries of the District. A copy of the letter from the Brevard County Supervisor of Elections is enclosed for your review. Section C are the discussion items. There is no back-up material available.

The seventh order of business is CDD Action Items and Staff Reports. Section A is the presentation of the CDD action items enclosed for your review. Section 2 of Staff Reports is the District Manager's Report. Sub-section 1 is the presentation of the Field Manager's Report that is enclosed for your review.

The eighth order of business is the Treasurer's Report. Section A includes the check register being submitted for approval and Section B is the balance sheet and income statement, which is enclosed for your review.

The ninth order of business is Supervisor's Requests.

The tenth order of business is the Public Comment Period where the public has an opportunity to be heard on propositions coming before the Board as reflected on the agenda, and any other items.

The balance of the agenda will be discussed at the meeting. In the meantime, if you have any questions, please contact me.

Sincerely,



Jason M. Showe,
District Manager

Cc: Michael Pawelczyk/Dennis Lyles, District Counsel
Peter Armans, District Engineer
Darrin Mossing, GMS

SECTION IV

SECTION A

MINUTES OF MEETING
BAYTREE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Baytree Community Development District was held on Wednesday, May 5, 2021 at 1:30 p.m. at Baytree National Golf Links, 8207 National Drive, Melbourne, Florida.

Present and constituting a quorum were:

Melvin Mills	Chairman
Jerry Darby	Vice Chairman
Richard Bosseler	Assistant Secretary
Richard Brown	Assistant Secretary

Also present were:

Jason Showe	District Manager
Michael Pawelczyk	District Counsel
William Viasalyers	Field Manager
Seamus Rowe	Advanced Recreational Concepts, LLC
William McLeod	DSI Security
Residents	

FIRST ORDER OF BUSINESS

Roll Call

Mr. Showe called the meeting to order at 1:30 p.m. and called the roll. The Pledge of Allegiance was recited. All Supervisors were present with the exception of Ms. Witcher.

- **Presentation of Play Structures for Recreation Area** *(Item 3Bi)*

Mr. Mills: Richard, would you like to introduce our guest?

Mr. Bosseler: Yes. Today I invited Mr. Seamus Rowe, from Advanced Recreational Concepts (ARC). We have been doing different concepts of what to replace the playground with. After visiting several playgrounds, I contacted Seamus and we worked together on a plan, which he is going to present today. We don't have to decide on this today and would like the Baytree Community Association (BCA) to consider a joint effort with whatever we do. So that is our end goal. Without further ado, Seamus, we appreciate you being here.

Mr. Rowe: Thank you, Richard, I appreciate it. Today I was going to format this more of a question-and-answer session and tell you a little about our company. Richard and I have been

working together on some ideas for the usage of your space by your pool deck area. There is a good amount of space to do either expansions or install new recreational equipment. The current plan that we are looking at is a two-base swing with two toddler buckets and two regular belt swings to have some diversity. I know in my discussion with Richard, the neighborhood is older in generations, but we are looking at more toddler based to mid-range age options. We are also looking at a climbing element called Thunder Dome as well as other climbing elements. Moving forward with what you presented, we are looking at a \$22,000 package. Keep in mind, that would include not just the equipment, but installation and everything we do in-house. If there is anything you want to add to that, I can certainly help you. We already discussed potentially what we might want to do with that area that is currently occupied by the bocce ball court, which to my understanding is not being utilized. Are there any questions?

Mr. Mills: Is the dome more or less something kids can climb over? Is that a trampoline in the center?

Mr. Rowe: It's not a trampoline. It is a rubber surface that is mostly designed for sitting.

Mr. Mills: Okay.

Mr. Rowe: Yes, the dome is called the Thunder Dome. Everything that we sell under our brand is certified by the American Society for Testing and Materials (ASTM) guidelines, which means you will never have an opportunity to climb higher than any kid can reasonably expect to be okay if they happen to fall. Everything that is quoted in this package will also include our Engineered Wood Fiber (EWF) servicing and infill in the areas around the play structures to protect kids who fall.

Mr. Bosseler: At prior meetings, Mr. Mike Hernandez loved these domes. They are putting them on all new playgrounds now. I have a sample that you can look at. When I was talking with Seamus about this, he told me his kids loved it.

Mr. Rowe: Every kid is different. That is a big belief that I have. We have different playground elements. Otherwise, we wouldn't be that successful. My youngest is quite the monkey and the Thunder Dome is one of her favorites. It is a super popular element. We are dealing with a mitigated space back here. Every element that we sell within our catalog, meets a fault zone to come into regulations. So, always keep that in mind. I've already done the measurements and have a reasonably good selection of items that we could provide. Considering the bang for your buck, with the fall zone that you have, we came up with the Thunder Dome,

which is one of my personal favorite options. My kids love it. It has a lot of visual appeal. It does give a certain shape for kids to play on.

Mr. Bosseler: Some people might not have seen what a Thunder Dome actually is.

Mr. Rowe: I'm sorry that don't have more catalogues.

Mr. Showe: That's fine.

Mr. Rowe: Potentially, we plan on using some of that extra space by tearing out the existing crosswalk or filling it in or doing something for adults such as an exercise area.

Mr. Darby: Just out of curiosity, if we were to put in some adult exercise equipment on the bocce ball court and do the playground, is it more economical to do it at the same time or is there no cost difference to do it two separate times?

Mr. Rowe: Nothing other than mitigated freight costs. My only hope, which I have to bring up to all potential customers this year, in particular, because the international trade routes have been so disruptive, is there have been surcharges. That is something everybody is hoping by the end of the year, starts working in the opposite direction, but there are no guarantees. So, my best advice is getting to a design point that we can all agree on and do everything as close together as possible, maybe not shipping, but maybe manufacturing. Because the longer you wait, the longer we potentially look at those surcharges continuing to go up. I wish it was something I could avoid, but unfortunately it is the truth for everybody in the industry.

Mr. Darby: Is it coming from overseas or just domestic shipping that you are talking about?

Mr. Rowe: It is domestic shipping. They have some costs for shipping and material surcharges.

Mr. Mills: In your catalog, you have all of the adult equipment. What would something like that run us?

Mr. Rowe: Typically, a full set, what I would consider a standard package, after installation and servicing is \$45,000 to \$50,000. That is with current market conditions. Every year we accommodate for market fluctuations, but surcharges are going up quite literally after two months this year so far. The standard package of fitness equipment is \$45,000 to \$55,000. Installation is taken care of.

Mr. Darby: Are county permits required to install this equipment?

Mr. Rowe: Yes.

Mr. Darby: You would take care of that as well?

Mr. Rowe: Yes, we take care of that on our end. That is something I clarify ahead of time.

Mr. Bosseler: I am proposing that we put the Thunder Dome where the old playground was. There is plenty of room. I am also proposing putting the swing set behind the pavilion. That way, we only affect one tree and would be able to keep that tree. We have pickleball back there and I am not convinced that our community would support pickleball. I played pickleball. Do you play pickleball, Jerry?

Mr. Darby: No.

Mr. Bosseler: Does anyone in this room play pickleball? I like pickleball. It's a great sport, but I'm not convinced it's worth the money. I didn't price it out, but imagine it would cost \$30,000, \$40,000 or \$50,000.

Mr. Darby: It's around \$30,000.

Mr. Bosseler: So, what I'm proposing and I spoke to William about is either taping one of the tennis courts or painting stripes for pickleball. It is not that big of a deal. I know tennis players are not going to be happy and there won't be any disruption. So that's kind of what I'm leaning towards, a more economical way to use our money with a couple of playground activities down the road. I also saw in my travels, tennis courts that have the movable basketball hoops. There is no reason why we couldn't get a basketball court on wheels that could be moved to the corner of the tennis court. When kids want to play basketball on Saturday night at 6:00 p.m. when there is no tennis there, they can wheel it out and play basketball.

Mr. Darby: Rich, one of the things that could happen is if you permanent stripe the tennis court with pickleball lines and we find that people aren't playing pickleball, you can always paint over those stripes and we are right back to the original tennis court.

Mr. Mills: Let me ask you another question. If we were to go with this physical activity package, is there room enough to do the dome, swings and this as well?

Mr. Rowe: I spaced out what we are suggesting between the tennis court fence and the swings. The swings are not an issue so much, but you just have to keep in mind that however high your pendulums are on the swings, I need that times two in the front and two in the back. I already have it placed exactly between the fence lines so it has clearance. With the exercise equipment, there is no room whatsoever, so we would end up looking at tearing down that bocce

ball court to accommodate “x” amount of fitness equipment. I did have an idea if you were interested in aesthetic value as well as physical value for those using the exercise equipment, which is to put down rubber mulch. We use this as a safety feature, not just for playgrounds. It’s attenuation factor is fantastic. Water runs straight through it without damaging it. It has the ability to comfort anyone who is walking on it from an exercise standpoint. We could potentially put the bocce ball court there, put the fitness equipment inside of it and fill it up. Everything that I’m talking about right now, we do in-house. We never sell contracts. We take responsibility for it.

Mr. Mills: If we add the adult workout package and go also with the dome and the swings, would there be any further discounts?

Mr. Rowe: No, because they are two separate companies, especially when we are talking about a private job like this. Though it has not been unheard of in the past, the fact that you are in Brevard County, I could potentially look at a special project discount.

Mr. Mills: One of the things on this package that maybe we could do without are the stepping platforms.

Mr. Rowe: They are relatively simple and take up a big footprint. They are not a favorite to be honest. I prefer anything with moving parts.

Mr. Mills: Would the Board like for him to give us a price taking out these stepping-stones?

Mr. Showe: I think an all-end price would be nice for the Board to know.

Mr. Mills: Yes. That would be a great idea.

Mr. Rowe: Okay.

Mr. Mills: Use the bocce ball court for this.

Mr. Rowe: Yes. I would use that general area. We can include that in our price.

Mr. Darby: I would also ask if you could give us a rough layout of what it would look like. That would be fantastic.

Mr. Rowe: With the space that we are working with, I will tell you right now that whatever pieces we choose need “x” amount of distance away from the fencing and the swing fall zone.

Mr. Mills: Wayne, since the BCA is considering partnering with us on this, how do you feel about this?

Mr. Wayne Huot (BCA): It looks nice. I am a little surprised about pickleball because the pickleball season is so strong.

Mr. Bosseler: Lastly, we are going to discuss the dog walk area. We still have the area south of the pool behind the small trees. That could possibly be a dog walk area.

Mr. Mills: My only concern with a dog park is people not picking up after their dogs.

Mr. Rowe: Do you think that could potentially change if people were given the opportunity to do so if they didn't have to bring their own bags and there was a place to dispose of it?

Mr. Brown: We've been down that road.

Mr. Mills: The other problem is collecting the dog feces. Who is going to dump it and how often is it going to get dumped? In the middle of the heat, we certainly don't want that around. Richard, I suggest that we have him come back and give us an all-inclusive price.

Mr. Huot: How long would the dog walk be?

Mr. Rowe: I don't know if the space back there is necessarily ideal for a walking trail for dogs. We could certainly look at other recreation items down the road to put in that space. For the moment, we will focus on the fitness items on the existing playground proposal, if everybody feels that's a good direction to go in.

Mr. Viasalyers: We have playground borders, but I don't know if we have 28. I know that we have close to that amount. We already removed previous ones. We are a tax-exempt corporation so we have to remove all of the taxes. That would also benefit the District.

Mr. Rowe: Fantastic. That is great.

Mr. Mills: I was just telling Jerry that we could probably get a trainer to come into the adult fitness center and provide training for Baytree residents, like they do for aerobics.

Mr. Rowe: That is a good idea.

Mr. Bosseler: Regarding the basketball court, when we have events down there, we could put equipment out there.

Mr. Mills: That bocce ball court hasn't been used for years. It's an eyesore.

Mr. Huot: Someone is using them.

Mr. Brown: For the first time this year.

Mr. Darby: Richard, a standalone pickleball court shows some interest. Would the area behind the pool, which has a bunch of trees, accommodate a pickleball court?

Mr. Showe: No.

Mr. Mills: It's very tight.

Mr. Bosseler: A single pickleball court is 35x65.

Mr. Darby: There is 65 feet there. The question is whether we have the width from the back of the pool.

Mr. Rowe: There is 35 feet.

Mr. Bossler: That includes the fence and room for an out of bounds area.

Mr. Darby: I think the fence is inward of a property line there. Correct? You could actually move that fence back if we had to.

Mr. Brown: There is some space. I don't know how much.

Mr. Mills: I think it's 3 feet.

Mr. Bosseler: Are there any questions for Seamus?

Mr. Mills: I am just waiting for him to confirm.

Mr. Rowe: That would be extremely tight.

Mr. Showe: You still need to provide concrete access per ADA.

Mr. Darby: For people in wheelchairs who want to play pickleball.

Mr. Bosseler: Correct.

Mr. Huot: Could you present it to the BCA Board? There are some people who are going to want to know.

Mr. Showe: I think Richard can do that once we get the full proposal.

Mr. Brown: I want to hear what the BCA Board says. We are open to options, but tell us what you are recommending and let us react.

Mr. Showe: There is probably going to be a world class golf course opening up in the next few months.

Mr. Mills: It is.

Mr. Showe: A few miles from the front gate.

Mr. Bosseler: I know that we are leaning towards pickleball. Do we have a meeting next month?

Mr. Mills: I think so.

Mr. Bosseler: Over the next month, I would encourage you to drive into Viera in the new areas to see their beautiful playground and wide spaces and come back with your ideas.

Mr. Mills: Is there anything else that seems to be a hot item for young kids besides the swings and dome?

