

*Baytree Community  
Development District*

*Workshop Meeting Agenda*

*March 14, 2023*

# AGENDA

*Baytree*  
*Community Development District*

*Workshop Meeting Agenda*

**Tuesday**  
**March 14, 2023**  
**10:00 AM**

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

1. Roll Call
2. Review of First Draft of Fiscal Year 2024 Budget
3. Review of Roadwork Repair Costs
4. Review of Pool Deck Resurface Quotes
5. Review of Natural Area Cutback Quote
6. Supervisor's Requests
7. Public Comment Period
8. Adjournment

# SECTION 2

# Baytree

*Community Development District*



**Proposed Budget  
FY 2024**



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**Baytree**  
**Community Development District**  
**Proposed Budget FY 2024**  
**General Fund**

Description	Adopted Budget FY2023	Actual thru 12/31/22	Projected Next 9 Months	Total Projected 09/30/23	Proposed Budget FY 2024
<b>Revenues</b>					
Maintenance Assessments	\$995,884	\$900,753	\$95,131	\$995,884	\$1,084,779
Miscellaneous Income (IOB Cost Share Agreement)	\$48,639	\$4,571	\$48,476	\$53,047	\$52,174
Miscellaneous Income	\$9,250	\$1,391	\$3,964	\$5,355	\$9,250
<b>Total Revenues</b>	<b>\$1,053,773</b>	<b>\$906,715</b>	<b>\$147,571</b>	<b>\$1,054,286</b>	<b>\$1,146,203</b>
<b>Expenditures</b>					
<i>Administrative</i>					
Supervisor Fees	\$11,000	\$3,000	\$9,000	\$12,000	\$12,000
FICA Expense	\$842	\$230	\$689	\$918	\$918
Engineering	\$36,050	\$8,948	\$22,500	\$31,448	\$36,050
Assessment Administration	\$7,500	\$7,500	\$0	\$7,500	\$7,875
Attorney Fees	\$24,000	\$2,925	\$18,000	\$20,925	\$26,400
Annual Audit	\$3,265	\$0	\$3,265	\$3,265	\$3,350
Management Fees	\$44,274	\$11,069	\$33,206	\$44,274	\$46,488
Information Technology	\$1,800	\$450	\$1,350	\$1,800	\$1,890
Website Maintenance	\$1,200	\$300	\$900	\$1,200	\$1,260
Telephone	\$250	\$0	\$0	\$0	\$250
Postage	\$2,000	\$1,258	\$1,106	\$2,364	\$2,000
Insurance	\$31,100	\$28,686	\$0	\$28,686	\$32,655
Tax Collector Fee	\$19,918	\$18,015	\$1,903	\$19,918	\$21,696
Printing & Binding	\$1,500	\$448	\$649	\$1,097	\$1,500
Legal Advertising	\$5,000	\$243	\$4,757	\$5,000	\$5,000
Other Current Charges	\$3,000	\$119	\$360	\$479	\$3,000
Office Supplies	\$250	\$20	\$135	\$155	\$250
Property Taxes	\$350	\$336	\$0	\$336	\$350
Property Appraiser	\$250	\$234	\$0	\$234	\$250
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
<b>Administrative Expenditures</b>	<b>\$193,724</b>	<b>\$83,953</b>	<b>\$97,819</b>	<b>\$181,773</b>	<b>\$203,357</b>

