

*Baytree Community
Development District*

Workshop Meeting Agenda

July 12, 2022

Baytree
Community Development District

Workshop Meeting Agenda

Tuesday
July 12, 2022
10:00 AM

Baytree National Golf Links
8207 National Drive
Melbourne, Florida

1. Roll Call
2. Review of Budget Presentation
3. Supervisor's Requests
4. Public Comment Period
5. Adjournment

FY 2023 Proposed Budget

Baytree

Community Development District



**Proposed Budget
FY 2023**



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Baytree
Community Development District
Proposed Budget FY 2023
General Fund

Description	Adopted Budget FY2022	Actual thru 03/31/22	Projected Next 6 Months	Total Projected 09/30/22	Proposed Budget FY 2023
Revenues					
Maintenance Assessments	\$905,346	\$873,140	\$32,206	\$905,346	\$995,884
Miscellaneous Income (IOB Cost Share Agreement)	\$43,269	\$11,868	\$32,451	\$44,319	\$48,639
Miscellaneous Income	\$9,250	\$3,139	\$4,625	\$7,764	\$9,250
Total Revenues	\$957,865	\$888,146	\$69,282	\$957,429	\$1,053,773
Expenditures					
<i>Administrative</i>					
Supervisor Fees	\$8,000	\$5,800	\$5,000	\$10,800	\$11,000
FICA Expense	\$612	\$444	\$383	\$826	\$842
Engineering	\$35,000	\$2,635	\$31,000	\$33,635	\$36,050
Assessment Administration	\$7,500	\$7,500	\$0	\$7,500	\$7,500
Attorney Fees	\$18,000	\$9,068	\$12,000	\$21,068	\$24,000
Annual Audit	\$3,265	\$0	\$3,265	\$3,265	\$3,265
Management Fees	\$42,166	\$21,083	\$21,083	\$42,166	\$44,274
Information Technology	\$1,650	\$825	\$825	\$1,650	\$1,800
Website Maintenance	\$1,150	\$575	\$575	\$1,150	\$1,200
Telephone	\$250	\$0	\$125	\$125	\$250
Postage	\$1,500	\$1,382	\$650	\$2,032	\$2,000
Insurance	\$19,058	\$25,917	\$0	\$25,917	\$31,100
Tax Collector Fee	\$18,107	\$17,493	\$644	\$18,137	\$19,918
Printing & Binding	\$1,500	\$507	\$750	\$1,257	\$1,500
Legal Advertising	\$1,500	\$171	\$4,200	\$4,371	\$5,000
Other Current Charges	\$3,000	\$389	\$1,500	\$1,889	\$3,000
Office Supplies	\$250	\$71	\$125	\$196	\$250
Property Taxes	\$250	\$326	\$0	\$326	\$350
Property Appraiser	\$234	\$234	\$0	\$234	\$250
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Administrative Expenditures	\$163,167	\$94,594	\$82,125	\$176,719	\$193,724

