

*Baytree Community
Development District*

Agenda

April 9, 2025

AGENDA

Baytree

Community Development District

219 E. Livingston Street, Orlando, FL 32801

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

April 2, 2025

Board of Supervisors
Baytree Community

Dear Board Members:

The Board of Supervisors of the Baytree Community Development District will meet **Wednesday, April 9, 2025 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. Public Comment Period
3. Landscape Report
4. Engineer's Report
5. Community Updates
 - A. Security
 - B. BCA
6. Consent Agenda
 - A. Approval of Minutes of the February 5, 2025 Board of Supervisors Meeting
7. Agenda
 - A. Discussion of Draft Fiscal Year 2026 Budget
 - B. Review and Acceptance of Fiscal Year 2024 Audit Report
8. Staff Reports
 - A. Additional Staff Reports
 - i. Attorney
 - ii. District Manager
 - iii. Field Manager
9. Treasurer's Report
 - A. Consideration of Check Register
 - B. Balance Sheet and Income Statement
10. Supervisor's Requests
11. Adjournment

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

Sincerely,

Jeremy LeBrun

Jeremy LeBrun,
District Manager

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

SECTION VI

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, **February 5, 2025** at 1:30 p.m. at Baytree National Golf Links, 8207 National Drive, Melbourne, Florida.

Present and constituting a quorum:

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

Also present were:

Jeremy LeBrun	District Manager
Rob Szozda	GMS
Michael Pawelczyk	District Counsel
Peter Armans <i>by phone</i>	District Engineer
Josh Speer	US Lawns
Jackie Curley	BCA President
Residents	

FIRST ORDER OF BUSINESS

Roll Call

Mr. Mills called the meeting to order at 1:31 p.m. and the Pledge of Allegiance was recited.

Mr. Mills: Before we have roll call, there are several things that I want to make note of. The first is that Mr. Artie Breitner's wife passed away a couple of weeks ago. So, if we could have a moment of silence and pray in your way please. Thank you. I would also like to announce that one of our Board Members is going to be approaching his 80th birthday on February 13th. So, Mr. Brown, Happy Birthday.

Mr. Brown: Thanks for reminding me.

Mr. Mills called the roll and all Supervisors announced themselves. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Mills: All right, we're going to do something a little different. Jeremy and I talked before the meeting. We're going to have public comment at the beginning of the meeting with regard to any comments or questions on the agenda. You're perfectly welcome to ask that now. If you need to and want to leave early, needless to say, you can do that. So, I will entertain any comments from the audience.

Mr. LeBrun: If you can, just state your name for the record and then try to keep it under three minutes.

Resident (Maureen Ksiez, Balmoral Way): The street signs on Baytree Drive. I've noticed on the bottom of them...

Mr. Mills: That will be on his report.

Resident (Maureen Ksiez, Balmoral Way): The other thing is, I saw on the agenda for today, you guys are going to take a look at the minutes from the last meeting. So, I went back just to see, how far back on the website the minutes go and I can't find the minutes from October or November of last year. Usually, they are all under the one tab that says, "*Agendas and Minutes.*"

Mr. Mills: Jeremy, do you have an answer?

Mr. LeBrun: October or November of 2024?

Resident (Maureen Ksiez, Balmoral Way): Yeah

Mr. LeBrun: Okay. I'll double check.

Mr. Pawelczyk: We did not meet in October. We did meet on November 6th.

Mr. Darby: That's right.

Resident (Maureen Ksiez, Balmoral Way): I'm just trying to stay current. Street lights are not our responsibility, but one street light is blinking. The one by the park when you first turn on to Balmoral on the right, who is responsible for it?

Ms. Hill: It's the responsibility of Florida, Power & Light (FPL). It's been noted. It takes them a long time to come out. I don't know if they have to have so many before they come and fix them.

Mr. LeBrun: That one was reported in early January and then when you print the service ticket, it says that it could take up to 40 days. Once it usually gets close to that 40 days, I follow up with another ticket, just to see what's going on. They recently just did a bunch here, but that was the last ticket that was put in and it is still within the 40-day window, but I will make sure.

Resident (Maureen Ksiez, Balmoral Way): Yeah, because I have people asking about it.

Ms. Hill: I saw it too.

Resident (Maureen Ksiez, Balmoral Way): That's perfect information.

Mr. Mills: Jeremy, you may also want to, go into a little bit of the detail of your conversations with FPL and our concern.

Mr. LeBrun: Oh, from the last workshop?

Mr. Mills: Yes.

Mr. LeBrun: For the benefit of the audience, at the last workshop, the Board looked at alternatives. I was eventually able to get to an actual person at FPL to talk to and I ended up with a good contact within the service side. So, we should get a lot more efficient repairs on any street lights that go out, which is good. He's a new person that is very responsive to email. Before, when we tried to contact FPL, it was very difficult to get someone. We were able to get all of the tickets that were outstanding, knocked out. So, I feel like we're in a good spot with any street light repairs. The Board also looked at alternatives, such as solar power and things of that nature. We learned how those would be more expensive than what we currently have with FPL, as they take care of maintenance and all of that. But I feel confident our FPL problems should hopefully be less and less.

Mr. Mills: Anything else? If not, we'll move along.

THIRD ORDER OF BUSINESS

Engineer's Report

Mr. Mills: Peter, are you on the phone? Not hearing him, we'll move on.

FOURTH ORDER OF BUSINESS

Landscape Report

Mr. Mills: Landscape Report, Josh?

Mr. Speer: Howdy. I am the glorified Account Manager for Baytree. The last time that I was here, we talked about that we were going to start cutting some of the wood-lines, during the downtime with us not being able to mow. Rob and I have been working together to get some of

those wood-lines all cut back. We've installed new annuals at all of the monuments. Mel and I are working together, to come up with a new design, because some of the beds are not the same. We were talking about installing pavers of some sort, to create a consistent look. Regarding the back of the community, when we first did the new landscaping, we thought that we would be able to get the mounds down lower, to where we weren't going to have to need a border. The rocks have actually been flowing outside of those beds, and we have been installing new trims so they stay in the beds. We're at 70% completion and should be complete by the end of next week.

