Baytree Community Development District

Workshop Meeting Agenda

March 8, 2022

AGENDA

Baytree
Community Development District

Workshop Meeting Agenda

Tuesday
March 8, 2022
10:00 AM

Baytree National Golf Links
8207 National Drive
Melbourne, Florida

1. Roll Call
2. Discussion of DSI Security Services
3. Discussion of Holiday Lighting
4. Budget Discussion
5. Supervisor's Requests
6. Public Comment Period
7. Adjournment

SECTION II

DSI DWYSYWD SECURITY SERVICES

PROPOSED 2022 INCREASE DOCUMENTATION

Effective date: TBD

Position	Wage New	Wage Old	New Billing Rate	New OT/Hol Billing Rate
Site Supervisor 40 hpw	19.00	17.50	22.45	33.68
Gate Officer 128 hpw	14.50	13.00	22.45	33.68

BAYTREE COMMUNITY DEVELOPMENT DISTRICT

REQUEST FOR PROPOSAL NUMBER 2018-100 SECURITY SERVICES

Pricing Form

The designated times for service at the front Baytree guard house is 24 hours a day, seven days a week. Please provide the following information:

$ 22.45_____per hour $ 196,123.20_____ Annual Cost

$ 33.68_____per hour on holidays

$ 22.45_____per hour for any additional officers needed

The District reserves the right to adjust the staffing and hours of operation as needed. Please be aware that contract stipulates Contractor to provide all hardware (including PC, monitor, and drivers license scanner) and software at no additional cost beyond that specified in Section 4("Fees") of this agreement. Upon completion of (3) three years of service with Contractor under this agreement, ownership of all hardware and software will transition to the Baytree CDD, at which time Contractor shall furnish CDD with a bill of sale for such hardware & software. Contractor is required to show name/type, and samples of software to be used for gate access system.

NOTE: We will prepare and provide you with a bill of sale per above. I assume that you want us to retain the monthly software service in our name for the time being and until such time as our partnership might end.

SECTION III

George Stoll
321-210-5066
George@makingseasonsbright.com

Baytree Community
C/O Rick Brown
Melbourne , Fl. 32940

Proposal

Merry & Bright will install, maintain, and take down all lights and decorations. Decorations will be installed before Thanksgiving, most likely in October to be turned on when client is ready. Then taken down by the end of January. Mini lights will be new coax waterproof connecting cables. Merry and Bright will replace light sets that malfunction, don't work, or wear out. Baytree will be responsible to pay for cut lines from groundskeepers, vandalism, or animals that chew through wires. All lights will be warm white color. 50% deposit to secure installation, remainder due at installation. This is a 3 year lease agreement.

Area 1- Front Entrance

- Signage or monuments on each side. LED garland extended full-length and two bows on each side.
- 2 monuments at entrance with LED garland and two bows each
- 5 large palm tree wraps
- Two gaurd houses (entrance and back gate) with C-9 LED lights

$2,300

Area 2-Monument signs in the community

- 15 monument signs with LED wreath (36")
- 15 monument signs with C-9 LED lights on top ledge

$1,600

Area 3-Main entrance Oak Trees in center median

- 5 large oak trees wrapped in LED mini lights
- 40 light drop tubes randomly staggered throughout Brandes (20-12", 20-24" tubes)

$4,700

Area 4-Sylvester Palms on exit side

- 5 Sylvester palms on side drive spiral wrapped in LED minis
- Large palm in front of back guardhouse wrapped in LED minis

$1,300

Area 5-Oak trees at entrance and Additional Icicles

- 2 large oak trees at entrance spiral wrapped with LED minis
- 60 light drop tubes for 2 trees at entrance randomly staggered in branches
- 80 additional light drop tubes for 5 trees in area

$6,250

Total $16,150

There will be a 5% discount with a 3 year contract with Discount $15,340

ADDS

- Add 8 trees in front entrance with colored LED mini lights in frowns of trees
- Add two oaks on the west side between entrance and Guard gate including 32 light drops

$2,975

Total with all previous and adding the 8 trees in the front (with Discount) $18,315

There will be a 5% discount with a three year contract (see above ADDS)