**Baytree**  
**Community Development District**  
**Proposed Budget FY 2024**  
**General Fund**

Description	Adopted Budget FY2023	Actual thru 12/31/22	Projected Next 9 Months	Total Projected 09/30/23	Proposed Budget FY 2024
<i><u>Operation and Maintenance</u></i>					
Security Contract	\$214,805	\$46,618	\$165,177	\$211,795	\$224,340
Gate Maintenance Contract	\$1,200	\$0	\$1,200	\$1,200	\$1,200
Maintenance - Gatehouse	\$9,500	\$21,507	\$1,518	\$23,025	\$20,000
Telephone/Internet - Gatehouse/Pool	\$6,300	\$1,549	\$4,648	\$6,198	\$6,818
Transponders	\$5,000	\$0	\$5,000	\$5,000	\$5,000
Field Management Fees	\$31,022	\$7,756	\$23,267	\$31,022	\$32,573
Electric	\$54,075	\$12,912	\$40,554	\$53,466	\$56,700
Water & Sewer	\$13,915	\$3,235	\$10,542	\$13,777	\$15,120
Gas	\$7,150	\$1,630	\$6,398	\$8,028	\$9,115
Trash Removal	\$613	\$153	\$459	\$613	\$643
Maintenance - Lakes	\$38,531	\$10,330	\$30,770	\$41,100	\$42,440
Maintenance - Landscape Contract	\$98,398	\$15,922	\$89,512	\$105,434	\$129,076
Maintenance - Additional Landscape	\$15,000	\$6,725	\$10,530	\$17,255	\$20,000
Maintenance - Pool	\$19,944	\$16,243	\$14,613	\$30,856	\$30,000
Maintenance - Irrigation	\$9,214	\$1,926	\$6,910	\$8,836	\$9,214
Maintenance - Lighting	\$5,000	\$5,348	\$1,000	\$6,348	\$6,000
Maintenance - Monuments	\$4,000	\$0	\$4,000	\$4,000	\$4,000
Maintenance - Fountain	\$700	\$175	\$525	\$700	\$700
Maintenance - Other Field (R&M General)	\$5,000	\$0	\$3,380	\$3,380	\$5,000
Maintenance - Recreation	\$1,500	\$945	\$555	\$1,500	\$1,500
Holiday Landscape Lighting	\$16,092	\$9,678	\$2,414	\$12,092	\$16,092
Operating Supplies	\$750	\$0	\$750	\$750	\$750
Sidewalk/Curb Cleaning	\$15,000	\$0	\$15,000	\$15,000	\$15,000
Miscellaneous	\$1,000	\$55	\$945	\$1,000	\$1,000
<b>O&amp;M Expenditures</b>	<b>\$573,708</b>	<b>\$162,707</b>	<b>\$439,666</b>	<b>\$602,374</b>	<b>\$652,281</b>
<b>Total Expenditures</b>	<b>\$767,431</b>	<b>\$246,661</b>	<b>\$537,486</b>	<b>\$784,146</b>	<b>\$855,638</b>
<i><u>Other Financing Uses</u></i>					
Transfer Out - Capital Projects - Paving - Baytree	\$97,981	\$0	\$97,981	\$97,981	\$97,981
Transfer Out - Capital Projects - Paving - IOB Funds	\$32,019	\$0	\$32,019	\$32,019	\$32,019
Transfer Out - Capital Projects - Reserves	\$64,041	\$32,021	\$32,020	\$64,041	\$65,093
Transfer Out - Community Beautification Fund	\$45,265	\$0	\$45,265	\$45,265	\$45,265
Transfer Out - Rebalance First Quarter Operating	\$47,036	\$0	\$0	\$0	\$50,206
<b>Total Other Financing Uses</b>	<b>\$286,342</b>	<b>\$32,021</b>	<b>\$207,285</b>	<b>\$239,306</b>	<b>\$290,564</b>
<b>Total Expenditures &amp; Other Financing</b>	<b>\$1,053,773</b>	<b>\$278,681</b>	<b>\$744,771</b>	<b>\$1,023,452</b>	<b>\$1,146,202</b>
<b>Net Change in Fund Balance</b>	<b>\$0</b>	<b>\$628,034</b>	<b>(\$597,200)</b>	<b>\$30,834</b>	<b>\$0</b>