Mr. Darby: Is that along the sidewalk as well as the road?

Mr. Spear: It is not.

Mr. Darby: It should be along the sidewalk, because I walked down the other day and I twisted my ankle pretty badly by stepping on one of those rocks on the sidewalk.

Mr. Spear: It will be on the sidewalk.

Mr. Darby: Great. I just think for public safety purposes, it's a problem.

Mr. Spear: Like I said, that will be completed sometime at the end of next week.

Mr. Darby: Thank you, Josh.

Mr. Spear: We trimmed all of the Palms. That is completed now, so the next project is the contract mulch which is coming in next week. I don't have the exact date yet, but it's either Wednesday or Thursday. When it arrives, we are putting down mulch around the entire community. That would be a one-day project. We will be in and out and that will be completed. The back of Old Tramway Drive, all the way at the end where the fields are, we have a fungus issue. In some of the areas it looks like the sod is declining in the community. We turned down the irrigation everywhere, because we spread it. So, we couldn't cut that area. My guy didn't say, "*Hey, there was fungus here.*" We dialed down irrigation in areas and put down fungicide across the community. By doing that, we have to lower the irrigation so the soil can absorb it. After 17 days, which would be the end of next week, we will be turning the irrigation back up, as a lot of the fungus has already died off. But if you go back there and see some of the areas, you'll see where the fungus was, as a brown patch took over in the area. That's pretty much all I have so far. The last thing would be, we are requesting an increase of 5% on March 1st. Originally, when we were doing the math, it was coming out to 9%. So, we went back and recalculated it. Where this is coming from, yes, we just got the contract last year and it's still around the hourly rate that we look for. The issue that came about, is back in October, right before the hurricane, the

landfills are now charging everybody to dump. They are charging around \$100 to \$150 to dump our average dump trucks, where in the past, Brevard County was one of the last landfills to not charge vendors or commercial companies to dump. So, from October to now, we haven't asked for anything additional for us dumping. We've taken that hit, as well as doing all the Palm tree removal. That's an additional cost for us to haul that away, but we offered to do that at a set rate. So, we are asking for a 5% increase for March 1st. I have an attachment that I provided to Jeremy, a letter with the increase, if everyone wants to make copies and see it. You can go online and it will show the pricing breakdown and what everything is costing now. But they are killing us with the dumping fees.

Mr. Darby: What's the annual impact on a contract with a 5% increase?

Mr. Spear: It was around 3%, but now it's jumped up for us around 9%, because of the dumping.

Mr. Darby: No, I mean dollar impact on the contract. How much does the contract increase, because of the 5% increase?

Mr. Spear: Right now, you guys are currently paying \$11,239 and it increases to \$11,800.

Mr. Mills: Alright.

Mr. LeBrun: This is the first time that I'm hearing about this.

Mr. Spear: Yeah.

Mr. Darby: So, it's around \$600.

Mr. Spear: Correct or a little under.

Mr. Mills: That could be covered in our budget, because we have a contingency side to our maintenance. So, we're okay.

Mr. Spear: That price again across the board, we're not increasing your mulch rate. We're not increasing your Palm rate. We're not increasing anything that's in your contract already. It was a flatline 5%.

Mr. Darby: But I think what you're also saying, is with the inflationary increases, when we go and negotiate next year's contract, we should be prepared for some increases.

Mr. Spear: Next year, you could see a 2% increase.

Mr. Darby: Okay.

Resident (Maureen Ksiez, Balmoral Way): I just have a comment, to let you know what I did. There was a partial bag of fertilizer that was left in the bushes by CVS. I drove by it for

several days and I thought maybe it was a dog. It looked like somebody threw it there. So, I pulled into CVS and threw it out. I didn't save it. Sorry. I know we're talking cost here. But it was one of your bags of fertilizer.

Mr. Spear: Got it.

Resident (Maureen Ksiez, Balmoral Way): You guys had come back, to do stuff in the back and I didn't realize it was yours and once it was in my hands, I just pitched it.

Mr. Spear: I'm sorry for that. We shouldn't have left that to begin with.

Resident (Sandy Schoonmaker, Berwick Way): Can I ask a question?

Mr. Mills: Sure.

Resident (Sandy Schoonmaker, Berwick Way): As you go along Kingswood Drive, along the right-hand side, we have a couple of little flower beds that failed to thrive. My question is, why don't we just sod them over and give up on them? They're just right as you get past where the houses start. Do you know what I'm talking about? There's a little patch here and a little patch there. It's not your responsibility that they're not growing. So, why don't we just give up on them.

Mr. Spear: When you first come in, on the right?

Mr. Mills: Yes.

Mr. Spear: Got it.

Resident (Sandy Schoonmaker, Berwick Way): Do you know what I'm talking about?

Mr. Spear: I do.

Resident (Sandy Schoonmaker, Berwick Way): They are not pretty. It is better not to have nothing there, than to have something ugly. It will save us some money.

Mr. Spear: Yeah. Whatever direction the Board wants me to go in.

Mr. Mills: Yeah. Let's not do it.

Mr. Spear: Okay.

Mr. Mills: I would like to say one thing, while Josh is here. He has been absolutely wonderful to work with. When we talked about doing the back gate, he gave me a figure and I said there's no way we can pay that kind of money and he ate \$7,000. As a result of that, the Royal Palms that he originally put in, looked like toothpicks. He replaced them with the ones that are back there now, at their expense. He never charged us additional money. So, I'm really, really happy with US Lawns and I hope everybody in the community are too. The front is popping.

Mr. Darby: It looks good.

Mr. Mills: Yeah. So, anything else, Josh?

Mr. Spear: I don't believe so.

Mr. Mills: Okay, very good. Thank you.

Mr. Spear: Oh, the last thing was, Rob and I are now meeting every last Monday of the month.

- **Engineer's Report** (*Item 3*)

Mr. Mills: Peter, do you have anything for us today?