Baytree
Community Development District
Proposed Budget FY 2023
General Fund

Description	Adopted Budget FY2022	Actual thru 03/31/22	Projected Next 6 Months	Total Projected 09/30/22	Proposed Budget FY 2023
<i><u>Operation and Maintenance</u></i>					
Security Contract	\$185,056	\$89,225	\$105,113	\$194,338	\$214,805
Gate Maintenance Contract	\$1,200	\$650	\$0	\$650	\$1,200
Maintenance - Gatehouse	\$9,500	\$6,216	\$3,284	\$9,500	\$9,500
Telephone/Internet - Gatehouse/Pool	\$14,500	\$2,745	\$2,799	\$5,544	\$6,300
Transponders	\$5,000	\$874	\$4,126	\$5,000	\$5,000
Field Management Fees	\$29,545	\$14,772	\$14,773	\$29,545	\$31,022
Electric	\$51,500	\$25,360	\$26,400	\$51,760	\$54,075
Water & Sewer	\$12,650	\$7,343	\$5,800	\$13,143	\$13,915
Gas	\$6,500	\$5,347	\$1,525	\$6,872	\$7,150
Trash Removal	\$577	\$297	\$297	\$595	\$613
Maintenance - Lakes	\$36,696	\$18,120	\$18,120	\$36,240	\$38,531
Maintenance - Landscape Contract	\$97,650	\$47,555	\$47,766	\$95,321	\$98,398
Maintenance - Additional Landscape	\$15,000	\$7,225	\$7,500	\$14,725	\$15,000
Maintenance - Pool	\$18,700	\$9,064	\$9,802	\$18,866	\$19,944
Maintenance - Irrigation	\$8,775	\$1,441	\$4,388	\$5,829	\$9,214
Maintenance - Lighting	\$8,000	\$3,566	\$1,500	\$5,066	\$5,000
Maintenance - Monuments	\$4,000	\$845	\$6,500	\$7,345	\$4,000
Maintenance - Fountain	\$700	\$175	\$525	\$700	\$700
Maintenance - Other Field (R&M General)	\$4,000	\$2,221	\$3,000	\$5,221	\$5,000
Maintenance - Recreation	\$1,500	\$43	\$750	\$793	\$1,500
Holiday Landscape Lighting	\$14,000	\$10,258	\$0	\$10,258	\$16,092
Operating Supplies	\$750	\$0	\$560	\$560	\$750
Sidewalk/Curb Cleaning	\$15,000	\$0	\$10,000	\$10,000	\$15,000
Miscellaneous	\$1,000	\$0	\$1,000	\$1,000	\$1,000
O&M Expenditures	\$541,799	\$253,344	\$275,526	\$528,869	\$573,708
Total Expenditures	\$704,966	\$347,938	\$357,650	\$705,588	\$767,431
<i><u>Other Financing Uses</u></i>					
Transfer Out - Capital Projects- Paving- Baytree	\$75,370	\$21,608	\$53,762	\$75,370	\$97,981
Transfer Out - Capital Projects - Paving - IOB Funds	\$24,630	\$0	\$24,630	\$24,630	\$32,019
Transfer Out - Capital Projects - Reserves	\$78,392	\$78,392	\$0	\$78,392	\$64,041
Transfer Out - Community Beautification Fund	\$37,265	\$37,265	\$0	\$37,265	\$45,265
Transfer Out - Rebalance First Quarter Operating	\$37,242	\$0	\$0	\$0	\$47,036
Total Other Financing Uses	\$252,899	\$137,265	\$78,392	\$215,657	\$286,342
Total Expenditures & Other Financing	\$957,865	\$485,203	\$436,042	\$921,245	\$1,053,773
Net Change in Fund Balance	\$0	\$402,944	(\$366,760)	\$36,183	\$0

Baytree
Community Development District
FISCAL YEAR 2023

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.

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 11 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

Expenditures with Governmental Management Services 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 2023

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 with our auditors at Berger, Toombs, Elam, Gaines & Frank.

Management Fees

The District has contracted with Governmental Management Services 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 with Governmental Management Services 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 with Governmental Management Services 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.

Baytree Community Development District FISCAL YEAR 2023

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

Any other miscellaneous expenditures incurred during the year that does not fall under a budgeted line item.

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 services.

DESCRIPTION	ANNUAL AMOUNT
REGULAR HOURS: CONTRACT COST OF \$23.61 PER HOUR FOR 359 DAYS	\$203,424
HOLIDAY HOURS: CONTRACT COST OF \$35.42 PER HOUR FOR 6 DAYS	\$5,100
CONTINGENCY	\$6,281
	\$214,805

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.