HOLIDAY LIGHTSCAPES™ www.holidaylightscapes.com

INVOICE

145 Matthews Street
Satellite Beach, FL 32937

DATE: 2/8/2022

Bill To:
Baytree CDD
Jason Showe - jshowe@gmscfl.com

For:
Holiday Lighting and Décor 2022 Season
3-Year Lease Agreement – Season 2

DESCRIPTION	AMOUNT
* Baytree CDD Holiday Lighting and Décor 2022 *(Price Per Season)* **TOTAL**	$21,135.00
LESS 10% DISCOUNT FOR MULTI-YEAR CONTRACT	-2,113.50
	$19,021.50
TAX EXEMPT	
UPGRADE PRODUCTS TO COAX CONNECTION:	
AREA 1 – Replace mini lights on garland and 5 large palms	+$750.00
AREA 3 – Replace mini lights on 5 large Oak trees	+$500.00
AREA 4 – Replace mini lights on 4 Sylvester palm trees	+$480.00
AREA 5 – Replace mini lights on 2 large Oak trees and hedges	+$300.00
AREA 6 – Replace mini lights on 2 large Oak trees and 8 Ligustrum trees	+$625.00
	$21,676.50
50% DEPOSIT DUE	**$10,838.25**

Client Signature _____

Make all checks payable to **Holiday Lightscapes**
If you have any questions concerning this invoice, please contact Sean Wolfe at 561.827.4357 or swolfe@holidaylightscapes.com

THANK YOU FOR YOUR BUSINESS!

SECTION IV

	Adopted FY 2022
Assessments	$905,346
IOB	$43,269
Misc Income	$9,250
	$957,865
Expenses	
Admin	$163,167
Operations	$541,799
Capital	
IOB Road	$24,630
Road	$75,370
CIP	$78,392
Beautification	$37,265
Balance	$37,242
	$957,865
CIP Projects	
Starting Balance	$2,046
BCA Contribution	$33,000
Interest	$100
Transfer	$78,392
	$113,538
Lakes	$30,840
Sidewalk	$10,000
Drainage	$8,000
Curb/Tree Replacement	$4,000
Playground*	$40,000
Pool Furniture	$4,000
Pool Refurb	$15,000
Contingency*	$0
	$111,840

	Projected 2023
Assessments	$905,346
IOB	$43,269
Misc Income	$9,250
	$957,865
Admin (3%)	$168,062.01
Operations (5%)	$568,888.95
IOB Road	$24,630
Road	$75,370
CIP	$85,914
Beautification	$35,000
	$957,865
Starting Balance	$1,698
Interest	$100
Transfer	$85,914
	$87,712
Lakes	$30,000
Sidewalk	$10,000
Drainage	$8,000
Curb/Tree Replacement	$4,000
Rec Improvements	$5,000
	$57,000

	Projected 2024
Assessments	$905,346
IOB	$43,269
Misc Income	$9,250
	$957,865
Admin (3%)	$173,104
Operations (5%)	$597,333
IOB Road	$24,630
Road	$75,370
CIP	$62,428
Beautification	$25,000
	$957,865
Starting Balance	$30,712
Interest	$100
Transfer	$62,428
	$93,240
Lakes	$30,000
Sidewalk	$10,000
Drainage	$8,000
Curb/Tree Replacen	$4,000
Tennis Court Lights	$2,000
	$54,000

	Projected 2025
Assessments	$905,346
IOB	$43,269
Misc Income	$9,250
	$957,865
Admin (3%)	$178,297
Operations (5%)	$627,200
IOB Road	$24,630
Road	$75,370
CIP	$32,368
Beautification	$20,000
	$957,865
Starting Balance	$39,240
Interest	$100
Transfer	$32,368
	$71,708
Lakes	$30,000
Sidewalk	$10,000
Drainage	$8,000
Curb/Tree Replace	$4,000
Pool Furniture	$4,000
	$56,000

Larger Projects to Consider	
Gate Operators	$50,000
Pickleball	$23,000

Baytree

Community Development District

Adopted Budget

FY 2022

Presented by:

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Baytree

Community Development District

Adopted Budget FY 2022

General Fund

Description	Adopted Budget FY2021	Actual thru 06/30/21	Projected Next 3 Months	Total Projected 09/30/21	Adopted Budget FY 2022
Revenues					
Maintenance Assessments	$853,142	$855,971	$0	$855,971	$905,346
Miscellaneous Income (IOB Cost Share Agreement)	$42,299	$31,206	$20,098	$51,304	$43,269
Miscellaneous Income	$8,000	$6,849	$1,283	$8,132	$9,250
Total Revenues	**$903,441**	**$894,026**	**$21,381**	**$915,407**	**$957,865**
Expenditures					
Administrative					
Supervisor Fees	$8,000	$8,400	$2,000	$10,400	$8,000
FICA Expense	$612	$643	$153	$796	$612
Engineering	$30,000	$18,325	$9,163	$27,488	$35,000
Assessment Administration	$7,500	$7,500	$0	$7,500	$7,500
Attorney Fees	$17,750	$16,785	$3,600	$20,385	$18,000
Annual Audit	$3,185	$3,185	$0	$3,185	$3,265
Management Fees	$42,166	$31,624	$10,542	$42,166	$42,166
Information Technology	$2,800	$2,110	$700	$2,810	$1,650
Website Maintenance	$0	$0	$0	$0	$1,150
Telephone	$150	$95	$32	$127	$250
Postage	$1,500	$489	$163	$652	$1,500
Insurance	$15,100	$16,647	$0	$16,647	$19,058
Tax Collector Fee	$13,980	$17,147	$0	$17,147	$18,107
Printing & Binding	$1,700	$656	$219	$874	$1,500
Legal Advertising	$1,200	$1,094	$0	$1,094	$1,500
Other Current Charges	$1,500	$1,365	$455	$1,820	$3,000
Office Supplies	$200	$142	$47	$189	$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**	**$126,869**	**$27,073**	**$153,942**	**$163,167**