**Baytree**  
**Community Development District**  
**Proposed Budget FY 2024**  
**Capital Projects Reserve**

Description	Adopted Budget FY2023	Actual thru 12/31/22	Projected Next 9 Months	Total Projected 09/30/23	Proposed Budget FY 2024
<b>Revenues:</b>					
Interest Income	\$0	\$1	\$0	\$1	\$0
<b>Total Revenues</b>	<b>\$0</b>	<b>\$1</b>	<b>\$0</b>	<b>\$1</b>	<b>\$0</b>
<b>Expenditures:</b>					
Lake Bank Restoration/Evaluation	\$30,000	\$34,100	\$0	\$34,100	\$35,000
Sidewalk/Gutter Repair	\$10,000	\$0	\$10,000	\$10,000	\$40,000
Drainage Maintenance	\$8,000	\$0	\$8,000	\$8,000	\$10,000
Curb - Tree Trimming/Replacements	\$4,000	\$0	\$4,000	\$4,000	\$6,500
Recreation Area Improvements	\$5,000	\$0	\$5,000	\$5,000	\$0
Bank Fees	\$600	\$114	\$342	\$456	\$600
<b>Total Expenditures</b>	<b>\$57,600</b>	<b>\$34,214</b>	<b>\$27,342</b>	<b>\$61,556</b>	<b>\$92,100</b>
<i>Other Financing Sources</i>					
Transfer In	\$64,041	\$32,021	\$32,020	\$64,041	\$65,093
Beginning Fund Balance	\$2,521	\$24,521	\$0	\$24,521	\$27,007
<b>Total Other Financing Sources</b>	<b>\$66,561</b>	<b>\$56,542</b>	<b>\$32,020</b>	<b>\$88,562</b>	<b>\$92,100</b>
<b>Net Change in Fund Balance</b>	<b>\$8,961</b>	<b>\$22,329</b>	<b>\$4,678</b>	<b>\$27,007</b>	<b>\$0</b>

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<b>Baytree CDD - Capital Improvement Program</b>			
<b>Project Description</b>	<b>FY 2024</b>	<b>FY 2025</b>	<b>FY 2026</b>
Lake Bank Restoration	\$ 30,000	\$ 30,000	\$ 30,000
Sidewalk /Gutter Repair	\$ 40,000	\$ 14,500	\$ 14,500
Drainage Maintenance	\$ 10,000	\$ 10,000	\$ 10,000
Curb - Tree Trimming/Replacements	\$ 6,500	\$ 6,500	\$ 6,500
Tennis Court Lights	\$ -	\$ 2,000	\$ -
Pool Furniture	\$ -	\$ -	\$ 4,000
<b>Total</b>	\$ 86,500	\$ 63,000	\$ 65,000

DRAFT 3/14/23

**Baytree**  
**Community Development District**  
**Proposed Budget FY 2024**  
**Pavement Management**

Description	Adopted Budget FY2023	Actual thru 12/31/22	Projected Next 9 Months	Total Projected 09/30/23	Proposed Budget FY 2024
<b>Revenues:</b>					
Interest Income	\$0	\$7	\$0	\$7	\$0
<b>Total Revenues</b>	<b>\$0</b>	<b>\$7</b>	<b>\$0</b>	<b>\$7</b>	<b>\$0</b>
<b>Expenditures:</b>					
Bank Fees	\$500	\$76	\$342	\$418	\$500
Sidewalk Repairs	\$0	\$114,494	\$75,000	\$189,494	\$0
<b>Total Expenditures</b>	<b>\$500</b>	<b>\$114,570</b>	<b>\$75,342</b>	<b>\$189,912</b>	<b>\$500</b>
<i>Other Financing Sources</i>					
Beginning Fund Balance	\$457,388	\$400,152	\$0	\$400,152	\$340,247
Transfer In - Baytree	\$97,981	\$0	\$97,981	\$97,981	\$97,981
Transfer In - IOB	\$32,019	\$0	\$32,019	\$32,019	\$32,019
<b>Total Other Financing Sources</b>	<b>\$587,388</b>	<b>\$400,152</b>	<b>\$130,000</b>	<b>\$530,152</b>	<b>\$470,247</b>
<b>Net Change in Fund Balance</b>	<b>\$586,888</b>	<b>\$285,589</b>	<b>\$54,658</b>	<b>\$340,247</b>	<b>\$469,747</b>

CARRY FORWARD SPLIT		
	FY 2023	FY 2024
BAYTREE	\$225,710	\$323,191
IOB	\$114,537	\$146,556
	<u>\$340,247</u>	<u>\$469,747</u>

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**Baytree**  
**Community Development District**  
**Proposed Budget FY 2024**  
**Community Beautification**