Baytree Community Development District FISCAL YEAR 2023

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, pest control, 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	\$145	\$1,740
8207 NATIONAL DR POOL AREA	\$145	\$1,740
CONTINGENCY		\$420
		\$6,300

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)	\$2,585	\$31,022
		\$31,022

Baytree Community Development District FISCAL YEAR 2023

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	\$16	\$189
02781-39043	8207 NATIONAL DR # POOL HSE	\$525	\$6,300
04080-73153	609 BAYTREE DR # WALL	\$16	\$189
04396-25492	8205 NATIONAL DR # COURTS	\$47	\$567
09459-03086	8147 OLD TRAMWAY DR # ENTRANCE	\$21	\$252
11105-10375	7948 DAVENTRY DR # WALL	\$16	\$189
14771-79517	345 BAYTREE DR # PUMP	\$42	\$504
15604-14425	8005 KINGSWOOD WAY # FOUNTAIN	\$315	\$3,780
36008-52200	602 BAYTREE DR # SIGN	\$21	\$252
46619-40025	8253 OLD TRAMWAY DR # ENT SIGN	\$26	\$315
47131-19107	1409 SOUTHPOINTE CT# ENT SIGN	\$16	\$189
67950-66148	7951 DAVENTRY DR # PUMP STREET	\$47	\$567
724916-0156	7942 KINGSWOOD WAY #LIGHTS	\$21	\$252
73679-10572	201 BAYTREE DR # GRD HSE	\$116	\$1,386
83711-46575	8005 KINGSWOOD WAY # STREET LIGHTS	\$2,835	\$34,020
86596-45173	8005 KINGSWOOD WAY # PUMP	\$147	\$1,764
88573-27285	687 DEERHURST DR # PUMP	\$74	\$882
91260-64568	8128 OLD TRAMWAY DR # SIGN	\$16	\$189
99142-26460	8005 KINGSWOOD WAY# GATE	\$21	\$252
	Contingency		\$2,037
			\$54,075

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	\$63	\$756
167895-118058	8207 NATIONAL DR #POOL	\$840	\$10,080
	CONTINGENCY		\$3,079
			\$13,915

**Baytree
Community Development District
FISCAL YEAR 2023**

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	\$525	\$6,300
CONTINGENCY		\$850
		<u>\$7,150</u>

Trash Removal

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

DESCRIPTION	MONTHLY AMOUNT	ANNUAL AMOUNT
96 Gallon Trash Toter	\$51	\$613
		<u>\$613</u>

Maintenance - Lakes

The District currently has a contract with ECOR to maintain its 66.46 acres of lakes. Additional funds are allocated for the installation of grass carp and unanticipated lake maintenance.

DESCRIPTION	MONTHLY AMOUNT	ANNUAL AMOUNT
LAKE MAINTENANCE	\$2,625	\$31,500
NATURAL AREAS MANAGEMENT: CONTRACT COST OF \$790 BI-MONTHLY		\$4,740
CONTINGENCY		\$2,291
		<u>\$38,531</u>

Maintenance - Landscape Contract

The District currently has a contract with Tropic Care, Inc. to maintain its 352,000 Square Feet of Landscaping.

DESCRIPTION	MONTHLY AMOUNT	ANNUAL AMOUNT
LANDSCAPE MAINTENANCE	\$7,961	\$95,532
CONTINGENCY		\$2,866
		<u>\$98,398</u>

Maintenance - Additional Landscape

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

Baytree Community Development District FISCAL YEAR 2023

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	\$721	\$6,497
JUNE THRU AUGUST - 5 DAYS/WEEK	\$924	\$2,772
CONTINGENCY - POOL REPAIRS		\$3,500
VENDOR: COVERALL OF ORLANDO		
JANITORIAL SERVICES	\$431	\$5,172
SUPPLIES		\$2,003
		\$19,944

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.

Baytree
Community Development District
FISCAL YEAR 2023

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 2023
Capital Projects Reserve