Baytree

Community Development District

Adopted Budget FY 2022

General Fund

Description	Adopted Budget FY2021	Actual thru 06/30/21	Projected Next 3 Months	Total Projected 09/30/21	Adopted Budget FY 2022
Operation and Maintenance					
Security Contract	$179,666	$130,688	$43,563	$174,251	$185,056
Gate Maintenance Contract	$1,200	$550	$0	$550	$1,200
Maintenance - Gatehouse	$9,500	$6,668	$2,223	$8,890	$9,500
Telephone/Internet - Gatehouse/Pool	$14,500	$13,478	$2,995	$16,473	$14,500
Transponders	$5,000	$10,579	$0	$10,579	$5,000
Field Management Fees	$28,684	$21,513	$7,172	$28,684	$29,545
Electric	$50,000	$36,551	$12,000	$48,551	$51,500
Water & Sewer	$11,500	$5,988	$2,850	$8,838	$12,650
Gas	$7,800	$5,608	$240	$5,848	$6,500
Trash Removal	$404	$433	$144	$577	$577
Maintenance - Lakes	$33,360	$24,570	$8,720	$33,290	$36,696
Maintenance - Landscape Contract	$93,000	$69,750	$23,250	$93,000	$97,650
Maintenance - Additional Landscape	$15,000	$19,947	$0	$19,947	$15,000
Maintenance - Pool	$17,000	$15,636	$4,500	$20,136	$18,700
Maintenance - Irrigation	$10,000	$2,893	$5,000	$7,893	$8,775
Maintenance - Lighting	$9,000	$2,585	$4,500	$7,085	$8,000
Maintenance - Monuments	$5,000	$2,422	$1,667	$4,089	$4,000
Maintenance - Fountain	$700	$1,125	$175	$1,300	$700
Maintenance - Other Field (R&M General)	$4,000	$9,240	$0	$9,240	$4,000
Maintenance - Recreation	$1,500	$2,196	$0	$2,196	$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	$9,442	$1,558	$11,000	$15,000
Miscellaneous	$1,000	$0	$750	$750	$1,000
O&M Expenses	**$519,565**	**$402,757**	**$121,307**	**$524,064**	**$541,799**
Reserves					
Transfer Out - Capital Projects- Paving - Baytree	$75,370	$0	$75,370	$75,370	$75,370
Transfer Out - Capital Projects - Paving - IOB Funds	$24,630	$0	$24,630	$24,630	$24,630
Transfer Out - Capital Projects - Reserves	$60,531	$60,531	$0	$60,531	$78,392
Transfer Out - Community Beautification Fund	$45,265	$45,265	$0	$45,265	$37,265
Transfer Out - Rebalance First Quarter Operating	$30,078	$0	$0	$0	$37,242
Reserves	**$235,874**	**$105,796**	**$100,000**	**$205,796**	**$252,899**
Total Expenses	**$903,441**	**$635,422**	**$248,380**	**$883,802**	**$957,865**
Excess Revenues/(Expenditures)	**$0**	**$258,604**	**($226,999)**	**$31,605**	**$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	$800	$9,600
	CONTINGENCY		$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	$500	$6,000
	CONTINGENCY		$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		$2,880
CONTINGENCY		$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