Mr. Armans: I don't have anything to report. The roadway patch was completed. We inspected it and the work was done properly. There's another item that we're going to be doing a site visit for, in the near future here, but we don't have anything else to report.

Mr. Mills: Okay. Thank you very much for coming over. You and Jan did a great job and we greatly appreciate it.

Ms. Hill: Peter, would you tell the Board what you told me about the guarantee on that patch?

Mr. Armans: Yeah. So, the contractor who did the work, provided an 18-month warranty, for anything that was due to their workmanship. Basically, most people do a year, but the company, provided an 18-month guarantee. Another thing, just for the Board's knowledge, the base was fine. What we found was that when this section of the road was milled and resurfaced in the past, or when it had previous work done, it didn't have enough tacking material put down to bond between the layers, which is what caused the different layers of pavement to slip. So, we made sure that there was plenty of tack material applied for this patch and for any future projects where a mill and resurface is completed in the neighborhood, we would emphasize that an adequate amount of tacking material is applied, before additional pavement is applied.

Ms. Hill: Also, Peter, do you want to let them know that we actually did more than what was in the original contract?

Mr. Armans: Yes. So, when they started cutting the road, while we were working on it, we noticed that there were some additional areas that had some cracking in it. So, we asked them to go past the line that they were at and they went further. So, the final square footage was higher than what was in the bid, but they did not do it at an additional cost. What also helps with that, is because the base was adequate, they did not need to go as deep as we anticipated. So that also

helped out. But again, they could have asked for additional money, but they did not ask for it. However, we definitely were able to cover the old area that was either damaged or was starting to show some signs of fatigue.

Mr. Mills: Are there any questions for Peter?

Ms. Hill: No. He did a good job

Mr. Mills: Yes. Thank you, Jan, for being there too.

Mr. Darby: Thank you, Peter.

Mr. Armans: I appreciate you coming out and encouraging everybody. It's always great when we see Board Members paying attention to the work in the community.

Ms. Hill: Thank you.

FIFTH ORDER OF BUSINESS

Community Updates

A. Security

Mr. Mills: Rick, do you have anything?

Mr. Brown: Just two things. One, I found out today, that the company hired a new area supervisor replacing Mr. Bill McLeod, but I don't know who he is, so I'm going to reach out to Val to find out who he is and set up a meeting with him.

Mr. Mills: Okay.

Mr. Brown: Matt wanted me to thank the Board and the community for their generosity, towards all of the security guards over the holidays. They were very, very, very, very appreciative. So, thank you one and all.

Mr. Mills: Yep. They're good people.

B. BCA

Mr. Mills: BCA, Jackie?

Resident (Jackie Curly, Kingswood Way): We're starting to see estate sales and there was one this past weekend. Fairway Management went out and told them they couldn't do it, but they proceeded to do it the next day anyway. I couldn't get over there while they were physically there to shut it down. I did call the estate people and the woman was extremely rude to me on the phone. But I told her that she would not be welcome back in our community. So, if you see yard sales, you let us know. I didn't know until after the fact and I couldn't really do much about it.

Mr. LeBrun: Just to add on that. Jan sent me a text early in the morning and I got with Paula, at Fairway Management, to let her know. The CDD doesn't oversee that, but we can help get the message to the right person.

Ms. Hill: I saw them setting up at 8:30 a.m. and I wasn't sure who to call.

Mr. Darby: But it might be worth restating in the newsletter that estate and yard sales are not permitted in Baytree.

Resident (Jackie Curly, Kingswood Way): Who do they call if they see something?

Mr. Brown: Fairway Management.

Resident (Jackie Curly, Kingswood Way): If it's on the weekend, I would ask them to reach out to me, because then at least somebody can shut it down. Because on Fridays and Saturdays, is when they're mostly doing it. Unfortunately, the way our rules are written, we technically can't fine them. We have to give them 14 days.

Mr. Mills: If I may, you might want to also, along with that, have everyone look at the bylaws, if they haven't read them. I know it's been in newsletter after newsletter after newsletter.

Resident (Sandy Schoonmaker, Berwick Way): It's not specifically in there. The way that I look at it, but I could be wrong, it says no sales on community property. I don't see it saying anywhere that there's no sales on individual property.

Mr. Brown: It's in the declarations.

Resident (Jackie Curly, Kingswood Way): But they do not specify, unfortunately, estate sales. They say yard sales. We talked about changing the declarations, but you know how difficult that is.

Mr. Brown: We can't stop them from coming into the community. This is a sticky point. If people coming into the community are stopped by the guards and they say they're going to the estate sale, they have to let them through.

Resident (Maureen Ksiez, Balmoral Way): So, what should I put in the newsletter?

Resident (Jackie Curly, Kingswood Way): Just tell them not to have yard and estate sales.

Resident (Maureen Ksiez, Balmoral Way): Whatever is open to the community or maybe use the word community sale. Because that's basically what we don't want. We don't want 10,000 people in here. We can't use the word, "*Estate.*"

Resident (Jackie Curly, Kingswood Way): But anyway, that's obviously an issue. Also, again, our BCA emails have been hacked, saying that I'm requesting money. I am not. Don't send

this guy anything. He writes and says Art, who's our Treasurer, can't approve this, so on my behalf, approve it and send me money. Don't send me any money.

Resident (Maureen Ksiez, Balmoral Way): I'll put that in the newsletter too.

Mr. Mills: The CDD Board members have been also getting them.

Resident (Jackie Curly, Kingswood Way): Okay.

Mr. Mills: I got one from you yesterday.

Mr. Brown: Me too.

Mr. Mills: It said you wanted a million dollars.

Ms. Hill: I got one.

Resident (Jackie Curly, Kingswood Way): Just like Josh was saying, we do have some fungus and some grass stuff going on in our community. A lot of people were able to put new sod down before Winter hit, so there are some yards that won't be done for another six weeks or so. So, we know that there are some yard issues. We're trying to have Fairway Management stay on top of it a little sooner. There was one on Kingswood that went way too long, before Fairway Management did anything. Also, we're looking again at violations of fences and hedges. We'll be discussing that at our meeting on Monday, but Fairway Management is now trying to monitor hedges a little better, because they haven't in the past. That's it.