Mr. Rowe: No. We can replace that with other items. One particular item that is very popular that would fit in the extra space behind the pool area, is a zip line. It is not a zip line from going from a high point to a low point. It is almost like the old rope swings where you have a rope that goes straight across. It's not that expensive. It is relatively similar to the Thunder Dome. There is higher cost to resurface. Not everybody is interested in it. It does fall within ASTM guidelines; however, there is a certain liability if they fall off. They usually don't mind so much because they are having a lot of fun, but they will fall off.

Mr. Mills: I just thought I would ask.

Mr. Rowe: I have a lot of different options.

Mr. Mills: This is probably the best one.

Mr. Rowe: Your cost to play value ratio is very good. That is the only item that does require some maintenance. Anything with moving parts, especially in Florida with the salt air and the heat and sunshine, tends to stop working very well. So, with that in mind, going through the catalog, that is a good option.

Mr. Darby: Seamus, what is the guarantee or warranty?

Mr. Rowe: It is standard five year, which could be extended to ten.

Mr. Mills: Does that include installation?

Mr. Rowe: Yes.

Mr. Mills: Are there any other questions?

Mr. Bosseler: Does the Board want the full proposal with the exercise equipment?

Mr. Darby: Yes.

Mr. Mills: Just remove the stepping-stones.

Mr. Rowe: I will look into the standard package.

Mr. Mills: Good. Thank you very much.

Mr. Rowe left the meeting.

SECOND ORDER OF BUSINESS

Engineer's Report

A. Review of Final Brevard County Memorandum and Response

Mr. Showe: I can go through his report quickly. At the last meeting, the Board approved sending a traffic calming memo to Brevard County. Behind that is the memo from the County where they accepted it and had no problems or concerns at this time. So, we are proceeding with the speed humps and any other implementation that we would like to do in the future. If we want to go beyond this, we probably will just have to do a similar memo saying that we are adding something here. We just wanted the Board to review that memo and response.

Mr. Mills: We need to look at putting decorative posts on the speed hump signs as well as the current stop signs.

Mr. Showe: We can review those, have them taken down and putting decorative ones in.

Mr. Brown: Are those the galvanized ones?

Mr. Mills: Just like the black posts.

Mr. Darby: Jason, I received a couple of inquiries about Kingswood Way and what sort of speed mitigation and traffic control license we should consider for that. Before this brouhaha came about, we did talk about installing a stop sign. I know that the Voting Member (VM) for Kingswood is very much opposed to a speed hump, but I'm not so sure that her opinion alone should be considered whether or not we would evaluate that. So, perhaps we can have Peter give us an assessment of what would be a relatively good traffic control device for that area because cars do go down that road quickly. It is 20 miles-per-hour (MPH). Richard knows what I'm talking about.

Mr. Bosseler: Yes. Once that is done, I think we pretty much nailed everything concerning traffic enforcement.

Mr. Mills: Joann, a lot of it is coming out of your neighborhood.

Ms. Joanne Wagner (IOB): I know that.

Mr. Mills: I guess to be neighborly with all of your residents, we need to let them know that this is under study and due to the fact that they are not obeying the speed limit, we called the Sheriff. Jason sent a letter to the commander in charge of the West Precinct. The police are going to be in and out of here. If anyone goes through a stop sign, it's an automatic \$169 fine.

Ms. Wagner: A lot of people run that stop sign at the gate.

Mr. Mills: We have the same problem on the ones we just put in.

Mr. Bosseler: Vendors are a big problem too. On Sunday, a post office truck was flying down there and yesterday a FedEx truck went extremely fast. I usually call the gate and ask them to stop them and tell them to stop speeders, but I didn't have time to call the gate.

Mr. Huot: UPS and FedEx trucks are under a lot of time pressure. It has gotten ridiculous. A guy came out of the truck yesterday and ran to the house and ran back to the truck.

Mr. Mills: Do you have anything else, Jason?

Mr. Showe: No. Peter didn't have a report so he may just have decided not to attend.

THIRD ORDER OF BUSINESS

Community Updates

A. Security

Mr. McLeod: Since we met in February, we have been out here 16 times to do management visits with the security officers between February, March and April. Matt conducted three trainings during that time. One was for prep mitigation, one was for fire procedures and the other one was for customer service and gate operations. We are still operating with the same security officers who have good longevity. Everybody seems to be happy. Two days before I came out here to see you guys, the computer system decided to go to sleep. Matt is very computer savvy and identified the problem as being the hard drive. He ordered a new hard drive with an operating system and will repair it no later than tomorrow, Friday at the latest.

Mr. Mills: That makes everybody's job a lot easier.

Mr. McLeod: Absolutely.

Mr. Darby: So, the Visitor Management System (VMS) is not working?

Mr. McLeod: Not right now.

Mr. Mills: Is there anything else for Bill? Thanks, Bill. We appreciate it.

B. BCA

Mr. Huot: We have a new treasurer, Mr. Arthur Hudson. Mr. Mike Sherbin is now the Secretary, Stephanie is the new Vice President and Nick continues to be Director. Just for everyone's information, seven months ago, a Black Lives Matter flag was hanging in Baytree. I'm not going to tell you where. The covenants do not cover this particular flag legally for us to tell the resident to take it down. We went through a lot during the election with election flags. Because they are not selling anything, they are good. This Board talked to the lawyer and the Sheriff's Department. We can change the covenants to eliminate all flags, but we were told to

leave it alone because we are an affluent white neighborhood and we don't want people at our front and back gates. At this point, we are not changing the covenants. It created quite a "*Shit Storm*." One lady told me to get it removed. I am not going to say any more as far as that goes. As far as the BCA, we have approximately \$90,000 that we have access to contribute. Everything has been going fairly well as far as the BCA. The one thing I would say is there is a lot of crime. This is not the kind of crap the BCA needs to get into outside of these gates. There are enough people, especially in Cocoa. Two kids were killed. You never know. It's a tender situation. Some people can't see past the end of their nose and I am interested in the safety of each and every resident in Baytree. If you have any questions, please don't ever hesitate to call me.

Mr. Mills: Thanks, Wayne.

i. Presentation of Play Structures for Recreation Area

This item was discussed.

C. Isles of Baytree

Ms. Wagner: We had our election last week and I was voted back in as President (*Applause*). Our front entrance was painted last week. I don't know if anyone has seen it. We are going to redo our IOB sign to make it stand out. We ordered some new rocks to make it cleaner looking. As far as the fence, that is turning into a disaster. We had to cancel our contract with the contractor after they misrepresented themselves. We just received our check back, so now we are looking at another company. Hopefully they can do the job because we have to get that fence taken care of. Also at our meeting last week, I finally got two amendments passed that I tried to get passed last year. One was to have the Bylaws changed to a 51% vote versus 76% because it was difficult to get that many people to vote. We had some vandalism at the pool. A couple of weeks ago, I couldn't figure out who was doing it. We looked at our video camera and didn't recognize anyone. So, I wrote down the time. Thank goodness we have the that new access card system. Last year, I don't know how your access cards worked, but I was able to put in the time and day I saw that happening and the person's name popped up. It was a tenant of course, so I went down there and that was taken care of. I was glad we spent the money on that access system. It works really well. We have two houses for sale and two going to market. One was a rental.

Mr. Mills: There was one other thing that we asked you to do and you brought it before your Board and the Board unanimously did not approve it. Do you want to share that with the Board?

Ms. Wagner: Yes. It was for access through our gate. I didn't have one yes on that from any resident nor any Board Member. The reasoning always came back to the fact that I know you guys said it would just be for bicycles, but we all know that cars will use it to get to the zoo. We just don't have the parking space there to support all of the cars that will be coming in there. I don't know if you guys can come up with something different, but I don't know how we would stop that. The residents were concerned about that little cul-de-sac and there would just be a pile of cars.

Mr. Mills: Are there any other questions for Joann? Hearing none,

FOURTH ORDER OF BUSINESS

Consent Agenda

A. Approval of Minutes of the April 7, 2021 Meeting

Mr. Mills: We need a motion to approve the minutes.

On MOTION by Mr. Brown seconded by Mr. Darby with all in favor the Minutes of the April 7, 2021 Meeting were approved as presented.

FIFTH ORDER OF BUSINESS

Agenda

A. Discussion of Fiscal Year 2022 Budget

Mr. Showe: At the last meeting, the Board approved the Proposed Budget, which is in your agenda package. It included an assessment increase of \$115.32 per home. The Board also asked us to take a look at the budget to see what we could do to level that assessment out for the year, which we have done and that is in the second tab behind that, which has no increase. We didn't do the narrative, but some of the changes we made, did not change anything on the admin or operations side. Based on discussion by the Board, we updated the operations side to \$14,000 for Christmas lights. That is the contract cost. The major change is in your reserves. We reduced the *Roadway Project Fund*, *Transfer-Out-Reserves* as well as *Transfer-In-Beautification Fund*. That is where you balance your budget out. On the Capital Projects side, not much changed. In your original budget, there is \$20,000 in *Capital Outlay* for more contingency. We can reduce that to \$10,000 to balance that out. There are reductions in *Transfer-In-Pavement Management*

and *Transfer-In-Community Beautification Fund*. For payment management, we don't expect to have any roads done next year, so it may not have an impact on that, but long-term at some point, you are going to have to consider that increase. It is just a matter of timing. William and I looked at the budget and it is certainly possible to keep assessments level for next year. It is just a matter of having a hard line on those capital projects as you use those funds.

Mr. Darby: Jason, if I could just comment.

Mr. Showe: Absolutely.

Mr. Darby: In total *Reserves*, there is about a \$55,000 hit across the board. For *Transfer-In-Pavement Management*, you are taking \$20,000. This year it is probably not going to have an adverse effect, but I am very concerned that this is going to be the trend going forward because as we had laid out, the Pavement Plan was done at the \$100,000 level.

Mr. Showe: Correct.

Mr. Darby: I'm very sensitive to the comments that Mel made at the last meeting, that it is a difficult time for a lot of people. This is the best time to have an assessment, but I would also say, almost equitably, we are going to have a larger assessment next year than we planned without a doubt. I don't know what the surrounding communities are doing relative to assessments. I don't know what Viera East and Duran are doing.

Mr. Showe: To the best of my knowledge, I don't believe that Viera East is planning an assessment increase this year. The one we have tonight in Satellite Beach, they are discussing having something similar. They want to have an increase that covers capital projects. I think a lot of Districts are doing the same thing. You try to hold that assessment level for so long. I think I have been very clear with the Board for the last several years that at some point, it's going to have to happen. It's a matter of you guys deciding when you want to pull that trigger.

Mr. Darby: The way we did this, of course, we moved some capital around and moved \$40,000 under *Gate Closures*.

Mr. Showe: Correct.

Mr. Darby: We did have a large hump this year and next year relative to the Capital Plan. So, I would support a zero assessment for this year with the caveat that we would almost certainly have to raise it significantly next year. What significantly means, I don't know, but it could be several hundred dollars.

Mr. Showe: I think it will at least be in the ballpark, about \$115 or \$130. Somewhere in there is what you looked out for this year. I think that is the difference.

Mr. Darby: We also had a conversation that any excess we have in the budget can roll over into reserves.

Mr. Showe: It will. There are two things that we have to reserve for. We have to reserve for the first quarter operating reserve, because we don't receive our assessments until December or January. Anything in excess of that we roll into the capital, so it becomes additional funding. It will help pay dividends to help offset increases for the future.

Mr. Darby: Right.

Mr. Mills: Richard, do you have any comments?

Mr. Bosseler: I have to think.

Mr. Mills: Rick?

Mr. Brown: I think we should increase it by \$115. I don't like reserves going down to \$56,000. We are about to go into hurricane season and God forbid, we have a hurricane like we did four or five years ago, where we spent \$47,000 just to clean up the community, where is that money going to come from? Right now, we just spoke with Seamus about a \$77,000 to \$80,000 playground and what we are going to do is turn it over and say, "*Hey, BCA, you pay for it.*" I don't like that. I think we should kick in some of that money. I don't think another \$100 is going to kill everybody around here. You talk about gas prices going up or down. They are going to go up or down no matter what. \$15 an hour is going to be \$15 an hour. Get used to it. It's going to impact everybody. I don't want to go back next year and all of a sudden it is not \$115. It's \$200. Remember two years ago when we came through with the \$300 increase? That was for past issues that weren't addressed. So, I don't want to go back through that again as a cash out. This is a gorgeous community. It needs to maintain itself as a gorgeous community. It needs to be kept up as a place where people want to leave in here. I think the due diligence is if there needs to be a \$100 increase, there needs to be a \$100 increase. That is my opinion.

Mr. Mills: I already stated my feeling and I'm sticking with it. I think that the tax added by the Fire Department is 29%. That is going to hit everybody's pocketbook. I think it is not the right signal that we want to send to our homeowners at this time to increase it; however, whatever the Board wants to do, I will go along with. Jason, what is the next alternative? We voted to go ahead last time with the current proposal. Now we are talking about this again.

Mr. Showe: You have a meeting in June. If you can't decide on the direction now, you can still do it in June. Your public hearing is set for August 4th, I believe.

Mr. Pawelczyk: Correct.

Mr. Showe: So, any increases will require us to mail notices 21 days in advance, so we would need to have letters out by July 9th. You can still have more discussions at your June 9th meeting. Again, I don't know if it's going to change a whole lot.

Mr. Pawelczyk: At the last meeting, you actually adopted the Proposed Budget.

Mr. Showe: Correct.

Mr. Pawelczyk: With the increase.

Mr. Darby: Right.