Description	Adopted Budget FY2023	Actual thru 12/31/22	Projected Next 9 Months	Total Projected 09/30/23	Proposed Budget FY 2024
<b>Expenditures:</b>					
Bank Fees	\$400	\$150	\$0	\$150	\$400
<b>Total Expenditures</b>	<b>\$400</b>	<b>\$150</b>	<b>\$0</b>	<b>\$150</b>	<b>\$400</b>
<i>Other Financing Sources</i>					
Beginning Fund Balance	\$19,510	\$19,560	\$0	\$19,560	\$64,675
Transfer In - Baytree	\$45,265	\$0	\$45,265	\$45,265	\$45,265
<b>Total Other Financing Sources</b>	<b>\$64,775</b>	<b>\$19,560</b>	<b>\$45,265</b>	<b>\$64,825</b>	<b>\$109,940</b>
<b>Net Change in Fund Balance</b>	<b>\$64,375</b>	<b>\$19,410</b>	<b>\$45,265</b>	<b>\$64,675</b>	<b>\$109,540</b>

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# Baytree

## Community Development District O&M Assessment Calculation

	<u>FY 2023</u>	<u>FY 2024</u>	
Net Assessments	\$995,884	\$1,084,779	
Discounts (4%)	\$41,663	\$45,382	
Gross Assessments	<u>\$1,037,547</u>	<u>\$1,130,161</u>	
Less : Golf Course (2.25%)	\$23,345	\$25,429	
Adjusted Gross	<u>\$1,014,202</u>	<u>\$1,104,732</u>	
Assessable Units:			
Phase 1	304	304	
Phase 2	<u>157</u>	<u>157</u>	
Total	461	461	
			<u>Change From</u> <u>2023</u>
Per Unit O & M Assessments	<u>\$2,200.00</u>	<u>\$2,396.38</u>	<u>\$196.38</u>

FY 2024 Baytree CDD Assessments	Phase 1	Phase 2
Per Unit O & M	\$2,396	\$2,396

**Isles of Baytree**  
**Baytree Roadway Maintenance Cost Sharing Agreement**  
**Proposed Budget FY2024**

	<b>FY24 Proposed Budget</b>
Security	\$224,340
Maintenance - Gatehouse/Agreement	\$21,200
Telephone - Gatehouse	\$6,818
Utilities <sup>1</sup>	\$5,340
Maintenance - Lighting	\$250
Capital Reserve - Paving Management <sup>2</sup>	\$32,019
<b>Total</b>	<b>\$289,968</b>
Less: Golf Course Contribution (2.25%)	(\$6,524)
Total to be assessed To Baytree CDD & Isles of Baytree HOA	\$283,444
 Total Number of Lots	
Baytree Phase I	304
Baytree Phase II	157
Isles of Baytree	104
	565
 Total Per Lot Assessment	\$502
Total Expenses divided by Total Units	
 Adopted Amount for Isles of Baytree HOA for FY24	\$52,174
 <b>Notes</b>	
<b>Total Utilities</b>	
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 FY24 Paving Management	\$130,000
IOB Shared Cost	\$32,019

# SECTION 3

**Total Community Project Cost 2023** \$ 1,435,000  
**Construction Cost Increase per year** 3.0%  
**Annual Cont after 20221** \$ 130,000