Mr. Mills: Okay, very good. Thank you.

C. Isles of Baytree

Mr. Mills: No one from Isles of Baytree (IOB), are coming to any of the meetings. I would just take them off of the agenda.

Resident (Jackie Curly, Kingswood Way): They're not attending ours either, just so you know.

Mr. Mills: Okay.

Ms. Hill: Did they finally get a Board?

Mr. Mills: Yeah, they have a Board. They were here one time and haven't been back since.

SIXTH ORDER OF BUSINESS

Consent Agenda

A. Approval of Minutes of the December 4, 2024 Board of Supervisors Meeting

Mr. Mills: Next is the consent agenda. Were there any additions or corrections to the minutes? If not, I would entertain a motion to approve them.

On MOTION by Mr. Brown seconded by Mr. Darby with all in favor the Minutes of the December 4, 2024 Board of Supervisors Meeting were approved as presented.

SEVENTH ORDER OF BUSINESS

Agenda

A. Consideration of Resolution 2025-03 Designating a Registered Agent and Registered District Office

Mr. Mills: The next item is the consideration of a resolution designating Mr. Mike Pawelczyk as the Registered Agent for the Board. Are there any questions, comments before we take a vote?

Mr. Darby: Just a quick question.

Mr. Pawelczyk: Can I explain it really quickly?

Mr. Mills: Sure.

Mr. Pawelczyk: So, under Florida Statutes, just like a corporation, a Special District is required to have a Registered Agent and registered office. So, our office will continue to be the registered office. Mr. Dennis Lyles has retired. He's still kind of working, but not really. So, we're replacing him with me. That's all this is. Jeremy's office will then notify the city, the county and the State of this change. That's about it. That's all it does. There's no extra cost or anything. It's really just in case you are served with a lawsuit that comes to my office. It doesn't go to you guys or Jeremy first. It always comes to me first. There is a set service of process, to make sure that gets taken care of immediately. Does that answer your question, Jerry, before you ask?

Mr. Darby: Yes, exactly. I was curious why an individual was designated as opposed to a firm, because individuals can change all the time. But I think you just answered the question.

Mr. Pawelczyk: It has to be an individual. Just so you know, the way our office works, any one of the partners in my firm can accept service of process. So, there's always someone there. The receptionist or the person at the front desk cannot accept it, but any one of the partners can.

On MOTION by Mr. Darby seconded by Mr. Brown with all in favor Resolution 2025-03 Designating a Registered Agent and Registered District Office was adopted.

EIGHTH ORDER OF BUSINESS

CDD Action Items/Staff Reports

A. CDD Action Items

Mr. Mills: Okay, CDD Action Items.

Mr. LeBrun: The one item we have on there currently, is the lake bank restoration, which is currently in progress. Actually, late last night, I received an email from Mr. Bill Anderson of American Shoreline, with the proposal. I had a chance to go through it prior to this meeting. It's on budget and he identified areas that we need for the work. So, I would request that the Board delegate authority to the Chair and staff to work with American Shoreline to execute the agreement. Because our next meeting is a workshop in March and I think he wants to try to get going quickly. He has a large job at Viera East and once he finishes there, he's going to swing this way.

Mr. Mills: That's perfect.

Mr. LeBrun: So, we just need a motion to delegate authority to the Chair, Vice Chair and staff to work with American Shoreline on the lake bank restoration.

On MOTION by Mr. Brown seconded by Mr. Bosseler with all in favor delegating authority for the Chair, Vice Chair and staff to work with American Shoreline on the lake bank restoration was approved.

Mr. LeBrun: Thank you.

Mr. Darby: Jeremy, one thing. I've gone through some of my old files and I dug out a lake bank restoration plan from 2021, which actually showed what was done from 2012 to 2021 and then projected from there, out to 2025. Do we have a similar thing from Dewberry?

Mr. Brown: Yeah, we had one in 2023, that had pictures.

Mr. LeBrun: I haven't seen one since I've been on here.

Mr. Brown: Dewberry did one that had pictures of all the different lakes and whether they were critical or not critical. I think I still have mine.

Mr. Mills: But it's not in a matrix like this.

Mr. Darby: Jeremy, I have this as an electronic file and I'll send it to you.

Mr. LeBrun: Yeah, because he's using the engineering reports and inspections and he has a map of ones he had done previously. He's been doing this for a decade.

Mr. Darby: Right, but I think when we talk about the five-year capital plan, so on and so forth, this could be a critical piece. So, I will send that to you and then just let me know.

Mr. Mills: Yeah, that would be good.

B. Additional Staff Reports

i. Attorney

Mr. Mills: Mike, you have anything?

Mr. Pawelczyk: I have nothing further.

ii. District Manager

Mr. Mills: District Manager.

Mr. LeBrun: Sure. Just a couple things to note. We got the lake bank restoration situated. I have a request for the Board. I have a couple meeting conflicts for the workshops. Currently, your March workshop is scheduled for March 11th. I was going to see if the Board would be okay moving it to March 12th, which is the following day. Then same thing in July. The workshop is on July 8th and I would like to move that to July 9th.

Mr. Darby: Are you moving them from Tuesday to Wednesday?

Mr. LeBrun: Wednesday. The Board usually meets on Wednesdays and the workshops are on Tuesdays. So, I didn't know if the Board would be okay with moving the workshop to Wednesday for those two months.

Mr. Brown: I can do it in the afternoon, but not the morning of Wednesday, the 12th.

Mr. Mills: Do you want to do both of those at 1:00 p.m.?

Mr. LeBrun: Yeah.

Mr. Darby: Rick, can you do it at 1:00 p.m.?

Mr. Brown: Yeah.

Mr. Darby: Okay.

Resident (Maureen Ksiez, Balmoral Way): Can you repeat those dates and times?

Mr. Mills: Yeah. March 12th at 1:00 and July 9th at 1:00.

Resident (Maureen Ksiez, Balmoral Way): Thank you.

Mr. LeBrun: We'll also make sure it's updated on the website and everything. Mike, do we need a formal motion to change those meeting dates?