Mr. Pawelczyk: So, unless one of the Board Members wishes to change that, there is no action required tonight, but like Jason said, you can still continue to discuss it through the June 9th meeting for advertising purposes.

Mr. Mills: I would like to put it to rest. Before I do this, I guess that I am going to go outside of what I should do, but I would like to ask Artie his thoughts. I would also like to ask the BCA Chairman for his thoughts. So, Artie?

Mr. Hudson: So, if I understood right, the increase is just \$132.

Mr. Showe: Right now, the increase that was proposed in the Proposed Budget was \$115.32, which will raise the assessment to \$2,000 per home.

Mr. Hudson: I think what Mel said is correct. I agree. People are facing increases from a lot of things and there are going to be a lot more increases. Gas prices are going up. We just heard the gentleman from the company selling the playground equipment, that all of his costs are going up. So, there is no doubt that these costs are going to be recognized. I don't speak for every homeowner in here, but I'm trying to think the way they would think. Having the option of going up \$100 or \$115 a year, versus waiting for three years and then increasing by \$400 in one shot, in my opinion, the \$400 is miniscule. In my opinion, if we really think that we need to increase the budget, over the next couple of years to avoid a big fight three years from now, I would say do that. That would be my recommendation.

Mr. Mills: Wayne?

Mr. Huot: You pretty much know how I feel. Budgets from other Districts are talking about some healthy increases. So, on the face of it, I'm not in favor of it, but I agree with Art in

the sense, we are going to have \$200 to \$400 coming down the pike and it will be a much smaller pill to swallow now than later on. People are fed up. Housing costs are up 24%. Everything is going up. I know what Rick wants, but if people find out what it really costs for those lakes, people will tell you to where to stick them.

Mr. Brown: That's fine. I understand.

Mr. Huot: \$14,000 is a lot of money. You have a lot of people with fixed incomes that live here and they are very concerned about that. I have had people recommend with the surplus money we have, that the BCA needs to give it back to all of the people; however, there are some legal things as far as trying to find everybody who paid and it is real mess. So, I am going with what makes the most common sense and would be the least painful.

Mr. Mills: Artie, if we were to next year go to \$150, how do you feel about that?

Mr. Hudson: If you wanted to keep this as benign as possible, I would increase it \$75 per year and you would have the same result.

Mr. Showe: I think the challenge of that is we have to send out a mailed notice to put it in their face that there is an increase.

Mr. Hudson: I understand that, but I don't think many people are going to go nuts over \$75 or \$100, especially as we all just said that things are going up. Everything is going up. The last time we had an increase, it sort of just came out of the woodwork. That is what set people off. Since I am the VM for Kingswood, I spoke to many people and a lot of them were livid with what happened and where this came from. They said, "*What is the matter with you guys to have such a big increase all of a sudden?*" Percentage-wise, it was a large increase.

Mr. Mills: What they didn't understand was we haven't raised any assessments for five years.

Mr. Hudson: I mentioned that. That's one of the reasons I'm saying what I'm saying, because some of the comments that I got back was, "*Why didn't you do it gradually so it wasn't such a big hit?*"

Mr. Vince Acardi (142 Balmoral): I think it would be better to start out with a small increase. I think the \$300 increase a couple of years ago was a big shock for a lot of our neighbors. I'm sure my neighbors can afford it, but even if they can't, getting hit at one time is a problem. I hadn't actually looked at the budget and didn't see the numbers. I can't comment on that, but if necessary, I would rather see a smaller increase over time than a big increase.

Mr. Mills: Okay.

Mr. Acardi: It is also easier to have the money in the budget available when you need it as opposed to not needing it in the case of an emergency.

Mr. Mills: I understand.

Mr. Stu Waldron: I agree with Art. Do something.

Mr. Darby: Just as a matter of perspective, if it is raised \$75 a year, you are going to take in \$34,500 in additional revenue. The \$115 a year is going to take in \$53,000. So, there's not a large difference in the overall scheme of things.

Mr. Showe: The challenge that this Board has in terms of making small increases every year, as stated in the Statute, any time that there is an increase, we are required to send a mailed notice. That requires about \$500 worth of expenses for the mailing. We have Boards that have an increase every two years, whether they need it or not.

Mr. Waldron: I suggested that. That is an opportunity to communicate what is going on in the economy.

Mr. Showe: That's why we try to encourage the Board to set an assessment level that they can live with for a couple of years as opposed to doing a small increase every year. It just gets a little more efficient for using those funds.

Mr. Waldron: In addition to your letter that you legally send out to everybody, why don't you also mention it in the Baytree newsletter.

Mr. Showe: I think we already put something in there.

Mr. Waldron: Because we are getting good results and people are reading it, they won't be able to turn around and say, "*I didn't hear about it*" or "*I didn't know this*" or "*I didn't know what.*"

Mr. Showe: I believe we put a little blurb in there. Richard included his in his article that the Board was considering an increase this year.

Mr. Mills: So, we can bring closure to this, do you still have the same thoughts, Jerry?

Mr. Darby: I support a zero increase in assessments.

Mr. Mills: Richard?

Mr. Bosseler: I will support it.

Mr. Mills: Rick?

Mr. Brown: No.

Mr. Mills: Do we need to make a motion on this?

Mr. Pawelczyk: The Board adopted a resolution to increase the assessment by \$115. If you want to change that, you need to basically amend that resolution and adopt the replacement proposed budget that Jason has showing a zero increase. We don't have a resolution, so that would be Resolution 2021-05. If you want, I can read the title. We will draft it if someone wants to make a motion to adopt a resolution amending Resolution 2021-03 to replace the Proposed Budget, calling for no increase in overall assessments.

Mr. Mills: Jerry made a good point. I think we should wait until Carolyn is present.

Mr. Pawelczyk: We can have the resolution ready and you can consider it at the next meeting.

Mr. Showe: Yes.

Mr. Pawelczyk: That's fine.

Mr. Showe: That still gives us time either way if we approve it or you change your mind between now and the public hearing, we still have time to get the mailed notices out.

Mr. Mills: Okay. Very good.

B. Discussion of Creation of Dog Park in Recreation Area

Mr. Showe: Richard, do you have information on the dog park or did we already touch on that?

Mr. Bosseler: I didn't put that on the agenda.

Mr. Darby: I think I did. Some people reached out to me because I sent out a survey some time ago about what to do with the Rec area. I suggested that a back portion by the pool be dedicated as a dog park and wanted to bring that matter up before the Board. My personal feeling is it is probably not a great idea. I don't think that area is well suited to it. There are liability issues associated with it. We had some problems with some where a man and a dog were attacked. Was that one year ago, Wayne?

Mr. Huot: That was when Mr. Wayne Wilkerson was here, so that was two years ago.

Mr. Darby: It was a vicious dog attack. The dog was almost killed and had to undergo surgery. I'm concerned if people don't protect their dogs or watch them, we could have potential liability and it's a mess to cleanup. For all of those reasons, I'm not personally in favor of it.

Mr. Mills: Rick?

Mr. Brown: No.

Mr. Bosseler: Just to agree with Jerry, people who have dogs who want to go down to that grassy area behind the pool, it's wide open. They can take their dogs there now.

Mr. Mills: Right, or Balmoral Park.

Mr. Huot: You can spend \$80,000 to increase the pavilion area. That is for kids and everything else. You don't need dogs here and that liability.

Mr. Mills: Right.

Mr. Huot: A lot of people don't monitor their dogs very well. We are working like crazy now to try to get people to use the pavilion. It's starting to get used more and more now. If you get one kid bit by a dog...

Mr. Mills: Do we need to have a motion?

Mr. Showe: No.

C. Discussion of Traffic Calming

Mr. Showe: We already discussed this, unless there are any other items from the Board.

SIXTH ORDER OF BUSINESS

CDD Action Items/Staff Reports

A. CDD Action Items

Mr. Mills: William?

Mr. Viasalyers: Regarding the lake bank repairs, I met with the District Engineer. I was hoping he would be on the call this afternoon to go over what we found. A couple of residents had some concerns about the lake banks. I defer to the District Engineer to discuss that the next time he is available.

Mr. Showe: We discussed the recreation area improvements.

Mr. Viasalyers: For the gatehouse improvements, Jerry provided the shutter measurements. We can use a couple of them for the sliding glass doors, but not the smaller windows. So, there would be some additional cost savings there for the District. I still need some direction from the Board if we want to continue to get the other storm shutters installed on the windows from the vendor.

Mr. Darby: I would think you would want to. It doesn't do much good to protect the doors, not the windows.

Mr. Viasalyers: Right. I just want to make sure I can get that quote and bring it back to the next meeting.

Mr. Darby: Okay.

Mr. Viasalyers: The fourth item is the Beautification Fund plans. Mel, do you want to discuss that one?

Mr. Mills: Basically, I am not going to spend all of my money this year, but we are going to spend some money to finish what we already started. I am going to put money towards getting the rear gates painted. We talked about that at the last meeting. Richard has come back with a quote to paint the metal black between the columns at the pool. That's pretty much it. Tropic-Care as all vendors, are having employee issues. They can't find people. Some work hasn't been completed with getting rid of all the trash on Old National Drive and trimming Palm trees so they look decent. Other than that, that's it for right now.

Mr. Viasalyers: The fifth item is solar heating for the pool. This one has been an ongoing challenge. I had several vendors come out and provide a quote, but we haven't received any callbacks.

Mr. Darby: William, at the last meeting, Carolyn suggested Florida Power & Light (FPL) as a possibility.

Mr. Viasalyers: Yes. I still haven't received any follow up from them as well. I got a call about a streetlight so I will ask about that.

Mr. Darby: If we don't get a response by the next meeting, I suggest pulling this one.

Mr. Viasalyers: Okay. The Suntree lake bank was approved. We are waiting for Tropic-Care to move the material in and get that project going. The rear gates speaker and mic was working, but it is not working again. We are still waiting for the vendor to come back out and fix it again. The bike racks and water fountain were installed at the pool yesterday.

Mr. Darby: Good.

Mr. Viasalyers: We are still working on the signage for the monuments.

Mr. Mills: Can we stop there for a second?

Mr. Viasalyers: Sure.

Mr. Mills: What do people think of the letters on the signs?

Mr. Darby: I like the color.

Mr. Huot: My wife complains a lot about them.

Mr. Mills: They are the same size as the other ones. Exactly the same size.

Mr. Huot: In certain times of the day if the sun is right, it reflects and they are beautiful. Other times a day, it is light on light and you can't read it.

Mr. Mills: We are working on possibly doing a darker background behind the letters. We are going to do one monument, let it go and see how it looks.

Mr. Huot: That's a good idea, if you had a black background.

Mr. Mills: We are talking about a dark brown background.

Mr. Huot: Okay. If you have a dark brown background and then put the letters on that plaque, I think that would look really cool.

Mr. Mills: Yes.

Mr. Huot: Sometimes I can read it and other times I can't.

Mr. Mills: William and I adjusted the lights at night and all of them shined well. It was just during the day how the lights casted on the monument.

Mr. Huot: The lighting at night is nice. It works.

Mr. Mills: Sorry William.

Mr. Viasalyers: No problem. Jason had an update this morning on the larger stop signs.

Mr. Showe: I spoke to the General Manager. He is speaking with his ownership to see about upgrading those signs. He is at least looking at them.

Mr. Viasalyers: Do you want to talk about Item 13?

Mr. Mills: Let's wait.

Mr. Darby: What about having a speed hump there?

Mr. Viasalyers: I think we discussed that earlier in the meeting.

Mr. Showe: When I get a call from the vendor, we will take care of it. I don't want to send those out too early. We had occasions where we sent letters out saying something is going to happen and then we get a snag and folks have a letter two months early. We have the letters. They are ready to roll. We just need to get a date from the vendor. We are working on that.

Mr. Viasalyers: Item 14 is the drainage work at the pavilion. To give you an update, this afternoon Tropic-Care is expecting at least three weeks before they start that project. We are hopeful that will be done before the next Board Meeting.

Mr. Mills: Okay.

Mr. Viasalyers: The repair of the Phase 1 monuments was approved and we are waiting for the work to start. I will follow up with the contractor to see if they have a start date. Item 16 is the bench installation. The pads have been poured. We are just waiting for the product to come in. There is huge demand and shortage right now for materials. So, we are looking at the end of May for the shipping date for the benches. That's all I have, unless the Board has any questions.

Mr. Darby: I just have two or three questions. The last time, we talked about a "*No Overnight Parking*" sign in the pavilion parking lot. Have we gotten that yet?

Mr. Viasalyers: No. Let me make that a priority on my list. Sorry.

Mr. Darby: On the 22nd, the food truck night, we had a bunch of signs that said, "*No Trucks*". Can we take that down for future food truck nights? Waste Management to the best of my knowledge has not been parking there. We can probably put those in the storage room.

Mr. Viasalyers: That's no problem.

Mr. Darby: What is the status of the lake fountain?

Mr. Viasalyers: It's installed. It's beautiful.

Mr. Darby: One last item. I know that you and Peter were looking at the Ashwell Court and Balmoral Way pavement issues.

Mr. Viasalyers: Right.

Mr. Darby: What is the status?

Mr. Viasalyers: I defer to the engineer.

Mr. Showe: We will get a completed report back. I know that you looked at several issues. We couldn't have him come out on every issue the Board had over the last month or two. We will have them provide a report on that.

Mr. Darby: Thank you.

Mr. Mills: What about the guardhouse repairs?

Mr. Viasalyers: That is part of the monument repair and will be done at the same time.