YEAR	Project Scheduling 25% every 4th year				Total Community Project Cost
	Balance	Annual Cont	Project %	Cost	
2023	\$ 175,000.00	\$ 130,000.00		\$ -	\$ 1,435,000
2024	\$ 305,000.00	\$ 130,000.00		\$ -	\$ 1,478,050
2025	\$ 435,000.00	\$ 130,000.00		\$ -	\$ 1,522,392
2026	\$ 565,000.00	\$ 130,000.00	25%	\$ 392,016	\$ 1,568,063
2027	\$ 302,984.19	\$ 130,000.00		\$ -	\$ 1,615,105
2028	\$ 432,984.19	\$ 130,000.00		\$ -	\$ 1,663,558
2029	\$ 562,984.19	\$ 130,000.00		\$ -	\$ 1,713,465
2030	\$ 692,984.19	\$ 130,000.00	25%	\$ 441,217	\$ 1,764,869
2031	\$ 381,766.94	\$ 130,000.00		\$ -	\$ 1,817,815
2032	\$ 511,766.94	\$ 130,000.00		\$ -	\$ 1,872,350
2033	\$ 641,766.94	\$ 130,000.00		\$ -	\$ 1,928,520
2034	\$ 771,766.94	\$ 130,000.00	25%	\$ 496,594	\$ 1,986,376
2035	\$ 405,173.04	\$ 130,000.00		\$ -	\$ 2,045,967
2036	\$ 535,173.04	\$ 130,000.00		\$ -	\$ 2,107,346
2037	\$ 665,173.04	\$ 130,000.00		\$ -	\$ 2,170,566
2038	\$ 795,173.04	\$ 130,000.00	25%	\$ 558,921	\$ 2,235,683
2039	\$ 366,252.23	\$ 130,000.00		\$ -	\$ 2,302,754
2040	\$ 496,252.23	\$ 130,000.00		\$ -	\$ 2,371,836
2041	\$ 626,252.23	\$ 130,000.00		\$ -	\$ 2,442,991
2042	\$ 756,252.23	\$ 130,000.00	25%	\$ 629,070	\$ 2,516,281
2043	\$ 257,181.93	\$ 130,000.00		\$ -	\$ 2,591,770
2044	\$ 387,181.93	\$ 130,000.00		\$ -	\$ 2,669,523
2045	\$ 517,181.93	\$ 130,000.00		\$ -	\$ 2,749,608
2046	\$ 647,181.93	\$ 130,000.00	25%	\$ 708,024	\$ 2,832,097
2047	\$ 69,157.77	\$ 130,000.00		\$ -	\$ 2,917,060
2048	\$ 199,157.77	\$ 130,000.00		\$ -	\$ 3,004,571
2049	\$ 329,157.77	\$ 130,000.00		\$ -	\$ 3,094,708
2050	\$ 459,157.77	\$ 130,000.00	25%	\$ 796,887	\$ 3,187,550
2051	\$ (207,729.66)				
			Total column	\$ 4,022,729.66	



Project Scheduling 40% the 60% (15 years cycle)					Total Community Project Cost
YEAR	Balance	Annual Cont	Project %	Cost	
2023	\$ 175,000.00	\$ 130,000.00		\$ -	\$ 1,435,000
2024	\$ 305,000.00	\$ 130,000.00		\$ -	\$ 1,478,050
2025	\$ 435,000.00	\$ 130,000.00		\$ -	\$ 1,522,392
2026	\$ 565,000.00	\$ 130,000.00		\$ -	\$ 1,568,063
2027	\$ 695,000.00	\$ 130,000.00		\$ -	\$ 1,615,105
2028	\$ 825,000.00	\$ 130,000.00		\$ -	\$ 1,663,558
2029	\$ 955,000.00	\$ 130,000.00	40%	\$ 685,386	\$ 1,713,465
2030	\$ 399,613.98	\$ 130,000.00		\$ -	\$ 1,764,869
2031	\$ 529,613.98	\$ 130,000.00		\$ -	\$ 1,817,815
2032	\$ 659,613.98	\$ 130,000.00		\$ -	\$ 1,872,350
2033	\$ 789,613.98	\$ 130,000.00		\$ -	\$ 1,928,520
2034	\$ 919,613.98	\$ 130,000.00		\$ -	\$ 1,986,376
2035	\$ 1,049,613.98	\$ 130,000.00		\$ -	\$ 2,045,967
2036	\$ 1,179,613.98	\$ 130,000.00		\$ -	\$ 2,107,346
2037	\$ 1,309,613.98	\$ 130,000.00	60%	\$ 1,302,340	\$ 2,170,566
2038	\$ 137,274.23	\$ 130,000.00		\$ -	\$ 2,235,683
2039	\$ 267,274.23	\$ 130,000.00		\$ -	\$ 2,302,754
2040	\$ 397,274.23	\$ 130,000.00		\$ -	\$ 2,371,836
2041	\$ 527,274.23	\$ 130,000.00		\$ -	\$ 2,442,991
2042	\$ 657,274.23	\$ 130,000.00		\$ -	\$ 2,516,281
2043	\$ 787,274.23	\$ 130,000.00		\$ -	\$ 2,591,770
2044	\$ 917,274.23	\$ 130,000.00	40%	\$ 1,067,809	\$ 2,669,523
2045	\$ (20,534.86)	\$ 130,000.00		\$ -	\$ 2,749,608
2046	\$ 109,465.14	\$ 130,000.00		\$ -	\$ 2,832,097
2047	\$ 239,465.14	\$ 130,000.00		\$ -	\$ 2,917,060
2048	\$ 369,465.14	\$ 130,000.00		\$ -	\$ 3,004,571
2049	\$ 499,465.14	\$ 130,000.00		\$ -	\$ 3,094,708
2050	\$ 629,465.14	\$ 130,000.00		\$ -	\$ 3,187,550
2051	\$ 759,465.14	\$ 130,000.00		\$ -	\$ 3,283,176
2052	\$ 889,465.14	\$ 130,000.00	60%	\$ 2,029,003	\$ 3,381,672
2053	\$ (1,009,537.76)				