Mr. Pawelczyk: You're going have to advertise it, but direction is fine.

Ms. Hill: I can do the morning of the 12th, but not in the afternoon.

Mr. LeBrun: What about the afternoon of the 13th?

Ms. Hill: That's okay.

Mr. Mills: I have to do the afternoon.

Mr. Darby: Okay.

Mr. Brown: The 13th, at what time?

Mr. Mills: At 1:00 p.m.

Mr. LeBrun: So, March 13th at 1:00 p.m. What about July 9th at 1:00 p.m. Is that still okay?

Mr. Brown: Yes. That's good for me.

Mr. Mills: Both of them?

Mr. Brown: Yeah.

Mr. Bosseler: I'm good.

Mr. Mills: Okay, we're good.

Mr. LeBrun: I appreciate that. It was a unique conflict that I wasn't able to resolve.

There was Board consensus to change the March workshop to March 13, 2025 at 1:00 p.m. and the July workshop to July 9, 2025 at 1:00 p.m.

Mr. Mills: Anything else?

Mr. LeBrun: No. Just those two items.

iii. Field Manager

Mr. Mills: Alright, Rob.

Mr. Szozda: Okay, I have a handful of items. The entrance landscape lighting has been a pain, but its all working now. There have been several iterations. Mel has been very vocal about the cost and the process, but I am out checking that weekly and so far, so good. You will notice that the front flag is still sitting at half-staff. The rope is stuck. I'm going to have to get a crane out here to either put up a new pulley or try to fix it.

Mr. Mills: Rob, maybe Josh could help you with that and see if the landscape guys that do the trees, can bring up their bucket truck.

Mr. Szozda: Okay.

Mr. Darby: Good idea.

Mr. Mills: Josh probably won't even charge you for that. I'll work on him.

Mr. Szozda: I had a couple actions for Peter, which I emailed to him. 8012 Glastonbury Place, had some concerns about some cylinder blocks that are in the preserve. I sent that all in for evaluation. I also sent him an email today, about storm drains that were starting to sink a little bit over on Old Tramway Drive. Hopefully those will be looked at those soon. We'll keep tracking those. Richard asked that we get proposals for cleaning the pool deck twice a year. Ken Horn appears to be the best candidate and he provided us with a proposal. I need to clear up a few issues with him before we let him move forward. Next are the street signs. Yesterday I had a crew come out here and ground down the sidewalks. I told them to take whatever time you have left, as they come out here for the day, to straighten up signs. They were able to straighten up five signs, which is good. They didn't do any painting, so I still have a few questions. Are we looking for them to just touch up the paint and not paint the entire pole or anything like that?

Mr. Mills: Yes.

Mr. Szozda: Alright. That would be pretty straightforward. I think my crew said it would take a couple days. I'll just go get it done. You saw the list. They did mention to me, "*Hey, DOT regulation says stop signs need to be at 7 feet.*" I don't know if you guys have crossed that before. Some of them are not 7 feet. I simply don't care about that.

Mr. Mills: Rob, I'm not a painter, but I have had success if I use a primer with zinc in it, that it will not peel. So, you may want to ask the painter if he's aware of that.

Mr. Szozda: Okay.

Mr. Mills: But I know here, anything metal will deteriorate quickly. I have found if I use a primer with zinc in it and then paint it with regular paint, it will not peel.

Mr. Szozda: I'll make sure that they do that. They had discussed the prep. They were worried about the prep. I'll make sure that its done. Mel, I sent a note to you on the intercom, but it comes down to pretty simply, that they can use the devices. The problem is that you have to push the call button and push the return, to accept the call on the other end. Right now, if you were to try to speak down there, somebody had to go, "*Okay, speak to me.*" There's an auto

answering feature that's in the software. So as soon as I hear back from IM solutions on that. I'll let you know.

Mr. Brown: Is this at the pool?

Mr. Szozda: Yeah, that's for the pool.

Mr. Mills: Yeah. We're almost there.

Mr. Brown: Almost.

Mr. Szozda: They have push to talk buttons on them and somebody needs to be on the other end. Our pool deck steam removal, Beach Pool Service is going to take an attempt at the outer edge. They said that there is fertilizer. They are also raising the equipment. They apparently had lost some employees and have more coming. They have been very busy. I'm still waiting on a quote to raise the pool equipment back there. Tennis court repairs, there's an individual coming out Friday to look at them. The two people that have responded to me, are of the opinion that if you fill the cracks it won't do any good, unless you get additional coating to resurface them, which is in the \$17,000 range. I want to keep pushing for something to fill them, maybe touch up the paint, something like that, to try to get to something cheaper. I'm talking to Richard about touching up the playground.

Mr. Brown: So, the pool company said that they can't clean that edge around the top of the pool, because there is fertilizer in it?

Mr. Szozda: No, he said he can't clean the steps. The edge is apparently an acidic process. He was going to raise the pH in the pool. If it is too low, you want to raise it.

Mr. Brown: There was an electrician out at the front monument maybe a week or so ago. Do you know if Eau Gallie is putting in extra outlets on the right side of the monument, which is where we plug in all of the holiday lights?

Mr. Szozda: That was done previously. So, now there's about four boxes back there.

Mr. Brown: Okay.

Mr. Szozda: That would be used for the Christmas lights. Thank you, Rick. That's a challenge.

Mr. Mills: That comes out of the light budget, not my Beautification Fund.

Mr. Brown: I don't care where it comes from. It was an electrician disaster waiting to happen.

Mr. Szozda: That's all I have.

Mr. Mills: Okay, Rob, thank you. Any questions for Rob?

Mr. LeBrun: Just on that one. I didn't know if you want to talk about the change to the landscape contract that Josh brought up.

Mr. Mills: Oh, okay. We can do that. With regard to the 5% increase, as you all know, we have a contingency side of that budget, which would be more than appropriate to handle. So, I entertain a motion that we accept the 5%.

On MOTION by Mr. Darby seconded by Mr. Brown with all in favor the rate increase of US Lawns to 5% effective in March was approved.