B. Additional Staff Reports

i. Attorney

1. Presentation of Chapter 2021-1, Laws of Florida

Mr. Pawelczyk: There is one item that was included in the agenda. Normally, if you recall, I provide a legislative report every year, but the law that is included in the backup was

approved by Governor DeSantis on the legislature on an expedited basis. It protects against individuals in my profession that sometimes tend to bring frivolous lawsuits. It makes it difficult for someone to bring a frivolous claim for COVID-19 related damage. It applies to CDDs on our playground and pool area. It applies to McDonalds. It applies to the Golf Club. Basically, if the owner is acting in good faith and has the good faith to follow the county and CDC guidelines, then the plaintiff can bring a case against that owner. Even if the owner has acted in good faith and a determination has been made that the owner has been in good faith and done everything they reasonably can do to protect against these types of damages, the plaintiff would have to prove that the owner was grossly negligent. In my opinion, that is counterproductive because how can you prove I'm grossly negligent if you already found that I acted in good faith?

Mr. Mills: Right.

Mr. Pawelczyk: So, it does protect against claims. The Republican Party has said that it protects small businesses. I say that it protects all businesses and all governments against frivolous claims, but it still kind of left open. If someone is grossly negligent, they can go after you and find that there was some liability there. I think it's good legislation, but I don't think plaintiff's work. Maybe that's why I think it's good legislation. If members of the public want to look at it, it's Chapter 2021-1, Laws of Florida. You can just Google it and it will come up. Next is Governor DeSantis just approved two Executive Orders that basically remove all county regulations regarding mask mandates restricting the number of people that can use the pool, etc. I don't think it applies too much up here as it does down by me. For instance, local governments like the park system cannot enforce a mask mandate because of what the Governor has done. However, the Golf Club can still require masks, so the private entities are not impacted by that, if they require their patrons to wear masks, at least for now. So those Executive Orders passed. The last item I have is just a reminder that at the end of this month, the Board Members will receive their receive Form 1 in the mail. We will remind you again when those come in. If you want to file it early, go online and file it. You still have to print it out, fill it out, scan it as a PDF and email it to the Supervisor of Elections office.

Mr. Darby: What is the deadline?

Mr. Pawelczyk: Technically it's July 1st, but they don't fine you until September 1st.

Mr. Showe: We will follow up as well. They will send us a list. If you haven't completed it, we will follow up with you individually. I file mine on February 1st every year. The problem

with doing that is I checked and they said it would be forwarded as of May 1st. It was still not recorded when I checked. I might start filing it in May.

Mr. Showe: They sent it back to you twice when I turned it in early.

Mr. Pawelczyk: If you do it early, there's probably a good chance that they are going to lose it. If you remember last year, there was legislation mandating that the Commission on Ethics set up a website so any one of us can go in, fill it out and submit it.

Mr. Brown: Right.

Mr. Pawelczyk: I think it's planned for 2023. I don't know why it takes so long to develop a website like that. That's all I have. Are there any questions?

Mr. Brown: Is there any update on the trees?

Mr. Pawelczyk: I do not have an update for you. I will let you know.

ii. District Manager

1. Field Manager's Report

Mr. Viasalyers: I have a few updates that weren't on the Action Item List. Staff worked with Tropic-Care to edge along Baytree Drive. We do that twice a year. We had the pressure washing completed at the pavilion, guardhouse and multiple areas around the community. They are doing a great job. We are also working to get some of the chaises at the pool re-strapped. We looked at a few of those and three were bad. We ordered two new pool motors for the pool. Those are expected between six to eight weeks. We replaced the lights behind the guardhouse and converted them to LEDs. I think that's it unless the Board has any questions.

Mr. Mills: What about the lighting at the back gate?

Mr. Viasalyers: That's the next section to get done.

Mr. Mills: Is there anything else for William? Hearing none,

SEVENTH ORDER OF BUSINESS

Treasurer's Report

A. Consideration of Check Register

Mr. Showe: In your General Fund, we have Checks 149 through 163 in the amount of \$33,298.09 and April payroll in the amount of \$923.50, for a grand total of \$34,221.59. William and I can answer any questions on those invoices should you have any.

Mr. Darby: I'm good.

Mr. Mills: I'm good.

On MOTION by Mr. Darby seconded by Mr. Brown with all in favor the Check Register for March 31, 2021 to April 27, 2021 in the amount of \$34,221.59 was approved.

B. Balance Sheet and Income Statement

Mr. Showe: No action is required by the Board. These go through March. You are out performing by about \$7,000 of the budget. That is where we anticipated to be at this point of the year. We are also 95% collected on our assessments, so we are in good shape revenue-wise.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Mills: Does anyone have any requests? Rick?

Mr. Brown: No.

Mr. Mills: Richard?

Mr. Bosseler: No.

Mr. Darby: The only thing I have is about the Balmoral waste.

Mr. Showe: I have it on my list. I will get with Will and we will get some letters out.

Mr. Mills: I have nothing either. At this time, we will open it up to audience comments.

NINTH ORDER OF BUSINESS

Public Comment Period

Mr. Showe: Please state your name and address for the record.

Mr. Stu Waldron (Southpointe Court): I am the one proposing not having an access path on one of your trails. At the point, can we at least get the estimate from the engineer and Tropic-Care and provide a proper proposal to the CDD and BCA?

Mr. Bosseler: Did you get permission from the zoo?

Mr. Waldron: I talked to Keith. He had no problem with it. He looked at it and sees no problem with having no potential future zoo extensions. What I am proposing is not a wetlands area. He's fine with it. I met with Ford and we went around the golf course. He was very clear of not making any commitment on funding and speaking for the owners on that. Otherwise, he said that the owners of the golf course would be very much in favor of it because people use the cart paths to get to the trail. So, I would like to see this as a viable alternative.

Mr. Mills: I appreciate you bringing it to the Board. As you are well aware, at the workshop, the Board basically said, "*No, we are not going to do this.*" The reason is it is a conservation area. We are prohibited by law to do anything in a conservation area. So that is

number one. Number two, it could generate a parking issue in Balmoral. I've had a number of people approach me and say, *"This isn't going to work."* The third issue is the expense because we would have to make it ADA compliant. We have to build a bridge. So even if we can do it, it's very expensive. I've talked to Tropic-Care. They won't even quote it because they said, *"If the Board isn't going to activate it or interested in doing it, we are not going to bid it."* So basically, you are running against a brick wall. I hate to say that, but the fact is it is a conservation area and we cannot disturb it.

Mr. Waldron: I have a question on that because I went looking through what defines a conservation easement. If I'm looking at the right one, it seems that the CDD has a fair amount of latitude to define what that means. Those are some items that I wanted to get together and present to you. There are a lot of things in this particular one that says, *"You may restrict or prohibit, but it seems to leave you a fair amount of latitude."*

Mr. Pawelczyk: I looked at the minutes and I couldn't comment, but I do know for conservation easements and easements, depending on which jurisdiction has authority over that conservation easement other than the CDD because it is not the CDD, it either belongs to the county or the St. Johns River Water Management District (SJRWMD). You can build a path in there, but you have to go through permitting. My understanding is it is extremely expensive, but it can be done. I'm not familiar with what's out there and have no idea what it looks like.

Mr. Showe: The Property Appraiser's site has that labeled as environmentally sensitive land. Just the land description based on that product is a conservation area. Just on a preliminary basis, typically most engineers will tell us that we can't do anything in a conservation area besides removing.

Mr. Pawelczyk: You would have to go through special permitting. I'm not a land use lawyer, but my recollection is there are numerous reports including animal life. Down by me there are gopher tortoises. If there are gopher tortoises, you have to get a report on the gopher tortoises, how you are going to impact them and how you are going to mitigate, etc. Like I said, it probably could be done, but it would be quite an undertaking for this CDD and your budget.

Mr. Darby: So, you are saying that we would have to go through a full Environmental Impact Study.

Mr. Pawelczyk: I don't know the answer to that question, but I would imagine that you would have to go through an extensive Environmental Study, than you would if we were just putting a path next to our playground.

Mr. Showe: By the pool there is no impact. You can do things there because that area is designated as a passive recreation area. This is strictly a conservation area so the requirements are much different.

Mr. Pawelczyk: If our Engineer doesn't know, he would hire a subcontractor, someone who has that type of consulting experience to get us through that.

Mr. Mills: The other issue that was discussed was the security issue. At this point in time, Rick, do you have anything you want to say?

Mr. Brown: No. I think we discussed it at the workshop fairly extensively and we just felt it wasn't the right thing to do.

Mr. Mills: Richard?

Mr. Bosseler: I agree.

Mr. Darby: Just two comments. I referred to the engineer's comment at the last meeting. He said, "*You can absolutely go into the conservation area.*" Stu, as a resident of Balmoral, close to where this proposed access is, I can tell you that every one of my neighbors came to me and said, "*There's no way they want parking down in that cul-de-sac.*"

Mr. Waldron: We cannot expect them to put up, "*No Parking*" signs.

Mr. Darby: They don't even want "*No Parking*" signs there because you are pushing parking further up Balmoral right into the Southpointe area. They are very much against it.

Mr. Waldron: Does the CDD have other possible locations? Where the trail is, the maintenance shed for the golf course is less than 100 yards from the trail. That is all controlled by the golf course. It's not a restricted easement or environmentally sensitive easement. It would be by a parking lot that is in the buffer.

Mr. Darby: I think the bigger problem is this is more on the golf course than in the prior proposal. Until the golf course absolutely agrees to that, I don't think we would be interested.

Mr. Waldron: Could the CDD at least discuss it?

Mr. Showe: I don't know that we would have any room other than individual Board Members might talk to them and say, "*Would you be interested?*" Because the property is owned

by the golf course and goes right into the zoo property, the CDD would have no standing whatsoever.

Mr. Waldron: I understand, but they want to know if the CDD is filing an exemption.

Mr. Darby: I think what Jason is saying, that the CDD does not have a dog in that fight because it is all golf course property. Of course, people will be parking in the golf course parking lot.

Mr. Waldron: I don't expect it to be popular.

Mr. Darby: If you want to pursue the golf course, I don't see a problem.

Mr. Stowe: I think if you were pursuing that remedy, the Board would have no objection. You might be better off talking to the BCA to see how much support you have from residents.

Mr. Waldron: That's what I did. I went to the next Board and a dozen people were all positive about it. We should have security questions answered. At least with that small sample size, people are satisfied with new security equipment.

Mr. Mills: As the Board basically stated, we are not interested in pursuing this at all. For the record, if that's the case, I would like a motion that we not pursue this.

On MOTION by Mr. Darby seconded by Mr. Brown with all in favor the request to expend funds on CDD resources for the zoo trail was approved.

Mr. Pawelczyk: Mr. Chairman, I want the Board to understand that I wasn't at the workshop. If the CDD were to fund it, we would need a property interest over the improvement and that improvement would have to be open to the public.

Mr. Brown: So that means we couldn't lock the gate.

Mr. Pawelczyk: Correct. You could put an access system there, but you would have to make sure that everybody has an opportunity to purchase a card.

Mr. Mills: Then we would have to run electricity there.

Mr. Pawelczyk: I just wanted to make sure that you and this gentleman understood, even though the golf course may own the property, if we are going to put \$1.00 of CDD money into it, we would need a perpetual permanent easement over the land where the access point is.

Mr. Mills: Are there any other comments from the public? Artie?

Mr. Hudson: Just a clarification. Did we say at the beginning of the meeting that we were going to get an Engineering Assessment on how to control this meeting?

Mr. Showe: To improve the safety of traffic along Kingswood.

Mr. Mills: Yes.

Mr. Hudson: I did interpret that an engineering group is going to look at that and provide a recommendation.

Mr. Showe: That is the direction of the Board.

Mr. Hudson: Okay.

Mr. Brown: Looking at it from a traffic safety standpoint.

Mr. Mills: Calming traffic.

Mr. Acardi: I happen to be one of the guys that want a trail from the back side. The golf course is doing their best to mitigate that and be successful, but I had asked that we find out what was going on with that bridge, which in my opinion belongs to the CDD. There was a report about four months ago that said we were in discussions with them and they had declined planning any type of grass or doing anything to mitigate the situation. In my opinion, it provides significant liability to every single resident in this development. So that is something I would like to see addressed in the future. I also wanted to let you know that there was a trail that belonged to the CDD and it still exists.

Mr. Darby: But you have to walk across golf course property to get to it. Right, Vince?

Mr. Acardi: No. Where it connects is actually through the zoo property. The golf course actually destroyed private zoo property.

Ms. Wagner: Where is it?

Mr. Acardi: I'm not a golfer, so I couldn't tell you the exact location. I can tell you that it is at the end of Old Tramway where the cul-de-sac is. There is a bridge right there that goes across and actually hits it.

Mr. Darby: It is the second bridge going from Holes 17 to 18.

Mr. Showe: That is the one that we sent a letter to the golf course clarifying it. I think Mike and I were working on that letter.

Mr. Darby: It was the second bridge and I think there was the question of an easement.

Mr. Pawelczyk: That's the one where the golf course still has a responsibility to maintain the bridge.

Mr. Acardi: How do you know that the golf course has the responsibility to maintain the bridge? The last time they did not take that responsibility. In fact, the way I read it and it's in writing, it said that they wanted the CDD to take responsibility for that maintenance.

Mr. Pawelczyk: Not that I'm aware of. The last thing I heard was that the golf course said, *"Yes, we will maintain the pathway and the bridge."*

Mr. Mills: Right.

Mr. Darby: We sent them a Letter of Understanding or something to sign.

Mr. Pawelczyk: We wanted them to sign it.

Mr. Showe: We sent them a letter.

Mr. Acardi: Did they sign it?