Description	Adopted Budget FY2022	Actual thru 03/31/22	Projected Next 6 Months	Total Projected 09/30/22	Proposed Budget FY 2023
Revenues:					
BCA Contribution	\$40,000	\$33,000	\$0	\$33,000	\$0
Interest Income	\$100	\$2	\$3	\$5	\$0
Total Revenues	\$40,100	\$33,002	\$3	\$33,005	\$0
Expenses:					
Lake Bank Restoration/Evaluation	\$30,000	\$30,840	\$0	\$30,840	\$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	\$30,000	\$0	\$40,000	\$40,000	\$5,000
Pool Furniture	\$4,000	\$0	\$0	\$0	\$0
Pool Refurbishing	\$15,000	\$0	\$0	\$0	\$0
Bank Fees	\$0	\$264	\$528	\$792	\$600
Capital Outlay	\$10,000	\$14,580	\$4,810	\$19,390	\$0
Total Expenditures	\$111,000	\$45,684	\$67,338	\$113,022	\$57,600
<i>Other Financing Sources</i>					
Transfer In	\$78,392	\$78,392	\$0	\$78,392	\$64,041
Beginning Fund Balance	\$2,046	\$3,847	\$0	\$3,847	\$2,221
Total Other Financing Sources	\$80,438	\$82,239	\$0	\$82,239	\$66,262
Net Change in Fund Balance	\$9,538	\$69,557	(\$67,335)	\$2,221	\$8,662

Baytree CDD - Capital Improvement Program				
Project Description	FY 2023	FY 2024	FY 2025	FY 2026
Lake Bank Restoration	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000
Sidewalk /Gutter Repair	\$ 10,000	\$ 14,500	\$ 14,500	\$ 14,500
Drainage Maintenance	\$ 8,000	\$ 10,000	\$ 10,000	\$ 10,000
Curb - Tree Trimming/Replacements	\$ 4,000	\$ 6,500	\$ 6,500	\$ 6,500
Tennis Court Lights	\$ -	\$ -	\$ 2,000	\$ -
Pool Refurbishment	\$ -	\$ -	\$ -	\$ -
Recreational Area Improvements	\$ 5,000	\$ -	\$ -	\$ -
Pool Furniture	\$ -	\$ -	\$ -	\$ 4,000
Gate Operators	\$ -	\$ -	\$ -	\$ -
Total	\$ 57,000	\$ 61,000	\$ 63,000	\$ 65,000

Baytree
Community Development District
Proposed Budget FY 2023
Pavement Management

Description	Adopted Budget FY2022	Actual thru 03/31/22	Projected Next 6 Months	Total Projected 09/30/22	Proposed Budget FY 2023
Revenues:					
Interest Income	\$75	\$18	\$0	\$18	\$0
Total Revenues	\$75	\$18	\$0	\$18	\$0
Expenses:					
Bank Fees	\$0	\$207	\$228	\$435	\$500
Total Expenditures	\$0	\$207	\$228	\$435	\$500
<i>Other Financing Sources</i>					
Beginning Fund Balance	\$378,345	\$357,795	\$0	\$357,795	\$457,379
Transfer In - Baytree	\$75,370	\$21,608	\$53,762	\$75,370	\$97,981
Transfer In - IOB	\$24,630	\$0	\$24,630	\$24,630	\$32,019
Total Other Financing Sources	\$478,345	\$379,403	\$78,392	\$457,795	\$587,379
Net Change in Fund Balance	\$478,420	\$379,215	\$78,164	\$457,379	\$586,879

	CARRY FORWARD SPLIT	
	FY 2022	FY 2023
BAYTREE	\$342,842	\$440,323
IOB	\$114,537	\$146,556
	<u>\$457,379</u>	<u>\$586,879</u>

Baytree
Community Development District
Proposed Budget FY 2023
Community Beautification

Description	Adopted Budget FY2022	Actual thru 03/31/22	Projected Next 6 Months	Total Projected 09/30/22	Proposed Budget FY 2023
Expenses:					
Bank Fees	\$400	\$200	\$50	\$250	\$400
Beautification Projects	\$0	\$30,650	\$0	\$30,650	\$0
Total Expenditures	\$400	\$30,850	\$50	\$30,900	\$400
<i>Other Financing Sources</i>					
Beginning Fund Balance	\$24,125	\$13,145	\$0	\$13,145	\$19,510
Transfer In - Baytree	\$37,265	\$37,265	\$0	\$37,265	\$45,265
Total Other Financing Sources	\$61,390	\$50,410	\$0	\$50,410	\$64,775
Net Change in Fund Balance	\$60,990	\$19,560	(\$50)	\$19,510	\$64,375