Mr. Mills: Thank you.

Mr. Pawelczyk: Should I prepare an amendment for that to identify the change?

Mr. Mills: Yeah.

Mr. Pawelczyk: Okay.

NINTH ORDER OF BUSINESS

Treasurer's Report

A. Consideration of Check Register

Mr. Mills: Treasurer's Report. Consideration of Check Register.

Ms. Hill: Was there a check from Dewberry?

Mr. LeBrun: I don't think it was reflected in this one, as it was only through December 31st.

Mr. Brown: As a suggestion, I looked at the two Dewberry bills. There was one in October and one in November. One was for \$200 for general engineering services and the one in November was for \$700 for general engineering services. Can we ask for more information?

Mr. LeBrun: Yeah. We had asked for that. I'll see if they can send it.

Mr. Brown: If they don't give it to you, don't pay them.

Mr. Mills: That's exactly right.

Mr. Brown: Then you'll get their attention.

Mr. Mills: You did request that we have a line-item budget or invoices. Correct?

Ms. Hill: We were supposed to have the invoices.

Mr. LeBrun: Yeah. It looks like the other vendors have done a better job of writing descriptions of what they're doing. We have asked for that, what they are doing. We asked Dewberry to send us the actual detail, but I'll follow up with them, to see if they can get us that detailed invoice.

Mr. Mills: Okay.

Mr. LeBrun: We have asked them for that before.

Mr. Mills: While we're on that, Rob, you got another electric company, right?

Mr. Szozda: I did. V2 Electric did some work at my house and did a fantastic job. They only come out with one person instead of two. Eau Gallie comes out with two every time, which is a safer approach, no doubt about it. He came in for a half day and there were two photocells that were bad and two lights that were bad. Then the light by parking area, by security, he got all of those done. He had one more item on his list, but he ran out of time. The letterboard on the right does not light up. It's a power issue. I checked the breakers and all of the photocells, but for some reason, they are not coming on. So, that's still outstanding as an issue, which has been discussed with them. There have been a lot of conversations about the electrical issue at the entrance. He's like, *"Look, you don't need to tear this whole thing out. I can tear out a bunch of the old wires, 10,000 to 20,000 and make everything right."* Because one of the lights that he replaced, he said, *"This one light is using a ground wire as a neutral. I left it as it is, but you really should fix all of those electrical elements."* So, if we're interested in getting it fixed, I think it'd be worthwhile to see what it would take to basically make it right. Eau Gallie also pointed out, that they're using hots as neutrals as well. So, there's several items out there that should be corrected. So, I'm very happy with the guy. He's a little quirky, but he does a good job.

Mr. Mills: Why don't you go ahead and get him to provide a bid on making it right and see what it comes up with?

Mr. Szozda: Okay.

Mr. Mills: Because Eau Gallie was \$80,000, if I remember right.

Mr. LeBrun: It was more than \$100,000, I want to say.

Mr. Mills: That's right, you're right.

Mr. Brown: To redo the wiring?

Mr. Mills: Yes.

Mr. Brown: It was \$156,000.

Mr. Mills: Yeah.

Mr. Szozda: He believes that the main number six wire, that's pulled throughout, is fine. It's just when it starts branching off into the other junction boxes, there is a problem.

Mr. Mills: Okay. Alright. Very good.

Mr. LeBrun: The Check Register is for November 1, 2024, through December 31, 2024. For the General Fund, you have Checks #8 through #12 and Checks #13 through #48, in the amount of \$207,896.31. For your Payroll Fund, for November, you have Checks #50680 through #50684, in the amount of \$923.50. For December payroll, we have Checks #50685 through #50689, in the amount of \$923.50. The total for the entire Check Register is \$209,743.31. Behind that, is your line-by-line register that details those checks. You also see a transfer in there to the Reserve Fund that's also included in that total. I'm happy to take any comments on it. If not, I would look for a motion to approve the Check Register.

Mr. Mills: Are there any questions? If not, I would entertain a motion.

On MOTION by Mr. Brown seconded by Mr. Darby with all in favor the Check Register for November 1, 2024 through December 31, 2024 in the amount of \$\$209,743.31 was approved.
--

B. Balance Sheet and Income Statement

Mr. LeBrun: Behind that, is your Balance Sheet and Income Statement. This is your unaudited financials through December 31st. No action required by the Board. I did hand out a revision, as there was a formatting error. The version in the books, which were printed seven days prior, there was an incorrect number, where the interest was showing up as the fund balance, which was not accurate. So, I printed out that one sheet in front of you, just so you have that. There were no major changes.

Mr. Mills: Instead of growing landscaping, we're growing money.

Mr. LeBrun: Yeah. There is a lot of interest there.

Mr. Darby: Jeremy, can I ask a couple questions on the budget?

Mr. LeBrun: Sure.

Mr. Darby: On the revenue side, it looks like we're 91% collected. Do we anticipate any problem collecting the balance?

Mr. LeBrun: No. This is only through December 31st. You have that small percentage that pay their property taxes in January, February and March. You get a bigger discount the earlier you pay. But no, you guys are typically always at 100% collected.

Mr. Darby: And what about IOB's cost share? They haven't paid yet.

Mr. LeBrun: They make the quarterly payment. So, quarterly, we'll reach out to them and make sure that they've paid their share on that.

Mr. Darby: Okay, so as of 12/31, that quarter they had not paid.

Mr. LeBrun: It might not have gone through yet, but no, every quarter we check, and they're good about sending us a check and they have that option.

Mr. Mills: How about the golf course? Are they paying?

Mr. LeBrun: Yeah, we don't have trouble collecting from them.

Mr. Mills: Okay.

Mr. Darby: Typically, when do you move funds out of operating funds into capital projects, the reserves?

Mr. LeBrun: It will probably happen this month. We wait until the majority of the assessment revenue comes in and then we'll make those transfers to the Pavement and Beautification Funds. It is actually happening now and it will probably be reflected on our next financials. We'll see those go through, but we typically wait till we have a nice, hefty, fund account for any transfers.

Mr. Darby: Okay, thank you.