Mr. Pawelczyk: No, they haven't. I'm not answering any more questions.

Mr. Acardi: I would like to hear a report on that at some point in time on exactly what is going on because in my opinion, that is not accessible to the golf course, based on the current situation, even though it is used.

Mr. Pawelczyk: We established before Jason, that a portion of the second bridge, not the entire bridge, coming from Holes 17 to 18, belongs to the CDD. That is what initiated the entire conversation with the golf course about responsibility for maintaining that and access to individuals who are not golfers.

Mr. Huot: The entire bridge falls into the CDD.

Mr. Darby: I'm not so sure.

Mr. Huot: The entire bridge. You might say that part of the trail included the bridge.

Mr. Pawelczyk: If it's the same bridge we looked at, it is on CDD property, no doubt.

Mr. Mills: That is the one.

Mr. Darby: But the obligation to maintain the bridge has always been the golf course's.

Mr. Brown: Correct.

Mr. Huot: It's just like the fountains.

Mr. Brown: The golf course owns the lake and we maintain it.

Mr. Darby: Until we turn it over.

Mr. Pawelczyk: The golf course has easements throughout the District dealing with access to the golf course.

Mr. Brown: It always has.

Mr. Acardi: I read the descriptions and it does not include the bridge.

Mr. Pawelczyk: Which easement was that?

Mr. Acardi: The easement to cross the roads.

Mr. Pawelczyk: Which ones?

Mr. Acardi: There has always been one.

Mr. Pawelczyk: You would have to send it to Jason.

Mr. Acardi: There are easements. There is not an easement that I can find. It is physically described in the document.

Mr. Mills: Jason, you need to look that up and we will discuss that at the next meeting. I think it's the one that we talked about before.

Mr. Darby: It's exactly the one we talked about. I think the Board has already taken action. We clarified it.

Mr. Pawelczyk: We also said that there is no reason that any member of the public can be on CDD property.

Mr. Acardi: I understand that. My concern is not that right now. My concern is you sent an agreement to the golf course stating that the golf course would maintain it. As far as I am concerned, I haven't seen any reports to the contrary and they have not signed it. So, it's unfinished business in my opinion. Not finished business.

Mr. Mills: We will discuss it at the next meeting.

Mr. Brown: That is a good point. We need to get an answer back from the golf course.

Mr. Mills: Exactly. Are there any other comments? If not, we need a motion to adjourn the meeting.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Darby seconded by Mr. Bosseler with all in favor the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

SECTION A

RESOLUTION 2021-05

A RESOLUTION AMENDING RESOLUTION 2021-03 DESIGNATING A DATE AND TIME FOR THE PUBLIC HEARING ON THE BUDGET FOR FISCAL YEAR 2021-2022 AND LEVY OF OPERATIONS AND MAINTENANCE ASSESSMENTS; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Baytree Community Development District's ("District") Board of Supervisors ("Board") previously adopted Resolution 2021-03 designating the date, time and location for the public hearing on the District's Budget for Fiscal Year 2021-2022 and to levy operations and maintenance assessments; and

WHEREAS, the Board desires to amend the proposed budget to remove the increase to the annual operations and maintenance assessments.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BAYTREE COMMUNITY DEVELOPMENT DISTRICT:

1. The proposed budget is amended to not show any increase to the annual operations and maintenance assessments.
2. Except as amended herein, Resolution 2021-03 shall remain unchanged and in full force and effect.
3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 9th DAY OF JUNE, 2021.

**BOARD OF SUPERVISORS OF THE
BAYTREE COMMUNITY
DEVELOPMENT DISTRICT**

**By: _____
Chairman/Vice-Chairman**

ATTEST:

**By: _____
Secretary/Asst. Secretary**

Baytree

Community Development District



Proposed Budget

FY 2022

Presented by:



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Baytree
Community Development District
Proposed Budget FY 2022
General Fund

Description	Adopted Budget FY2021	Actual thru 04/30/21	Projected Next 5 Months	Total Projected 09/30/21	Proposed Budget FY 2022
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Revenues

Maintenance Assessments	\$853,142	\$848,206	\$4,935	\$853,142	\$853,142
Miscellaneous Income (IOB Cost Share Agreement)	\$42,299	\$19,579	\$22,720	\$42,299	\$42,382
Miscellaneous Income	\$8,000	\$5,600	\$4,000	\$9,600	\$9,250
Total Revenues	\$903,441	\$873,386	\$31,656	\$905,041	\$904,774

Expenditures

Administrative

Supervisor Fees	\$8,000	\$6,600	\$3,000	\$9,600	\$8,000
FICA Expense	\$612	\$505	\$230	\$734	\$612
Engineering	\$30,000	\$15,390	\$10,993	\$26,383	\$35,000
Assessment Administration	\$7,500	\$7,500	\$0	\$7,500	\$7,500
Attorney Fees	\$17,750	\$11,925	\$5,963	\$17,888	\$18,000
Annual Audit	\$3,185	\$0	\$3,185	\$3,185	\$3,265
Management Fees	\$42,166	\$24,597	\$17,569	\$42,166	\$42,166
Information Technology	\$2,800	\$1,643	\$1,167	\$2,810	\$1,650
Website Maintenance	\$0	\$0	\$0	\$0	\$1,100
Telephone	\$150	\$95	\$68	\$164	\$250
Postage	\$1,500	\$451	\$322	\$772	\$1,500
Insurance	\$15,100	\$16,647	\$0	\$16,647	\$19,058
Tax Collector Fee	\$13,980	\$16,992	\$71	\$17,063	\$17,063
Printing & Binding	\$1,700	\$420	\$300	\$720	\$1,500
Legal Advertising	\$1,200	\$1,094	\$0	\$1,094	\$1,500
Other Current Charges	\$1,500	\$1,273	\$909	\$2,182	\$3,000
Office Supplies	\$200	\$117	\$83	\$200	\$250
Property Taxes	\$250	\$253	\$0	\$253	\$250
Property Appraiser	\$234	\$234	\$0	\$234	\$234
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Administrative Expenses	\$148,002	\$105,910	\$43,859	\$149,770	\$162,073

Baytree
Community Development District
Proposed Budget FY 2022
General Fund

Description	Adopted Budget FY2021	Actual thru 04/30/21	Projected Next 5 Months	Total Projected 09/30/21	Proposed Budget FY 2022
<i>Operation and Maintenance</i>					
Security Contract	\$179,666	\$103,216	\$81,098	\$184,314	\$185,056
Gate Maintenance Contract	\$1,200	\$550	\$0	\$550	\$1,200
Maintenance - Gatehouse	\$9,500	\$4,455	\$3,182	\$7,637	\$9,500
Telephone/Internet - Gatehouse/Pool	\$14,500	\$10,056	\$7,183	\$17,238	\$14,500
Transponders	\$5,000	\$5,287	\$0	\$5,287	\$5,000
Field Management Fees	\$28,684	\$16,732	\$11,952	\$28,684	\$29,545
Electric	\$50,000	\$28,733	\$20,524	\$49,257	\$51,500
Water & Sewer	\$11,500	\$4,900	\$5,716	\$10,616	\$12,650
Gas	\$7,800	\$5,093	\$625	\$5,718	\$6,500
Trash Removal	\$404	\$337	\$241	\$577	\$577
Maintenance - Lakes	\$33,360	\$19,490	\$15,580	\$35,070	\$36,696
Maintenance - Landscape Contract	\$93,000	\$54,250	\$38,750	\$93,000	\$97,650
Maintenance - Additional Landscape	\$15,000	\$19,947	\$0	\$19,947	\$15,000
Maintenance - Pool	\$17,000	\$11,153	\$7,083	\$18,236	\$18,700
Maintenance - Irrigation	\$10,000	\$2,423	\$5,000	\$7,423	\$8,775
Maintenance - Lighting	\$9,000	\$1,083	\$6,000	\$7,083	\$8,000
Maintenance - Monuments	\$5,000	\$2,422	\$2,083	\$4,506	\$4,000
Maintenance - Fountain	\$700	\$350	\$350	\$700	\$700
Maintenance - Other Field (R&M General)	\$4,000	\$7,336	\$0	\$7,336	\$4,000
Maintenance - Recreation	\$1,500	\$0	\$625	\$625	\$1,500
Holiday Landscape Lighting	\$10,000	\$9,492	\$0	\$9,492	\$14,000
Operating Supplies	\$750	\$1,403	\$0	\$1,403	\$750
Sidewalk/Curb Cleaning	\$11,000	\$9,930	\$0	\$9,930	\$15,000
Miscellaneous	\$1,000	\$0	\$417	\$417	\$1,000
O&M Expenses	\$519,565	\$318,637	\$206,409	\$525,046	\$541,799
<i>Reserves</i>					
Transfer Out - Capital Projects- Paving - Baytree	\$75,370	\$0	\$75,370	\$75,370	\$60,296
Transfer Out - Capital Projects - Paving - IOB Funds	\$24,630	\$0	\$24,630	\$24,630	\$19,704
Transfer Out - Capital Projects - Reserves	\$60,531	\$30,266	\$30,266	\$60,531	\$60,395
Transfer Out - Community Beautification Fund	\$45,265	\$45,265	\$0	\$45,265	\$23,265
Transfer Out - Rebalance First Quarter Operating	\$30,078	\$0	\$0	\$0	\$37,242
Reserves	\$235,874	\$75,531	\$130,266	\$205,796	\$200,902
Total Expenses	\$903,441	\$500,078	\$380,534	\$880,612	\$904,774
Excess Revenues/(Expenditures)	\$0	\$373,308	(\$348,878)	\$24,430	\$0

Baytree
Community Development District
FISCAL YEAR 2022

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 SunTrust 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 2022

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

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc

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.

Baytree Community Development District

FISCAL YEAR 2022

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.

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
CONTINGENCY	\$5,390
	\$185,056

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 Spectrum.

DESCRIPTION	MONTHLY AMOUNT	ANNUAL AMOUNT
201 BAYTREE DR FRONT GATE	\$200	\$2,400
630 BAYTREE DR BACK GATE	\$400	\$4,800
8207 NATIONAL DR POOL AREA	\$200	\$2,400
CONTINGENCY		\$4,900
		\$14,500

**Baytree
Community Development District
FISCAL YEAR 2022**

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	MONTHLY AMOUNT	ANNUAL AMOUNT
FIELD MANAGEMENT FEES (GMS)	\$2,462	\$29,545
		\$29,545

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		\$1,940
		\$51,500

**Baytree
Community Development District
FISCAL YEAR 2022**

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 CONTINGENCY	\$800	\$9,600 \$2,330
			\$12,650

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 CONTINGENCY	\$500	\$6,000 \$500
			\$6,500

Trash Removal

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

	DESCRIPTION	MONTHLY AMOUNT	ANNUAL AMOUNT
	96 Gallon Trash Toter	\$48	\$577
			\$577

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 CONTINGENCY		\$2,880 \$3,336
			\$36,696

**Baytree
Community Development District
FISCAL YEAR 2022**

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
CONTINGENCY		\$4,650
		\$97,650

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 multiple 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		\$3,500
VENDOR: COVERALL OF ORLANDO		
JANITORIAL SERVICES	\$431	\$5,172
SUPPLIES		\$2,003
		\$18,700

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

Baytree
Community Development District
FISCAL YEAR 2022

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 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 2022
Capital Projects Reserve

Description	Adopted Budget FY2021	Actual thru 04/30/21	Projected Next 5 Months	Total Projected 09/30/21	Proposed Budget FY 2022
Revenues:					
Beginning Fund Balance	\$2,729	\$32,300	\$0	\$32,300	\$13,569
BCA Contribution	\$0	\$0	\$0	\$0	\$40,000
Transfer In - Baytree	\$60,531	\$30,266	\$30,266	\$60,531	\$60,395
Interest Income	\$100	\$1	\$0	\$1	\$100
Total Revenues	\$63,360	\$62,567	\$30,266	\$92,832	\$114,064
Expenses:					
Lake Bank Restoration/Evaluation	\$30,000	\$20,680	\$0	\$20,680	\$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	\$7,665	\$2,335	\$10,000	\$30,000
Lake Fountain Replacement	\$0	\$0	\$9,085	\$9,085	\$0
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
Pool Drinking Fountain	\$0	\$0	\$1,000	\$1,000	\$0
Bank Fees	\$0	\$350	\$0	\$350	\$0
Capital Outlay	\$0	\$11,580	\$0	\$11,580	\$10,000
Total Expenses	\$62,000	\$44,843	\$34,420	\$79,263	\$111,000
Excess Revenues/(Expenditures)	\$1,360	\$17,724	(\$4,155)	\$13,569	\$3,064

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	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Furniture	\$ 4,000	\$ -	\$ -	\$ -	\$ 4,000
Lake Fountain Replacement	\$ -	\$ -	\$ -	\$ -	\$ -
Gate Operators	\$ -	\$ 40,000	\$ -	\$ -	\$ -
Total	\$ 101,000	\$ 103,500	\$ 61,000	\$ 63,000	\$ 65,000

Baytree
Community Development District
Proposed Budget FY 2022
Pavement Management

Description	Adopted Budget FY2021	Actual thru 04/30/21	Projected Next 5 Months	Total Projected 09/30/21	Proposed Budget FY 2022
Revenues:					
Beginning Fund Balance	\$278,788	\$278,775	\$0	\$278,775	\$378,516
Transfer In - Baytree	\$75,370	\$0	\$75,370	\$75,370	\$60,296
Transfer In - IOB	\$24,630	\$0	\$24,630	\$24,630	\$19,704
Interest Income	\$75	\$16		\$16	\$75
Total Revenues	\$378,863	\$278,791	\$100,000	\$378,791	\$458,591
Expenses:					
Bank Fees	\$0	\$275	\$0	\$275	\$0
Total Expenses	\$0	\$275	\$0	\$275	\$0
Excess Revenues/(Expenditures)	\$378,863	\$278,516	\$100,000	\$378,516	\$458,591