Baytree

Community Development District

O&M Assessment Calculation

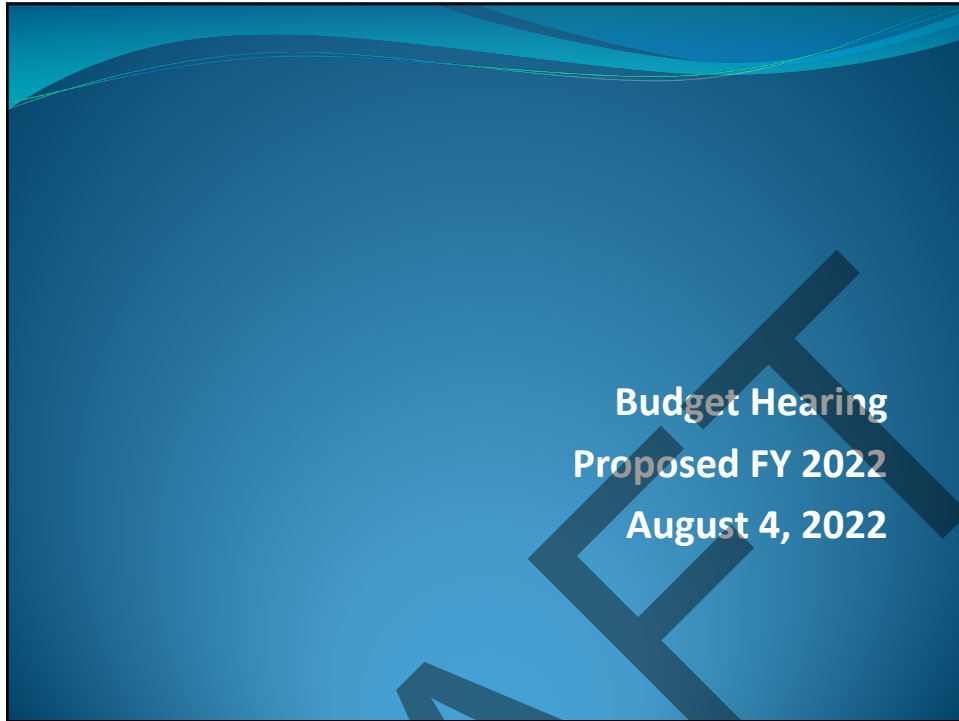
	FY 2022	FY 2023	
Net Assessments	\$905,346	\$995,884	
Discounts (4%)	\$37,875	\$41,663	
Gross Assessments	\$943,221	\$1,037,547	
Less : Golf Course (2.25%)	\$21,222	\$23,345	
Adjusted Gross	\$921,999	\$1,014,202	
Assessable Units:			
Phase 1	304	304	
Phase 2	157	157	
Total	461	461	
			<u>Change From</u>
			<u>2022</u>
Per Unit O & M Assessments	\$2,000.00	\$2,200.00	\$200.00

FY 2023 Baytree CDD Assessments	Phase 1	Phase 2
Per Unit O & M	\$2,200	\$2,200

Isles of Baytree
Baytree Roadway Maintenance Cost Sharing Agreement
Proposed Budget FY2023

	FY23 Proposed Budget
Security	\$214,805
Maintenance - Gatehouse/Agreement	\$10,700
Telephone - Gatehouse	\$6,300
Utilities ¹	\$4,001
Maintenance - Lighting	\$2,500
Capital Reserve - Paving Management ²	\$32,019
Total	\$270,325
Less: Golf Course Contribution (2.25%)	(\$6,082)
Total to be assessed To Baytree CDD & Isles of Baytree HOA	\$264,243
 Total Number of Lots	
Baytree Phase I	304
Baytree Phase II	157
Isles of Baytree	104
	565
 Total Per Lot Assessment	 \$468
Total Expenses divided by Total Units	
 Proposed Amount for Isles of Baytree HOA for FY23	 \$48,639
 Notes	
Total Utilities	
201 Baytree Drive Guardhouse	\$1,419
201 Baytree Drive Guardhouse - Water	\$632
8005 Kingswood Way - Street Lights	\$1,950
	\$4,001
 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 FY23 Paving Management	 \$130,000
IOB Shared Cost	\$32,019