Total column \$ 3,055,534.86

# SECTION 4

Contact Andy

# Orlando's Best Pool Deck Resurfacing

By Pool & Spa Services of Central FL LLC

8297 Champions Gate Blvd #365, Champions Gate, Florida 33896

Phone: (407) 778-5227, Email: orlandopooldeckresurfacing@gmail.com

## Work Agreement

Customer(s) Name: Baytree Community Today's Date:      /      / 2023

Address: 8207 National Drive City: Melbourne Zip:     

Best Contact Phone: (352) 551-3229 (Other) (    )

Email: ahatton@qmscfl.com Gate Code:     

### Entire scope of work to be done is as specified:

Area 1: <u>Pool Deck Area</u>	Deck Length x Width: <u>52' x 92'</u>
Area 2: <u>Deck</u>	Deck Length x Width: <u>18' x 25'</u>
Area 3: <u>Ng</u>	Deck Length x Width: <u>Ng</u>

(Y or N) Includes prep work of job site: power cleaning, acid treatment, TSP, weep holes added when needed, patching of significant chips and voids.

(Y or N) Includes Crack Fill (\*Due to the nature of ground movement etc., no warranty/guarantee against reappearing cracks!)

(Y or N) Drains: (R&R Existing or New Install Drain) : Ng LF: 6

(Y or N) Install Concrete Staples # (C) (Final location of staples to be determined by installer at time of installation)

(Y or N) Fill in garden areas or other with concrete: Approx. SF: (0), (contraction of concrete can create visible seams)

(Y or N) Existing Surface Material: REMOVE LOOSE or REMOVE ALL, to be determined by installer

(Y or N) Includes Skim coat: ( SPOT SKIM or ENTIRE DECK) determined by installer!

(Y or N) Includes Temperature Cooling Non Slip Texture: (SPOT BLEND or ENTIRE DECK) (no exact pattern)

(Y or N) Premium Pool Deck Paint: Main Color:     , # SW:     

(Y or N) If a 2<sup>nd</sup> Color: Ng, #SW: Ng Location(s): Ng

\*\* Premium Pool Deck Paint Finishes should NOT be power washed, see included care guide for proper cleaning.

(Y or N) Pavers: ( relevel to reduce raised edges ) ( power wash ) ( add sand ) ( sealer ) ( remove ) ( new install )

### Other work to be completed:

- Deck Has a lot of cracks - these will be addressed using
- a pleable long lasting specialty concrete crack fill
- ENTIRE DECK needs concrete overlay to strengthen & give solid base
- for temperature cooling non slip textured finish.

Additional specifications: Pool Deck "No Power Wash" Paint Finish

### Includes: Manufacturers Warranties on all products we use!

Skim coat & knockdown textures, paint, sealers, will not hide all imperfections or patterns in concrete surfaces and will not eliminate pooling water on deck surfaces! Replacing drains will not change the pitch of deck area. Paint colors on deck may appear different than paint shade/color samples! True color tones achieved after approximately 30 days. Due to ground movement, expansion & contraction of concrete no warranty against cracking concrete and cracking paint finishes. Installing engineered concrete staples help to stabilize concrete & help prevent further separation. Excess underground moisture may cause finish problems that are not a warranty issue! No other warranties expressed or implied. Power washing painted deck surfaces damages and shortens the life of your deck finish & may void warranty. Paint can be damaged by scrapping with hard/rough items this is not covered under warranty. Your signature below confirms that you have read and understand and accept the entire contents of this work agreement! "ALLOW deck surfaces to CURE for 5+ days before returning heavy furniture!" We are Not responsible for issues caused by Mother Nature.

Approximate start: 3-4 weeks "WEATHER CONDITIONS CAN DELAY START DATES!"