	CARRY FORWARD SPLIT	
BAYTREE	\$353,886	\$414,257
IOB	\$24,630	\$44,334
	<u>\$378,516</u>	<u>\$458,591</u>

Baytree
Community Development District
Proposed Budget FY 2022
Community Beautification

Description	Adopted Budget FY2021	Actual thru 04/30/21	Projected Next 5 Months	Total Projected 09/30/21	Proposed Budget FY 2022
Revenues:					
Beginning Fund Balance	\$12,859	\$9,525	\$0	\$9,525	\$31,948
Transfer In - Baytree	\$45,265	\$45,265	\$0	\$45,265	\$23,265
Total Revenues	\$58,124	\$54,790	\$0	\$54,790	\$55,213
Expenses:					
Bank Fees	\$150	\$210	\$150	\$360	\$400
Beautification Projects	\$0	\$20,232	\$0	\$20,232	\$0
Landscape Improvements	\$0	\$2,250	\$0	\$2,250	\$0
Total Expenses	\$150	\$22,692	\$150	\$22,842	\$400
Excess Revenues/(Expenditures)	\$57,974	\$32,098	(\$150)	\$31,948	\$54,813

Baytree

Community Development District

O&M Assessment Calculation

	FY 2021	FY 2022	
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	157	157	
Total	461	461	
			<u>Change From</u>
			<u>2021</u>
Per Unit O & M Assessments	\$1,884.67	\$1,884.67	\$0.00

FY 2022 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

	FY22 Proposed Budget
Security	\$185,056
Maintenance - Gatehouse/Agreement	\$10,700
Telephone - Gatehouse	\$14,500
Utilities ¹	\$5,340
Maintenance - Lighting	\$250
Capital Reserve - Paving Management ²	\$19,704
Total	\$235,550
Less: Golf Course Contribution (2.25%)	(\$5,300)
 Total to be assessed To Baytree CDD & Isles of Baytree HOA	 \$230,250
 Total Number of Lots	
Baytree Phase I	304
Baytree Phase II	157
Isles of Baytree	104
	565
 Total Per Lot Assessment	 \$408
Total Expenses divided by Total Units	
 Proposed Amount for Isles of Baytree HOA for FY22	 \$42,382

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	 \$80,000
IOB Shared Cost	\$19,704

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

Allocation of Operating Reserves	
<u>Estimated Funds Available</u>	
Beginning Fund Balance - Fiscal Year 2021	\$99,678
Projected Fiscal Year 2021 Excess (Deficit)	<u>\$24,430</u>
Total Estimated Funds Available First Quarter Operating Reserve- 9/30/21	<u>\$124,107</u>
Rebalance First Quarter Operating - FY 22	<u>\$11,343</u>
Total First Quarter at 9/30/21	<u>\$135,450</u>
<u>Allocation of Reserves</u>	
Estimated Capital Reserve Fund Balance (Carry forward Plus New FY22 Funds)	\$73,964
Estimated Beautification Fund Balance (Carry forward Plus New FY22 Funds)	<u>\$55,213</u>
Total Reserves for Capital Projects (Start of FY22)	<u>\$129,177</u>

SECTION VI

SECTION A

American Shoreline Restoration

4521 PGA Blvd. Suite 134 • Palm Beach Gardens, FL 33418
1 - 888 - 753 - 7633 • Email: ba33418@yahoo.com

May 24, 2021

Atkins Global
7175 Murrell Road
Melbourne, FL 32940

Via email to: jshowe@gmscfl.com

RE: Baytree Community Development District shoreline restoration

Agreement

American Shoreline Restoration (ASR) has evaluated lake 2 and 5 which are under consideration for geo-tube repair at Baytree Community Development District. The total linear foot designated for repair is 771.

The following is the linear foot (LF) and address of repair:

LAKE 2 - 91 LF - 324 Sandhurst Drive
85 LF - 326 Sandhurst Drive
84 LF - 328 Sandhurst Drive
85 LF - 330 Sandhurst Drive
85 LF - 332 Sandhurst Drive
40 LF - 334 Sandhurst Drive
30 LF - 7980 Bradwick Way
30 LF - 7982 Bradwick Way
45 LF - 493 Birchington Lane
40 LF - 485 Birchington Lane
48 LF - 471 Birchington Lane
108 LF - 7971 Chatham Court

All permanent geo-tube will be constructed of "404 woven" monofilament polypropylene with a "flap" layer to guard against below tube erosion during low water events, and below tube tunneling from fish. All restoration will receive a "sacrificial" geo-tube layer to provide sufficient fill material used to match existing slope. St. Augustine sod will be installed on the entire project.

The total linear foot under consideration for geo-tube repair is 771. The cost per linear foot is \$40, for a total project cost of \$30,840. This is the total cost to Baytree CDD. A deposit will not be required. An invoice for the total due will be emailed upon completion.

ASR scope of work includes all material, equipment, supplies, labor, sod, and sod sub-contractor installation expense necessary to restore the shoreline according to the descriptions and pictures depicted in the ASR brochure and this Agreement.

ASR warrants all geo-tube installations against defects in material and workmanship, and will repair or replace, at our option, any such defect at no charge, for a period of 15 years after completion.

ASR will provide Certificates of Insurance for Workers Compensation, General Liability and ASR vehicles, with Baytree CDD as additional insured, prior to project start.

A start date will be communicated to Jason Showe. Project completion time is approximately 2 weeks.

American Shoreline Restoration utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledges that all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

SUBMITTED BY:

ACCEPTED ON _____ (date)

For Baytree CDD

electronic signature -
William Anderson

William Anderson - President / Owner
American Shoreline Restoration Inc.

By: _____
Authorized Signature

SECTION B



May 28, 2021

Ms. Stacie Vanderbilt
Recording Secretary
219 E. Livingston Street
Orlando, Florida 32801

RE: Baytree Community Development District

Dear Ms. Vanderbilt:

I am writing in response to your email today requesting the number of registered voters within the afore-mentioned community.

Please be advised our records indicate there are 1,006 registered voters as of April 15, 2021 in this community.

If you need any additional information, or have any questions, please feel free to contact me at 321/690-6833.

Kind regards,

Lori Scott

Lori Scott

LS/jem



Mailing Address

PO Box 410819
Melbourne, FL 32941-0819
Toll Free: (800) 579-4780

Supervisor of Elections - Titusville

400 South Street
Suite 1F
Titusville, FL 32780-7610
Telephone: (321) 264-6740
Fax: (321) 264-6741

Supervisor of Elections - Viera

2725 Judge Fran Jamieson Way
Building C, Suite 105
Viera, FL 32940-6605
Telephone: (321) 633-2124
Fax: (321) 633-2130

Supervisor of Elections - Melbourne

1515 Sarno Road
Building A
Melbourne, FL 32935-5293
Telephone: (321) 255-4455
Fax: (321) 255-4401

Supervisor of Elections – Palm Bay

450 Cogan Drive SE
Palm Bay, FL 32909-6869
Telephone: (321) 952-6328
Fax: (321) 952-6332

(321) 290-VOTE (8683)

VoteBrevard.gov

SECTION C

SECTION 1

Usage of Baytree Amenities in Reference to COVID-19 (Coronavirus) – Phase 3

October 5, 2020 | Today we are sharing with you updates to phased reopening approach that we are following for Baytree Amenities. We want residents, their guests, and vendors to be aware of the steps we are taking to ensure our community continues to be as safe and healthy as possible.

A Phase 3 opening doesn't necessarily mean COVID-19 is no longer a threat to our community. The District Manager and District Staff have conducted a risk assessment to identify the hazards and determine appropriate risk controls. We are sharing with you the corrective steps we are taking to address these risks.

In the days and weeks ahead, we will continue to look to the state and local public health departments, Brevard County and the CDC for guidance about best practices, policies, and procedures. If that results in a change in what we are doing or what we ask you to help us with, we will let you know. **Updated information will be posted** on the District website home page at <https://baytreeccd.org/>

Actions the District is Taking

- **Increased frequency of cleaning services** from our staff.
- **Placing signage** visible to residents and visitors to provide a reminder of social distancing guidelines, hand washing, covering coughs, and other guidelines provided by the CDC, State, and Federal organizations.
- **Asking residents, guests and vendors to refrain from touch contact.** As you greet one another or exchange in conversation, we ask that you do so verbally and with a nod. Please refrain from shaking hands or hugging one another. While this may feel awkwardly distant, it is one way that we can care for each other in this time of practicing ways in which to minimize the transmission of germs. As a community, our health and well-being require all of us to do our part and to look out for one another.
- **Regularly reviewing compliance to these rules.** If it is determined that residents and guests can not comply and self-police others for compliance to these rules, District Recreation Amenities may once again be temporarily closed until additional controls can be put in place for compliance.

The following guidelines are being put in place for some of the amenities outlined below starting **October 5, 2020**:

- Swimming Pool and Pool Deck Areas
- Tennis Courts
- Pavilion

Swimming Pool and Pool Deck Areas

- **Open Dusk to Dawn**
- **Social distancing of six (6) feet or more shall be maintained at all times, no groups of larger than ten (10) people**
- Do not rearrange chairs as they have been spaced for social distancing and capacity
- Bring your own sanitizer and utilize before and after leaving the facilities.
- Do not utilize pool if you feel ill or sick, exhibit any symptoms of COVID-19, or have been in contact over the previous fourteen (14) days with someone diagnosed with COVID-19
- Staff and Board will be observing facility use and may close facility again if guidelines are not being maintained
- We are increasing the frequency of our vendor performing cleaning services, but this is not a substitute for those utilizing the facility following CDC recommendations at all times, which can be found here:
 - <https://www.cdc.gov/coronavirus/2019-ncov/index.html>

Tennis Court

- **Open Dawn until 10 PM**
- **Social distancing of six (6) feet or more shall be maintained at all times**
- Do not utilize court if you feel ill or sick, exhibit any symptoms of COVID-19, or have been in contact over the previous fourteen (14) days with someone diagnosed with COVID-19
- Bring your own sanitizer and utilize before and after leaving the facilities.
- Staff and Board will be observing facility use and may close facility again if guidelines are not being maintained
- See best recommend practices for players from the USTA before you play:
 - <https://www.usta.com/en/home/stay-current/national/usta-statement-on-safety-of-playing-tennis-during-the-covid-19-v.html>

Pavilion

- **Open 8 AM to 8 PM ONLY**
- **Social distancing of six (6) feet or more shall be maintained at all times**
- Do not utilize pavilion if you feel ill or sick, exhibit any symptoms of COVID-19, or have been in contact over the previous fourteen (14) days with someone diagnosed with COVID-19
- Bring your own sanitizer and utilize before and after leaving the facilities.
- Staff and Board will be observing facility use and may close facility again if guidelines are not being maintained
- We are increasing the frequency of our vendor performing cleaning services, but this is not a substitute for those utilizing the facility following CDC recommendations at all times, which can be found here:
 - <https://www.cdc.gov/coronavirus/2019-ncov/index.html>

SECTION VII

SECTION A

Item #	Action Item	Assigned To:	Status	Date Added	Estimated Start	Estimated Completion	Comments/Estimated Completion
1	2021 Lake Bank Repair	Viasalvers	Ongoing	1/7/21	11/1/21		Vendor estimates November of 2021
2	Recreation Area Improvements	Showe/Viasalvers	Ongoing	7/9/20			Bring Back at June Meeting with Playground/Exercise
3	Gatehouse Improvements	Viasalvers	Ongoing	7/9/20			Most improvements completed, awaiting electrician and hurricane shutters
4	Beatification Fund Plans for FY 21	Viasalvers	Ongoing	7/9/20			To be discussed by Board for Recommendations
5	Solar Heating for Pool	Viasalvers	Ongoing	12/2/20			Staff still working on getting Quote - Pull if no action
6	Rear Gate Speaker and Mic	Viasalvers	Ongoing	2/3/21			Vendor still working on final issues
7	Signage for Phase 1 Monuments	Viasalvers	Ongoing	2/3/21			Approx. 80% complete
8	Larger Stop Signs at Cart Crossings	Showe	Ongoing	2/3/21			Request made to GM - Responded he would discuss with ownership
9	Old Tramway Speed Hump	Engineer	Ongoing	2/3/21			Approved- Awaiting Final Proposal from Vendor
10	Zoo Trail Access Through IOB	Showe	CLOSED	2/3/21			IOB Denied Access
11	Drainage Work Near Pavilion	Viasalvers	Ongoing	2/3/21	May-21		Awaiting vendor to complete
12	Repair of Phase 1 Monuments	Viasalvers	Ongoing	2/3/21			
13	Bench Installation - Front and Rear	Viasalvers	Ongoing	2/3/21	Jun-21		Benches ordered, pads complete, awaiting delivery

SECTION B

SECTION 2

*This item will be provided under
separate cover*

SECTION VIII

SECTION A

Baytree Community Development District

Summary of Check Register

April 28th, 2021 through May 31st, 2021

Fund	Date	Check No.'s	Amount
General Fund - Sun Trust	5/10/21	164 - 174	\$ 28,341.48
	5/26/21	175 - 180	\$ 24,955.89
			\$ 53,297.37
Capital Projects Fund	5/26/21	116	\$ 9,085.00
			\$ 9,085.00
Community Beautification Fund	5/10/21	43	\$ 8,850.00
	5/26/21	44 - 45	\$ 6,474.25
			\$ 15,324.25
Payroll	<u>May 2021</u>		
	Gilbert M. Mills Jr.	50506	\$ 184.70
	Jerome S. Darby	50507	\$ 184.70
	Richard C Bosseler	50508	\$ 184.70
	Richard L. Brown	50509	\$ 184.70
			\$ 738.80
			\$ 78,445.42