Budget Presentation



Budget Hearing
Proposed FY 2022
August 4, 2022

1



BAYTREE COMMUNITY DEVELOPMENT DISTRICT COMPONENTS

- Landscaping
- Roads
- Lakes
- Recreation
- Wetlands and Conservation
- Gate Security
- Administration
- VISIT THE CDD WEBSITE: WWW.BAYTREECDD.COM

2



A presentation slide titled "CDD Accomplishments" with a blue wavy header. The slide lists six bullet points: Lake Bank Restoration (with sub-bullets for budget and linear feet), Sidewalk Repairs, Increased Holiday Lighting, Upgraded Water Fountain at Pool, and Continuation of Water Aerobics classes. A large "DRAFT" watermark is visible across the slide.

CDD Accomplishments

- Lake Bank Restoration
 - Budget of \$30k per year
 - Approx. 750 linear feet per year
- Sidewalk Repairs
- Increased Holiday Lighting
- Upgraded Water Fountain at Pool
- Continuation of Water Aerobics classes

3

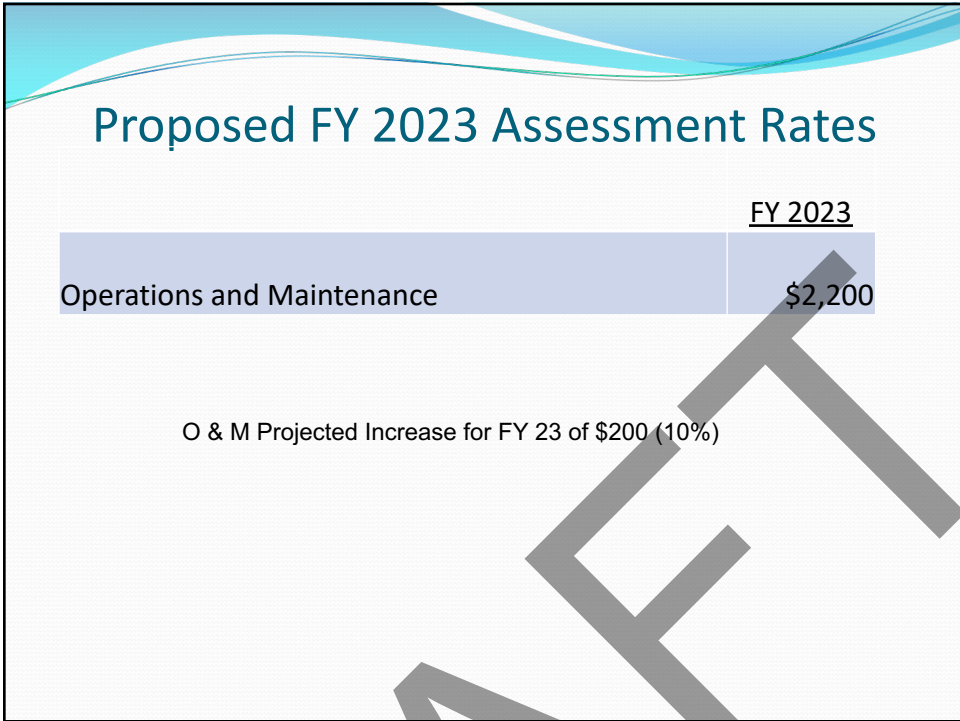


A presentation slide titled "CDD Accomplishments" with a blue wavy header. The slide lists five bullet points: Improvements in recreation area drainage, Increased contract with site security, Ongoing efforts in traffic control, Additional benches installed, and Playground upgrade. A large "DRAFT" watermark is visible across the slide.