We will furnish material & labor complete in accordance with the specifications above, for the sum of: \$ 9886<sup>00</sup>

Draw check due @ time of completion of prep/crack fill/overlay: \$ 4943<sup>00</sup>  
Deposit with signed order: \$ 4943<sup>00</sup>  
Check for final payment is due day of completion & given to installer / Final: \$ 1400.00

Please understand we do the very best we can to determine all job conditions. However, if there are conditions unknown due to existing finish hiding exact condition etc., any additional work required or requested by homeowner shall be itemized and charged for on a change order when determination of additional cost can be made. New surface finishes will not improve drainage. I have been advised of cure time of finish, and proper cleaning methods. Acceptance of proposal: The above prices and specifications are satisfactory and hereby accepted. You are authorized to do the work as specified. By law you have (3) business days to cancel our agreement. Payment will be made as outlined above, in the event of non-payment, defaulting party agrees to pay 1.5 % interest per month on balance, together with court costs and legal fees. Proposal valid for 30 days. No other work expressed or implied if not specified. Any questions please ask before committing to this work agreement contract.

X \_\_\_\_\_  
Authorized Customer Signature, Date      /      /     

X \_\_\_\_\_  
Estimator Signature, Date      /      /



# ESTIMATE



**C&E LANDSCAPING AND PAINTING LLC**

1760 Citrus View Court  
St. Cloud, Florida 34769  
United States

Phone: (407) 593-6906  
Mobile: (407) 624-7176

BILL TO  
**CLIENT**  
United States

**Estimate Number:** 12

**Estimate Date:** March 25, 2022

**Expires On:** March 25, 2022

**Grand Total (USD): \$31,830.00**

Items	Quantity	Price	Amount
<b>Exterior Services</b> Repair Pool Deck Surfaces and Paint	1	\$31,830.00	\$31,830.00
<b>Repairing cracks on pool deck area</b> -Level Pool Deck floor where necessary -repairs will be made using Concrete Leveler from "Rapidset" ; 2 sacks of 50lbs each Type S Super high yield Mortar - apply "Dura top Concrete resurfacer fine texture" stucco on all surface of pool deck ** NOTE: Our company guarantees work done for a time frame of 12 months, but due to severe weather in Florida and being that it is a high trafficked area it may cause cracks on surface down the line.**	1	\$0.00	\$0.00
<b>Replacement of expansion Joint Caps</b> Replace broken Joint Expanders that are broken with expansion Joint Caps.	1	\$0.00	\$0.00
<b>-Painting entire pool deck area</b> -Colors to be chosen by client -15 five-gallon buckets of Behr Premium (textured low-luster enamel) Porch and Patio Anti slip Floor paint -Prime and Paint around entire pool deck.	1	\$0.00	\$0.00
<b>*Team Size: 5 employees</b> *Project Timeframe: 08 to 10 days (weather allowing if not it can add a couple more days) * All work areas will be completely cleaned and returned to normal state before project is completed	1	\$0.00	\$0.00

# ESTIMATE



## C&E LANDSCAPING AND PAINTING LLC

1760 Citrus View Court  
St. Cloud, Florida 34769  
United States

Phone: (407) 593-6906  
Mobile: (407) 624-7176

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**Total:** \$31,830.00

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**Grand Total (USD):** \$31,830.00

### Notes / Terms

Initial Deposit: 35% of total (\$11,140.50)

Start date: UPON APPROVAL OF CONTRACT OUR COMPANY CAN BEGIN WORK WITHIN 24 TO 48 HOURS OF SIGNING CONTRACT.