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

Adopted Budget FY 2022

Capital Projects Reserve

Description	Adopted Budget FY2021	Actual thru 06/30/21	Projected Next 3 Months	Total Projected 09/30/21	Adopted Budget FY 2022
Revenues:					
Beginning Fund Balance	$2,729	$32,300	$0	$32,300	$2,046
BCA Contribution	$0	$0	$0	$0	$40,000
Transfer In - Baytree	$60,531	$60,531	$0	$60,531	$78,392
Interest Income	$100	$2	$0	$2	$100
Total Revenues	**$63,360**	**$92,833**	**$0**	**$92,833**	**$120,538**
Expenses:					
Lake Bank Restoration/Evaluation	$30,000	$20,680	$0	$20,680	$30,000
Sidewalk/Gutter Repair	$10,000	$20,502	$0	$20,502	$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	$10,924	$0	$10,924	$30,000
Lake Fountain Replacement	$0	$9,085	$0	$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	$448	$0	$448	$0
Capital Outlay	$0	$11,580	$0	$11,580	$10,000
Total Expenses	**$62,000**	**$77,786**	**$13,000**	**$90,786**	**$111,000**
Excess Revenues/(Expenditures)	**$1,360**	**$15,046**	**($13,000)**	**$2,046**	**$9,538**

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 Refurbuishment	$ 15,000	$ -	$ -	$ -	$ -
Recreational Area Improvements	$ 30,000	$ 5,000	$ -	$ -	$ -
Pool Furniture	$ 4,000	$ -	$ -	$ -	$ 4,000
Gate Operators	$ -	$ 40,000	$ -	$ -	$ -
Total	$ 101,000	$ 103,500	$ 61,000	$ 63,000	$ 65,000

Baytree

Community Development District

Adopted Budget FY 2022

Pavement Management

Description	Adopted Budget FY2021	Actual thru 06/30/21	Projected Next 3 Months	Total Projected 09/30/21	Adopted Budget FY 2022
Revenues:					
Beginning Fund Balance	$278,788	$278,775	$0	$278,775	$378,345
Transfer In - Baytree	$75,370	$0	$75,370	$75,370	$75,370
Transfer In - IOB	$24,630	$0	$24,630	$24,630	$24,630
Interest Income	$75	$21	$7	$28	$75
Total Revenues	**$378,863**	**$278,795**	**$100,007**	**$378,802**	**$478,420**
Expenses:					
Bank Fees	$0	$343	$114	$457	$0
Total Expenses	**$0**	**$343**	**$114**	**$457**	**$0**
Excess Revenues/(Expenditures)	**$378,863**	**$278,452**	**$99,893**	**$378,345**	**$478,420**

	CARRY FORWARD SPLIT	
BAYTREE	$353,715	$429,160
IOB	$24,630	$49,260
	$378,345	$478,420

Baytree

Community Development District

Adopted Budget FY 2022

Community Beautification

Description	Adopted Budget FY2021	Actual thru 06/30/21	Projected Next 3 Months	Total Projected 09/30/21	Adopted Budget FY 2022
Revenues:					
Beginning Fund Balance	$12,859	$9,525	$0	$9,525	$24,125
Transfer In - Baytree	$45,265	$45,265	$0	$45,265	$37,265
Total Revenues	**$58,124**	**$54,790**	**$0**	**$54,790**	**$61,390**
Expenses:					
Bank Fees	$150	$210	$70	$280	$400
Beautification Projects	$0	$28,135	$0	$28,135	$0
Landscape Improvements	$0	$2,250	$0	$2,250	$0
Total Expenses	**$150**	**$30,595**	**$70**	**$30,665**	**$400**
Excess Revenues/(Expenditures)	**$57,974**	**$24,195**	**($70)**	**$24,125**	**$60,990**

Baytree

Community Development District

O&M Assessment Calculation

	FY 2021	FY 2022	
Net Assessments	$853,142	$905,346	
Discounts (4%)	$35,691	$37,875	
Gross Assessments	$888,833	$943,221	
Less : Golf Course (2.25%)	$19,999	$21,222	
Adjusted Gross	$868,834	$921,999	
Assessable Units:			
Phase 1	304	304	
Phase 2	157	157	
Total	461	461	
			Change From 2021
Per Unit O & M Assessments	$1,884.67	$2,000.00	$115.32

FY 2022 Baytree CDD Assessments	Phase 1	Phase 2
Per Unit O & M	$2,000	$2,000

Isles of Baytree

Baytree Roadway Maintenance Cost Sharing Agreement

Adopted Budget FY2022

	FY22 Adopted 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]	$24,630
Total	**$240,476**
Less: Golf Course Contribution (2.25%)	($5,411)
Total to be assessed To Baytree CDD & Isles of Baytree HOA	$235,065
Total Number of Lots	
Baytree Phase I	304
Baytree Phase II	157
Isles of Baytree	104
	565
Total Per Lot Assessment	$416
Total Expenses divided by Total Units	
Adopted Amount for Isles of Baytree HOA for FY22	$43,269

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

Kindswood Drive

Total Area of Pavement	89,711
IOB Shared Roadway Area	22,093
Fraction of Shared Roadways	24.63%
Total Projected FY21 Paving Management	$100,000
IOB Shared Cost	$24,630