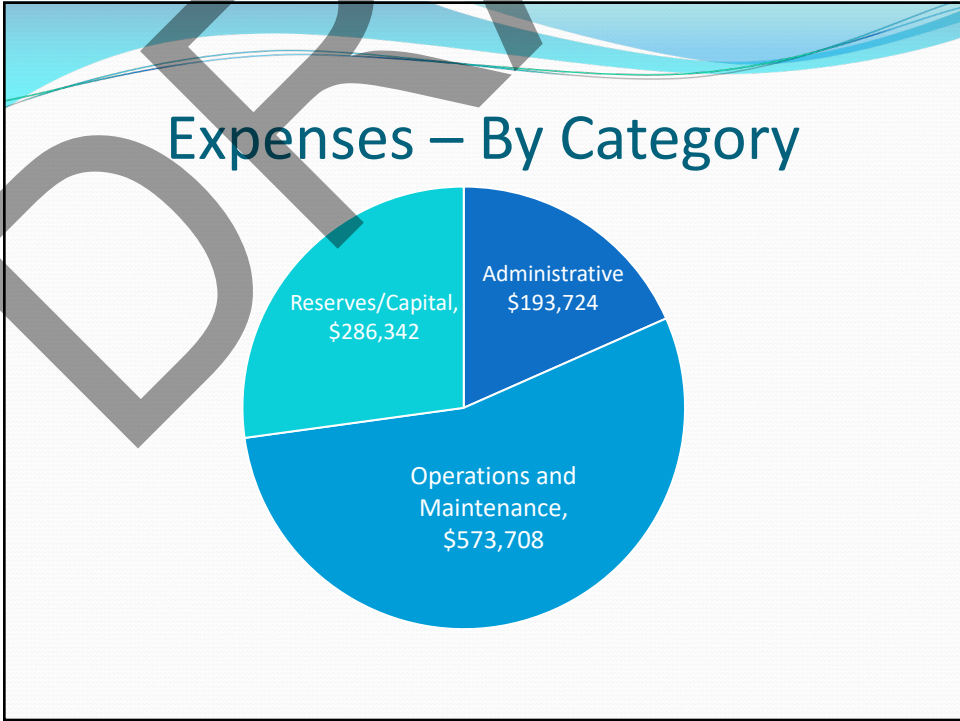
CDD Accomplishments

- Improvements in recreation area drainage
- Increased contract with site security
- Ongoing efforts in traffic control
- Additional benches installed
- Playground upgrade

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9/30/2022 Projected vs. 2023 Proposed

	2022 Projected	2023 Budget	Variance	% Variance
Administrative	\$176,719	\$193,724	\$17,005	9.62%
Operations and Maintenance	\$528,869	\$573,708	\$44,839	8.48%
Reserves	\$215,657	\$286,342	\$70,685	32.78%
Totals	\$921,245	\$1,053,774	\$132,529	14.39%

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Capital Reserves By Category

- Roadway Paving - \$130,000 (Split Between Baytree and IOB)
- General Reserves – \$64,041
- Community Beautification - \$45,265
- Rebalance Operating - \$47,036

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CDD Historical O & M

Fiscal Year	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
O & M - Annual	\$2,200	\$2,000	\$1,884	\$1,884	\$1,884	\$1,537	\$1,537	\$1,537	\$1,537	\$1,537
% Increase	10.00%	6.16%			22.54%					
Overall Annual % Increase from 2014 to current year: 4.31%										

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- ## Reasons for Increase
- Inflation is increasing contract costs to the District, including:
 - Security, landscaping, pool maintenance and lake maintenance
 - Contracts are increasing due to cost of fuel, labor, and chemicals
 - Additional Funds for Roadway Resurfacing Program (\$60k in 2014 to \$130k in 2023)
 - Additional Funds for Community Beautification Funds (\$37k in 2022 to \$45k in 2023)
 - Capital Projects Scheduled for FY 2023
 - Lake Bank Restoration
 - Sidewalk Repairs
 - Continued neighborhood landscape renewal

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