# ESTIMATE



**C&E LANDSCAPING AND PAINTING LLC**  
1760 Citrus View Court  
St. Cloud, Florida 34769  
United States

Phone: (407) 593-6906  
Mobile: (407) 624-7176

BILL TO  
**CLIENT**  
United States

**Estimate Number:** 12

**Estimate Date:** March 25, 2022

**Expires On:** March 25, 2022

**Grand Total (USD): \$30,830.00**

Items	Quantity	Price	Amount
<b>Exterior Services</b> Repair Pool Deck Surfaces and Paint	1	\$30,830.00	\$30,830.00
<b>Repairing cracks on pool deck area</b> -Level Pool Deck floor where necessary -repairs will be made using Concrete Leveler from "Rapidset" ; 2 sacks of 50lbs each Type S Super high yield Mortar - apply "Dura top Concrete resurfacer fine texture" stucco on all surface of pool deck ** NOTE: Our company guarantees work done for a time frame of 12 months, but due to severe weather in Florida and being that it is a high trafficked area it may cause cracks on surface down the line.**	1	\$0.00	\$0.00
<b>Replacement of expansion Joint Caps</b> Replace broken Joint Expanders and fill space with caulking. Smooth out surface and add paint.	1	\$0.00	\$0.00
<b>-Painting entire pool deck area</b> -Colors to be chosen by client -15 five-gallon buckets of Behr Premium (textured low-luster enamel) Porch and Patio Anti slip Floor paint -Prime and Paint around entire pool deck.	1	\$0.00	\$0.00
<b>*Team Size: 5 employees</b> *Project Timeframe: 08 to 10 days (weather allowing if not it can add a couple more days) * All work areas will be completely cleaned and returned to normal state before project is completed	1	\$0.00	\$0.00



# ESTIMATE



## C&E LANDSCAPING AND PAINTING LLC

1760 Citrus View Court  
St. Cloud, Florida 34769  
United States

Phone: (407) 593-6906  
Mobile: (407) 624-7176

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**Total:** \$30,830.00

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**Grand Total (USD):** \$30,830.00

### Notes / Terms

Initial Deposit: 35% of total (\$10,790.50)

Start date: UPON APPROVAL OF CONTRACT OUR COMPANY CAN BEGIN WORK WITHIN 24 TO 48 HOURS OF SIGNING CONTRACT.



# PROPOSAL

2/9/23

**GulfStream Pools Inc.**  
**P.O. Box 320246**  
**Cocoa Beach, FL 32932**  
**1-321-266-6490 Contact**  
**Lic. # Rp CPC1459820**

Client: Baytree CDD  
8207 National dr  
Melbourne, FL.  
352-551-3229 Andy

We are pleased to provide you with the following Proposal.

Scope of work to be performed.

**Resurface Pool deck:** Two options.

- 1) Prep and apply textured knock down finish, with two coats of paint \$18,806.00
- 2) Prep and apply stamped concrete, with colored faux finish. \$25,180.00

Both option include removal of tile in common area under roof.

Proposal is effective for 30 days. Unless contract is signed and deposit submitted.  
Additional work orders will be submitted to client for approval.  
Materials labor and clean up included.

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Total: TBD.

Please call me if you have any questions. Thank you.

Sincerely,

Fabian Kristmann

# SECTION 5

TROPIC-CARE OF FLORIDA, INC.  
LAWN CARE AND LANDSCAPING SPECIALIST  
7635 Progress Circle  
West Melbourne, Florida 32904  
(321) 724-5333  
(321) 724-1078 FAX LINE

THIS AGREEMENT entered into this 24th day of February, by and between TROPIC-CARE OF FLORIDA, INC. OF BREVARD, FLORIDA AND The Baytree Community Development District.

JOB NAME: Baytree Community Development District

JOB LOCATION: Addresses listed below:

DATE PERFORMANCE IS TO BEGIN: To be discussed.

DESCRIPTION OF JOB, SPECIFICATIONS AND ESTIMATES:

Grinding and cutting back of conservation areas in Baytree. Cut back areas on Ashwell Court, Berwick, Dunncastle, Dorset, Bradwick, Balmoral, Chatsworth, Glastenbury, Linford, and South Pointe:

Total: \$ 5,600.00

In this total price includes: material and labor. Any additional material or labor shall be considered an extra cost to owner.

WE PROPOSE:

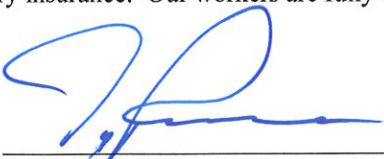
hereby to furnish material and labor-complete in accordance with above specifications for the sum of: Five Thousand-Six Hundred Dollars and 00/100 \$ 5,600.00.

Payments to be made as follows:

Due upon completion.

Legal Fees: The buyer agrees to pay all cost including reasonable attorney's fees in the event that it becomes necessary to enforce payment of this contract. This shall apply whether suit be instituted or not. All delinquent accounts shall bear interest at the rate of 18% per annum.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature 

Note: this proposal may be withdrawn by us if not accepted within 30 days.

**ACCEPTANCE OF PROPOSAL** The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance 3-6-23

Signature Jason Shows