Mr. Mills: Okay. Anything else?

Ms. Hill: I was just noting that we have a CD coming due this week and Jeremy will be moving that money to a different bank. Remember, we had issues about reaching \$250,000.

Mr. Mills: Yes.

Ms. Hill: Because the CD is in Bank United and we're going to exceed the amount, we felt it best that this CD be transferred to another institution.

Mr. LeBrun: When you guys did the initial approval, you had mentioned keeping it under the \$250,000 amount. I was talking to Jan about this earlier. So, for just the first three months of this fiscal year, October, November and December, there's already been \$5,000 in interest.

Ms. Hill: We were not collecting before; by letting it sit in a money market.

Mr. Darby: So, is it rolling over to a six-month CD?

Ms. Hill: Yes. So, far the interest rates have held. We will keep that going. We just did not want it all in one bank.

Mr. Darby: Okay.

TENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Mills: Moving along, Richard, do you have anything?

Mr. Bosseler: No.

Mr. Mills: Rick?

Mr. Brown: A couple of things. In the minutes of last meeting, there was some discussion about whether or not you could tie the electric bills that we get from FPL to street lamps that were being billed for when the street lamps don't work. I was just curious as to whether there's been any update.

Mr. LeBrun: Yes. So, I asked about that with my new contact, about getting a credit for when the streetlights that are out, they say that's not something they do.

Mr. Brown: Of course not.

Mr. Mills: Of course not.

Mr. LeBrun: I wasn't sure if you wanted to fight it, but typically, if the light is not on, you're not getting charged for electricity. So no, I don't think we're going to get much credit back on that front. But like I said, I'm really happy with this new person that we have. So hopefully any FPL issues would be resolved.

Mr. Brown: Okay. The other thing that we talked about was the transponders that somebody would notify ACT to go through their files of transponders and any transponder that hasn't been used in one year, to take it out of their system.

Mr. LeBrun: Yeah. I haven't done anything. I mentioned that they had done it previously. I know that Rob is talking to them a little bit.

Mr. Szozda: There's a 30-day window, where if you don't pay for this full package of data, they don't keep our data. It wouldn't be very expensive and apparently we denied it previously, but if you paid \$200 a year, they would give you a data package.

Mr. LeBrun: What he is talking about, is when they scan in, that's the data they keep for 30 days. So, we go back and find out who scanned in on March 2nd.

Mr. Brown: Oh, give me a break.

Mr. LeBrun: We'll do that. If that transponder matches the data that we have, we can use the data that we have for anything that we need.

Mr. Szozda: It is like \$150 per year.

Mr. Brown: They can't run a special program through their software system to knock out any transponder that hasn't been used in 365 days? It's in the cloud.

Mr. Szozda: It sounds like they may be purging the data after 30 days.

Mr. Brown: Give me a break.

Mr. Szozda: Let me get the package and see what is involved and I'll bring that to the next meeting.

Mr. LeBrun: The good news is we can cancel any card, any transponder, at any time. We have that ability to notify them.

Mr. Brown: But what are we going to base it on? What are we going to base our cancellation on?

Mr. LeBrun: One example is, if someone moved into a new home, we have the previous owner so we can go through and delete that card from the registry, but we don't have the ability to, like Rob said, go back years, if they're saying it's 30 days that you don't scan in.

Mr. Brown: I don't want to go back years. I just want to go back through 2023.

Mr. Mills: I was involved in that purchase and I do remember them saying that they will be able to do that. Now has that changed?

Mr. Szozda: When I made the request, that's the answer I received.

Mr. Mills: Interesting, because that was one of the parts of the package when we bought it, that they were able to do that.

Mr. Szozda: They have a record that we denied the data package.

Mr. Mills: I don't think so.

Mr. LeBrun: We'll go back.

Mr. Mills: Check that out. You should have it in the minutes.

Mr. LeBrun: They are only going to charge us for whatever data we are wanting.

Mr. Szozda: I think there are two levels. They're again not expensive. I believe one was \$100 per year; the other was \$150 per year. I will send them a request of what we want done, even if we did not get the package.

Mr. Brown: What we would like, correct me if I'm wrong, is at the end of every calendar year, they will go back and identify any transponder in their system that has not been used in that 365-day period. So, in other words for the entire year of 2024, they will eliminate those transponders from their system, which knocks out the transponder.

Mr. Szozda: If that needs to happen, they're going to go, *"Okay, start today. We're starting to collect the data."*

Mr. Brown: Well, we have to start somewhere.

Mr. Szozda: Yeah, that's right.

Mr. Brown: Well, they have the data. It's in there because everybody in the world has transponders.

Mr. Darby: Unless they've been purging it.

Mr. Pawelczyk: Everybody tells you your data can't be destroyed. Right?

Mr. Brown: Yeah, it's in the cloud somewhere. That's what we're paying for.

Mr. Mills: Exactly.

Resident (Sandy Schoonmaker, Berwick Way): Can I ask a question? Are we charged for those transponders that aren't being used.

Mr. Brown: No.

Resident (Sandy Schoonmaker, Berwick Way): We were just saying, if they're not using it and they're not coming in.

Mr. Brown: Well, the point is that theoretically, somebody who lived here three years ago and has a transponder and moved to Rockledge, can still use their transponder to come into the community.

Resident (Sandy Schoonmaker, Berwick Way): But that's not going to show up on your list of people who aren't using it. Think about it.

Mr. Brown: That's true, but it will shorten the list of transponders out there.

Mr. LeBrun: Rick, I just went back. They said that the longest that they could back was one year. You have to upgrade to that data package that would include that.

Mr. Brown: That's in a different cloud.

Mr. LeBrun: It's called a commercial essentials package.

Ms. Hill: How much is that?

Mr. LeBrun: It says its included in the full price, but if you want to run additional reports, there's an hourly fee for them to do the report. I think it's a better approach, if we deactivated them ourselves. That's something we can do.

Mr. Mills: Sandy, to answer your question, if the transponder hasn't been used in 30 days, that would be a red flag to me.