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT
5/10/21	00004	3/31/21	167968	202103	310-51300-31500		GENERAL COUNSEL MARCH 21	*	1,035.00	1,035.00 000164
5/10/21	00200	4/14/21	1800642	202104	320-53800-34500		SECURITY SERVICE 4/8-4/14	*	3,403.68	3,403.68
4/21/21	18006298	202104	320-53800-34500				SECURITY SERVICE 4/15-21	*	3,403.68	3,403.68
5/10/21	00039	4/21/21	396649	202104	320-53800-41100		ORTHLY PEST CONTROL 4/21	*	60.00	6,807.36 000165
5/07/21	398753	202105	320-53800-47000				AQUATIC WEED CONTRL-MAY21	*	2,540.00	2,540.00
5/10/21	00121	4/22/21	05-BID-5	202105	320-53800-46200		ANNUAL POOL PERMIT - FY21	*	350.00	2,600.00 000166
5/10/21	00124	4/27/21	04272021	202104	320-53800-51200		CLEAN COMMON AREAS APR 21	*	9,130.00	350.00 000167
5/10/21	00016	3/24/21	43555	202103	320-53800-47400		IRRIGATION MAINTENANCE	*	296.00	9,130.00 000168
4/02/21	43560	202104	320-53800-47300				MTHLY LAWN SERVICE APR 21	*	7,750.00	7,750.00
4/07/21	43641	202104	320-53800-47400				REPAIR MAINLINE BREAK	*	325.00	325.00
5/10/21	00225	4/27/21	9932602-	202105	320-53800-43300		96 GALLON TORTER MAY 21	*	48.12	8,371.00 000169
5/12/21	00214	5/12/21	JD050720	202105	310-51300-11000		SUPERVISOR FEES 05/05/21	*	184.70	48.12 000170
5/12/21	00207	5/12/21	MM050720	202105	310-51300-11000		SUPERVISOR FEES 05/05/21	*	184.70	184.70-
5/12/21	00207	5/12/21	MM050720	202105	310-51300-11000		SUPERVISOR FEES 05/05/21	V	184.70-	.00 000171
5/12/21	00207	5/12/21	MM050720	202105	310-51300-11000		SUPERVISOR FEES 05/05/21	V	184.70-	.00 000172

BILLING, COCHRAN, LYLES, MAURO&RAMSEY
 DOTHAN SECURITY INC
 FLORIDA DEPARTMENT OF HEALTH
 KENNETH G HORN
 TROPIC-CARE OF FLORIDA, INC.
 WASTE MANAGEMENT CORPORATE SERVICES
 JEROME DARBY
 MEL MILLS
 BAYT --BAYTREE-- MBYINGTON

BAYTREE GENERAL FUND
 BANK F BAYTREE CDD-GF SUN

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	DFT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT
5/12/21	00235	5/12/21	RB050720	202105	310-51300-11000		SUPERVISOR FEES 05/05/21	*	184.70	
5/12/21		5/12/21	RB050720	202105	310-51300-11000		SUPERVISOR FEES 05/05/21	V	184.70-	
							RICHARD BOSSELER			.00 000173
5/12/21	00215	5/12/21	RB050720	202105	310-51300-11000		SUPERVISOR FEES 05/05/21	*	184.70	
5/12/21		5/12/21	RB050720	202105	310-51300-11000		SUPERVISOR FEES 05/05/21	V	184.70-	
							RICHARD BROWN			.00 000174
5/26/21	00019	5/01/21	11068	202105	320-53800-46200		BULB/LIGHT LENS/SVC&LABOR	*	1,302.00	
5/01/21	4184	5/01/21	4184	202105	320-53800-46200		MAY POOL SERVICE	*	625.00	
							BEACH POOL SERVICE			1,927.00 000175
5/26/21	00193	5/01/21	15800236	202105	320-53800-46200		JANITORIAL SERVICES MAY21	*	431.00	
							COVERALL NORTH AMERICA, INC DBA			431.00 000176
5/26/21	00200	4/28/21	1800653	202104	320-53800-34500		SECURITY SVCS 4/22-4/28	*	3,403.68	
5/05/21	1800720	5/05/21	1800720	202105	320-53800-34500		SECURITY SVCS 4/29-5/5/21	*	3,403.68	
							DOTHAN SECURITY INC			6,807.36 000177
5/26/21	00021	5/01/21	404	202105	310-51300-34000		MANAGEMENT FEES MAY 21	*	3,513.83	
5/01/21	404	5/01/21	404	202105	310-51300-35100		INFO TECHNOLOGY MAY 21	*	233.33	
5/01/21	404	5/01/21	404	202105	310-51300-51000		OFFICE SUPPLIES	*	23.37	
5/01/21	404	5/01/21	404	202105	310-51300-42000		POSTAGE	*	13.82	
5/01/21	404	5/01/21	404	202105	310-51300-42500		COPIES	*	200.85	
5/01/21	405	5/01/21	405	202105	320-53800-34000		FIELD MANAGEMENT MAY 21	*	2,390.33	
							GOVERNMENTAL MANAGEMENT SERVICES			6,375.53 000178
5/26/21	00016	4/12/21	43648	202104	320-53800-47400		IRRIGATION REPAIRS APR 21	*	715.00	
4/15/21	43673	4/15/21	43673	202104	320-53800-47200		TRIM FOURTEEN PALMS 4/15	*	350.00	

BAYT --BAYTREE-- MBYINGTON

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
5/03/21	43678	202105	320	53800	47300			MTHLY LAWN SERVICE MAY 21	*	7,750.00	
5/26/21	00213	22500	202105	320	53800	46900		TROPIC-CARE OF FLORIDA, INC. INSTALL FOUNTAIN PUMP	*	600.00	8,815.00 000179
								BREVARD ORNAMENTAL STUDIO		600.00	000180
TOTAL FOR BANK F										53,297.37	
TOTAL FOR REGISTER										53,297.37	

BAYT --BAYTREE-- MBYINGTON

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO...	YRMO	DFT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
5/26/21	00037	5/04/21	23926A	202105	600	53800	62000		INSTALL NEW FOUNTAIN PH 1	*	9,085.00	
FOUNTAIN DESIGN GROUP, INC.											9,085.00	000116

 TOTAL FOR BANK B 9,085.00
 TOTAL FOR REGISTER 9,085.00

BAYT --BAYTREE-- MBYINGTON

*** CHECK DATES 04/28/2021 - 05/31/2021 ***
 BAYTREE BEAUTIFICATION
 BANK D BAYTREE CDD-COMM BEA

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT
5/10/21	00002	3/30/21	43623		202103	600-53800-46000		CUT DOWN DEAD TREES MAR21	*	900.00	
		4/07/21	43642		202104	600-53800-46000		RE-DO SMALL POND-WET AREA	*	4,950.00	
		4/07/21	43644		202104	600-53800-46000		TRIM LIGUSTRUM HEDGE 4/7	*	3,000.00	

5/26/21	00013	3/15/21	2163-470		202103	600-53800-46000		TROPIC-CARE OF FLORIDA, INC.	*	4,274.25	8,850.00 000043
			FAB 6x1/4" ALUM LETTERS								

5/26/21	00002	4/28/21	43744		202104	600-53800-46000		FASTSIGNS	*	2,200.00	4,274.25 000044
			CLEAR UNDERBRUSH OF DITCH								

								TROPIC-CARE OF FLORIDA, INC.			2,200.00 000045

								TOTAL FOR BANK D		15,324.25	
								TOTAL FOR REGISTER		15,324.25	

BAYT --BAYTREE-- MBYINGTON

SECTION B

Baytree
Community Development District

Unaudited Financial Reporting
April 30, 2021



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2-3	<hr/>	General Fund
4	<hr/>	Capital Reserves Fund
5	<hr/>	Pavement Management Fund
6	<hr/>	Community Beautification Fund
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9	<hr/>	Assessment Receipt Schedule

Baytree
Community Development District
Balance Sheet
April 30, 2021

	<i>General Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:			
Cash:			
Operating Fund	\$ 502,880	\$ -	\$ 502,880
Capital Reserves	\$ -	\$ 17,725	\$ 17,725
Pavement Management	\$ -	\$ 278,516	\$ 278,516
Community Beautification	\$ -	\$ 47,422	\$ 47,422
Investments:			
Custody	\$ 1,030	\$ -	\$ 1,030
Total Assets	\$ 503,909	\$ 343,662	\$ 847,572
Liabilities:			
Accounts Payable	\$ 29,872	\$ 15,324	\$ 45,196
Due To Others	\$ 1,052	\$ -	\$ 1,052
Total Liabilities	\$ 30,924	\$ 15,324	\$ 46,248
Fund Balances:			
Assigned For:			
Capital Reserves	\$ -	\$ 17,725	\$ 17,725
Pavement Management	\$ -	\$ 278,516	\$ 278,516
Community Beautification	\$ -	\$ 32,098	\$ 32,098
Unassigned Fund Balance	\$ 472,985	\$ -	\$ 472,985
Total Fund Balances	\$ 472,985	\$ 328,338	\$ 801,323
Total Liabilities & Fund Equity	\$ 503,909	\$ 343,662	\$ 847,572

Baytree
Community Development District
General Fund
Statement Of Revenues & Expenditures
For The Period Ending April 30, 2021

	Adopted Budget	Prorated Budget Thru 04/30/21	Actual Thru 04/30/21	Variance
Revenues:				
Maintenance Assessments	\$ 853,142	\$ 853,142	\$ 848,206	\$ (4,935)
Miscellaneous Income (JOB Cost Share Agreement)	\$ 42,299	\$ 19,579	\$ 19,579	\$ -
Miscellaneous Income	\$ 8,000	\$ 4,667	\$ 5,600	\$ 934
Total Revenues	\$ 903,441	\$ 877,388	\$ 873,386	\$ (4,002)
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 8,000	\$ 4,667	\$ 6,600	\$ (1,933)
FICA Expense	\$ 612	\$ 357	\$ 505	\$ (148)
Engineering	\$ 30,000	\$ 17,500	\$ 15,390	\$ 2,110
Assessment Administration	\$ 7,500	\$ 7,500	\$ 7,500	\$ -
Attorney Fees	\$ 17,750	\$ 10,354	\$ 11,925	\$ (1,571)
Annual Audit	\$ 3,185	\$ -	\$ -	\$ -
Management Fees	\$ 42,166	\$ 24,597	\$ 24,597	\$ 0
Information Technology	\$ 2,800	\$ 1,633	\$ 1,643	\$ (10)
Telephone	\$ 150	\$ 88	\$ 95	\$ (8)
Postage	\$ 1,500	\$ 875	\$ 451	\$ 424
Insurance	\$ 15,100	\$ 15,100	\$ 16,647	\$ (1,547)
Tax Collector Fee	\$ 13,980	\$ 13,980	\$ 16,992	\$ (3,012)
Printing & Binding	\$ 1,700	\$ 992	\$ 420	\$ 572
Legal Advertising	\$ 1,200	\$ 1,200	\$ 1,094	\$ 106
Other Current Charges	\$ 1,500	\$ 1,500	\$ 1,273	\$ 227
Office Supplies	\$ 200	\$ 117	\$ 117	\$ (0)
Property Taxes	\$ 250	\$ 250	\$ 253	\$ (3)
Property Appraiser	\$ 234	\$ 234	\$ 234	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 148,002	\$ 101,118	\$ 105,910	\$ (4,792)

Baytree
Community Development District
General Fund
Statement Of Revenues & Expenditures
For The Period Ending April 30, 2021

	Adopted Budget	Prorated Budget Thru 04/30/21	Actual Thru 04/30/21	Variance
<i>Operation and Maintenance</i>				
Security Contract	\$ 179,666	\$ 104,805	\$ 103,216	\$ 1,589
Gate Maintenance Contract	\$ 1,200	\$ 1,200	\$ 550	\$ 650
Maintenance - Gatehouse	\$ 9,500	\$ 5,542	\$ 4,455	\$ 1,087
Telephone/Internet - Gatehouse/Pool	\$ 14,500	\$ 8,458	\$ 10,056	\$ (1,597)
Transponders	\$ 5,000	\$ 5,000	\$ 5,287	\$ (287)
Field Management Fees	\$ 28,684	\$ 16,733	\$ 16,732	\$ 0
Electric	\$ 50,000	\$ 29,167	\$ 28,733	\$ 434
Water & Sewer	\$ 11,500	\$ 6,708	\$ 4,900	\$ 1,809
Gas	\$ 7,800	\$ 4,550	\$ 5,093	\$ (543)
Trash Removal	\$ 404	\$ 236	\$ 337	\$ (101)
Maintenance - Lakes	\$ 33,360	\$ 19,460	\$ 19,490	\$ (30)
Maintenance - Landscape Contract	\$ 93,000	\$ 54,250	\$ 54,250	\$ -
Maintenance - Additional Landscape	\$ 15,000	\$ 15,000	\$ 19,947	\$ (4,947)
Maintenance - Pool	\$ 17,000	\$ 9,917	\$ 11,153	\$ (1,236)
Maintenance - Irrigation	\$ 10,000	\$ 5,833	\$ 2,423	\$ 3,410
Maintenance - Lighting	\$ 9,000	\$ 5,250	\$ 1,083	\$ 4,167
Maintenance - Monuments	\$ 5,000	\$ 2,917	\$ 2,422	\$ 494
Maintenance - Fountain	\$ 700	\$ 350	\$ 350	\$ -
Maintenance - Other Field (R&M General)	\$ 4,000	\$ 4,000	\$ 7,336	\$ (3,336)
Maintenance - Recreation	\$ 1,500	\$ 875	\$ -	\$ 875
Holiday Landscape Lighting	\$ 10,000	\$ 10,000	\$ 9,492	\$ 508
Operating Supplies	\$ 750	\$ 750	\$ 1,403	\$ (653)
Sidewalk/Curb Cleaning	\$ 11,000	\$ 11,000	\$ 9,930	\$ 1,070
Miscellaneous	\$ 1,000	\$ 583	\$ -	\$ 583
Total O&M Expenses:	\$ 519,565	\$ 322,584	\$ 318,637	\$ 3,947
<i>Reserves</i>				
Transfer Out - Capital Projects- Paving - Baytree	\$ 75,370	\$ -	\$ -	\$ -
Transfer Out - Capital Projects - Paving - IOB Funds	\$ 24,630	\$ -	\$ -	\$ -
Transfer Out - Capital Projects - Reserves	\$ 60,531	\$ 30,266	\$ 30,266	\$ -
Transfer Out - Community Beautification Fund	\$ 45,265	\$ 45,265	\$ 45,265	\$ -
Transfer Out - Rebalance First Quarter Operating	\$ 30,078	\$ -	\$ -	\$ -
Total Reserves	\$ 235,874	\$ 75,531	\$ 75,531	\$ -
Total Expenditures	\$ 903,441	\$ 499,232	\$ 500,078	\$ (846)
Excess Revenues (Expenditures)	\$ (0)		\$ 373,308	
Fund Balance - Beginning	\$ -		\$ 99,678	
Fund Balance - Ending	\$ (0)		\$ 472,985	

Baytree
Community Development District
Capital Reserves Fund
Statement Of Revenues & Expenditures
For The Period Ending April 30, 2021

	Adopted Budget	Prorated Budget Thru 04/30/21	Actual Thru 04/30/21	Variance
Revenues:				
Transfer In - Baytree	\$ 60,531	\$ 30,266	\$ 30,266	\$ -
Interest Income	\$ 100	\$ 58	\$ 1	\$ (57)
Total Revenues	\$ 60,631	\$ 30,324	\$ 30,267	\$ (57)
Expenditures:				
Lake Bank Restoration/Evaluation	\$ 30,000	\$ 30,000	\$ 20,680	\$ 9,320
Sidewalk/Gutter Repair	\$ 10,000	\$ 5,833	\$ -	\$ 5,833
Drainage Maintenance	\$ 8,000	\$ 4,667	\$ -	\$ 4,667
Curb -Tree Trimming/Replacements	\$ 4,000	\$ 2,333	\$ -	\$ 2,333
Recreation Area Improvements	\$ 10,000	\$ 10,000	\$ 7,665	\$ 2,335
Monument Repair	\$ -	\$ -	\$ 8,280	\$ (8,280)
Signage	\$ -	\$ -	\$ 3,300	\$ (3,300)
Pool Equipment	\$ -	\$ -	\$ 4,568	\$ (4,568)
Bank Fees	\$ -	\$ -	\$ 350	\$ (350)
Total Expenditures	\$ 62,000	\$ 52,833	\$ 44,843	\$ 7,990
Excess Revenues (Expenditures)	\$ (1,369)		\$ (14,576)	
Fund Balance - Beginning	\$ 2,729		\$ 32,300	
Fund Balance - Ending	\$ 1,360		\$ 17,725	

Baytree
 Community Development District
Pavement Management Fund
 Statement Of Revenues & Expenditures
 For The Period Ending April 30, 2021

	Adopted Budget	Prorated Budget Thru 04/30/21	Actual Thru 04/30/21	Variance
Revenues:				
Transfer In - Baytree	\$ 75,370	\$ -	\$ -	\$ -
Transfer In - IOB	\$ 24,630	\$ -	\$ -	\$ -
Interest Income	\$ 75	\$ 44	\$ 16	\$ (28)
Total Revenues	\$ 100,075	\$ 44	\$ 16	\$ (28)
Expenditures:				
Bank Fees	\$ -	\$ -	\$ 275	\$ (275)
Total Expenditures	\$ -	\$ -	\$ 275	\$ (275)
Excess Revenues (Expenditures)	\$ 100,075		\$ (259)	
Fund Balance - Beginning	\$ 278,788		\$ 278,775	
Fund Balance - Ending	\$ 378,863		\$ 278,516	

Baytree
Community Development District
Community Beautification
Statement Of Revenues & Expenditures
For The Period Ending April 30, 2021

	Adopted Budget	Prorated Budget Thru 04/30/21	Actual Thru 04/30/21	Variance
Revenues:				
Transfer In - Baytree	\$ 45,265	\$ 45,265	\$ 45,265	\$ -
Total Revenues	\$ 45,265	\$ 45,265	\$ 45,265	\$ -
Expenditures:				
Bank Fees	\$ 150	\$ 150	\$ 210	\$ (60)
Beautification Projects	\$ -	\$ -	\$ 20,232	\$ (20,232)
Landscape Improvements	\$ -	\$ -	\$ 2,250	\$ (2,250)
Total Expenditures	\$ 150	\$ 150	\$ 22,692	\$ (22,542)
Excess Revenues (Expenditures)	\$ 45,115		\$ 22,573	
Fund Balance - Beginning	\$ 12,859		\$ 9,525	
Fund Balance - Ending	\$ 57,974		\$ 32,098	

Baytree

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Maintenance Assessments	\$ -	\$ 179,319	\$ 578,800	\$ 30,635	\$ 11,063	\$ 14,440	\$ 33,949	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 848,206
Miscellaneous Income (IOB Cost Share Agreement)	\$ 9,004	\$ -	\$ -	\$ -	\$ -	\$ 10,575	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,579
Miscellaneous Income	\$ 332	\$ 60	\$ 838	\$ 3,215	\$ 27	\$ 1,086	\$ 42	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,600
Total Revenues	\$ 9,336	\$ 179,379	\$ 579,638	\$ 33,850	\$ 11,090	\$ 26,101	\$ 33,991	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 873,386
Expenditures:													
<i>General & Administrative</i>													
Supervisor Fees	\$ 1,000	\$ 2,000	\$ -	\$ 800	\$ 800	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,600
FICA Expense	\$ 77	\$ 153	\$ -	\$ 61	\$ 61	\$ 77	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 505
Engineering	\$ 3,335	\$ 2,995	\$ 3,995	\$ 2,930	\$ 1,060	\$ 1,675	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,390
Assessment Administration	\$ 7,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Attorney Fees	\$ 2,340	\$ 765	\$ 3,398	\$ 1,980	\$ 2,408	\$ 1,035	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,925
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 3,514	\$ 3,514	\$ 3,514	\$ 3,514	\$ 3,514	\$ 3,514	\$ 3,514	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,597
Information Technology	\$ 233	\$ 233	\$ 243	\$ 233	\$ 233	\$ 233	\$ 233	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,643
Telephone	\$ 38	\$ -	\$ 57	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 95
Postage	\$ 11	\$ 189	\$ 33	\$ 178	\$ 2	\$ 38	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 451
Insurance	\$ 16,647	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,647
Tax Collector Fee	\$ -	\$ 3,586	\$ 11,576	\$ 613	\$ 248	\$ 289	\$ 680	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,992
Printing & Binding	\$ 104	\$ 41	\$ 114	\$ 12	\$ 98	\$ 33	\$ 17	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 420
Legal Advertising	\$ 246	\$ 171	\$ 174	\$ 503	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,094
Other Current Charges	\$ 226	\$ 335	\$ 133	\$ 169	\$ 145	\$ 131	\$ 134	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,273
Office Supplies	\$ 23	\$ 23	\$ 23	\$ 1	\$ 23	\$ 1	\$ 23	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 117
Property Taxes	\$ -	\$ 253	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 253
Property Appraiser	\$ 234	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 234
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 35,703	\$ 13,658	\$ 23,261	\$ 10,995	\$ 8,591	\$ 8,026	\$ 5,677	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 105,910

Baytree

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Field Expenses													
Security Contract	\$ 13,991	\$ 17,282	\$ 13,858	\$ 17,262	\$ 10,211	\$ 16,998	\$ 13,615	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 103,216
Gate Maintenance Contract	\$ -	\$ -	\$ -	\$ -	\$ 550	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 550
Maintenance - Gatehouse	\$ 788	\$ 719	\$ -	\$ 674	\$ 240	\$ 1,974	\$ 60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,455
Telephone/Internet - Gatehouse/Pool	\$ 1,357	\$ 1,406	\$ 1,574	\$ 1,432	\$ 1,423	\$ 1,432	\$ 1,432	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,056
Transponders	\$ -	\$ -	\$ 5,287	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,287
Field Management Fees	\$ 2,390	\$ 2,390	\$ 2,390	\$ 2,390	\$ 2,390	\$ 2,390	\$ 2,390	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,732
Electric	\$ 4,065	\$ 4,093	\$ 4,044	\$ 4,334	\$ 4,150	\$ 4,064	\$ 3,983	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,733
Water & Sewer	\$ -	\$ 631	\$ 934	\$ 862	\$ 984	\$ 897	\$ 592	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,900
Gas	\$ 37	\$ 80	\$ 659	\$ -	\$ 1,305	\$ 2,222	\$ 791	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,093
Trash Removal	\$ 48	\$ 48	\$ 48	\$ 48	\$ 48	\$ 48	\$ 48	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 337
Maintenance - Lakes	\$ 2,600	\$ 3,090	\$ 2,540	\$ 3,090	\$ 2,540	\$ 3,090	\$ 2,540	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,490
Maintenance - Landscape Contract	\$ 7,750	\$ 7,750	\$ 7,750	\$ 7,750	\$ 7,750	\$ 7,750	\$ 7,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 54,250
Maintenance - Additional Landscape	\$ 2,835	\$ 3,140	\$ 10,982	\$ -	\$ 990	\$ 1,650	\$ 350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,947
Maintenance - Pool	\$ 1,951	\$ 1,537	\$ 3,295	\$ 1,056	\$ 1,172	\$ 1,086	\$ 1,056	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,153
Maintenance - Irrigation	\$ 335	\$ 91	\$ -	\$ -	\$ 436	\$ 521	\$ 1,040	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,423
Maintenance - Lighting	\$ 471	\$ -	\$ 40	\$ 104	\$ 467	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,083
Maintenance - Monuments	\$ 1,032	\$ -	\$ -	\$ -	\$ 1,390	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,422
Maintenance - Fountain	\$ -	\$ -	\$ 175	\$ -	\$ -	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 350
Maintenance - Other Field (R&M General)	\$ 3,017	\$ 614	\$ -	\$ -	\$ 690	\$ -	\$ 3,015	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,336
Maintenance - Recreation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Holiday Landscape Lighting	\$ -	\$ 47	\$ 9,446	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,492
Operating Supplies	\$ 213	\$ -	\$ -	\$ 1,084	\$ 97	\$ 9	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,403
Sidewalk/Curb Cleaning	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 800	\$ 9,130	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,930
Miscellaneous	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Field Expenses:	\$ 42,880	\$ 42,917	\$ 63,021	\$ 40,085	\$ 36,834	\$ 45,106	\$ 47,793	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 318,637
Revenues													
Transfer Out - Capital Projects - Paving - Baytree	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer Out - Capital Projects - Paving - IOB Funds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer Out - Capital Projects - Reserves	\$ -	\$ -	\$ 30,266	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,266
Transfer Out - Community Beautification Fund	\$ -	\$ -	\$ -	\$ 45,265	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 45,265
Transfer Out - Rebalance First Quarter Operating	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Reserves	\$ -	\$ -	\$ 30,266	\$ 45,265	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75,531
Total Expenditures	\$ 78,583	\$ 56,576	\$ 116,547	\$ 96,145	\$ 45,425	\$ 53,132	\$ 53,470	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,078
Excess Revenues (Expenditures)	\$ (69,247)	\$ 122,803	\$ 463,090	\$ (62,495)	\$ (34,335)	\$ (27,031)	\$ (19,478)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 373,308

Baytree
Community Development District
Assessment Receipt Schedule - FY2021

Gross Assessments \$ 888,832
Net Assessments \$ 853,279

Date Received	Dist.	Gross Assessments Received	Discounts/ Penalties	Interest Income	Net Amount Received
11/13/20	ACH	\$ 13,581.64	\$ 716.54	\$ -	\$ 12,865.10
11/20/20	ACH	\$ 173,389.64	\$ 6,935.81	\$ -	\$ 166,453.83
12/8/20	ACH	\$ 566,553.29	\$ 22,662.87	\$ -	\$ 543,890.42
12/23/20	ACH	\$ 36,300.30	\$ 1,390.57	\$ -	\$ 34,909.73
1/12/21	ACH	\$ 31,582.85	\$ 947.48	\$ -	\$ 30,635.37
2/9/21	ACH	\$ 11,308.02	\$ 244.99	\$ -	\$ 11,063.03
3/9/21	ACH	\$ 14,609.83	\$ 169.63	\$ -	\$ 14,440.20
4/9/21	ACH	\$ 33,967.61	\$ 18.84	\$ -	\$ 33,948.77
Totals		\$ 881,293.18	\$ 33,086.73	\$ -	\$ 848,206.45