Resident (Sandy Schoonmaker, Berwick Way): Well no, we have snow birds. We have people who take off on long cruises for a month.

Mr. Darby: I think we need to know more about what they can give us.

Mr. Mills: Yeah.

Mr. Darby: Rick, you may want to have it more frequently than one year.

Mr. Brown: Could be, I don't know.

Mr. Darby: You could bang it against the BCA list of residents, to see whether a name no longer exists. I mean there are all kinds of ways.

Mr. Brown: Let's see if we can get a list of what transponder corresponds with what address and then we can do a cross cut.

Resident (Maureen Ksiez, Balmoral Way): The next question that I would like to ask Sandy Schoonmaker, Fairway Management is sending you the information on household changes. Correct?

Mr. LeBrun: No, I have not received any.

Resident (Sandy Schoonmaker, Berwick Way): They were supposed to.

Mr. LeBrun: I can ask Paula, but I haven't received one.

Resident (Sandy Schoonmaker, Berwick Way): At one point in time, that was an agreement that was agreed upon, so that it would be handle appropriately.

Ms. Hill: I was at that meeting. Paula was supposed to be sending it.

Resident (Sandy Schoonmaker, Berwick Way): Somebody was.

Mr. LeBrun: Like I said, when we give out the transponders, our team is double checking that there are no two addresses or two different names at one address. We can take those off. I made a note to ask her.

Resident (Sandy Schoonmaker, Berwick Way): Yeah, you're supposed to get a list of the houses.

Mr. Brown: Rob, do you want to go over Guardian's proposal?

Mr. Szozda: Yeah. Sorry, I should have brought that up. A couple weeks ago, Mr. Alan Scheerer came out to show me some maintenance that we can do at the gate. We opened one to look in it and one of the batteries was completely corroded out. He's like, "*We got to get that fixed.*" So, just talking with him, I was like, "*Okay, do we need to do that?*" He said, "*No. We have to call Guardian to do it.*" So, I sent a request to Guardian that if they are going to check one battery, they should probably check all of the batteries. The same thing with the belts. They sent us a proposal for \$2,400, to change every belt and every battery and they're only going to charge us based on what they do. It seemed like a reasonable approach to me. Rick, what were your thoughts?

Mr. Brown: Well, I have no problem with them checking the belts and the batteries. The thing that bothered me, was the labor cost of \$1,560, which they don't indicate how long or anything. It's just a number.

Mr. Szozda: Okay.

Mr. Brown: So, it's basically almost 60% of the \$2,400.

Mr. Szozda: Again, that's what they do. They replace every battery.

Mr. Brown: But they have to open up every box to look at the battery. So, their labor cost, is probably about \$175, every time they open it up.

Mr. Szozda: Let me check on that. Let me see if there's a base charge to only replace one battery and one belt.

Mr. Brown: Yeah.

Mr. Szozda: Is it now \$500? I assume it's something like that.

Mr. Brown: How long does it take them to open up a box and inspect the belt and the battery? Knowing this company, about an hour and a half.

Mr. Szozda: If you're asking if they're probably ripping us off, the answer is probably yes.

Mr. Mills: I had mentioned at several other meetings, is there was anybody else that we could get that has ACT as their supplier, that's in competition with these people, that we can get another price from, whether it be from Vero Beach or from someplace like that? There's got to be a dealer from ACT somewhere else. There's got to be.

Mr. LeBrun: I checked around with some other communities and pretty much any vendor is going to charge you a travel fee for a first hour. That's pretty universal. The two that are local

here, I don't think you had a good experience with one. That was another company that you guys got rid of to get Guardian. Guardian may have all of the data. I think we talked about this two meetings ago. All of the data and all the packages is all stored with them. I know Rob has been trying to get Frank to do some low voltage type stuff, plugging in the LED, getting LED light strip. We are looking for other ways to not have to use Guardian for every single little repair or if they are coming on site, I know Rob is trying to have them to do several things while they are here, so there would only be one trip charge. Trying to get them to do that, seems to be the most efficient way to use them. There was one company that I think was referred to by a Board Member that was involved with another community around here. That was one that we had trouble with, getting them to return a phone call to ask about getting their business. They said that they didn't do major repairs and only did the minor stuff.

Mr. Brown: I think it's probably a good idea that somebody take a look at the batteries and the belts, since they operate the gates, especially if one's already corroded.

Mr. Mills: Do we not own that information, that data?

Mr. Pawelczyk: That's what the agreement says, but I don't know the answer to that question. I have to look at the agreement. The agreement would usually signify who the owner of the data is.

Mr. LeBrun: I'm sure if we have that data, it is just how far we want to go back. For example, with some security systems, you can get 10 days of video free but have to pay if you want 30 days. There is a similar scenario with the amount of data that they'll provide you before they charge you, depending on your package level. But I want to say, like Rob mentioned, I think with the commercial enterprise package, the yearly fee wasn't outrageous. It was a couple hundred dollars to have that enhanced level of data. It sounds like the Board wanted that.

Mr. Brown: We're paying so much a year for people that have the cards to enter the pool and the tennis courts. That's tied to the cloud. I remember that. Okay? So, the transponders are tied to the cloud. I don't know. Is it our data, or isn't it?

Mr. Mills: That's what I would like to know.

Mr. Brown: We need to find out.

Mr. Szozda: We'll do more research.

Mr. Brown: I think I'd go ahead with the belts. That would be my recommendation.

Mr. LeBrun: I think they'll give us what we asked for, but they had mentioned that there's a charge for them to do it.

Mr. Brown: There's always a charge from that company.

Mr. LeBrun: So, I think we get the data, but the question is whether or not we want to pay to pull whatever data we're asking of them.

Mr. Mills: The sad part of it is, we're locked into these people, from the way it sounds.

Mr. LeBrun: The systems are pretty entrenched with your transponders, cards, your readers, your cloud data. There's convenience to it, but like you said, there's also an ecosystem to unravel that. That would be a major change of all of your entrance systems. Now we had mentioned the last time we talked to them, that we were unhappy and we spoke to the Vice President. He was pretty accommodating. I can reach out to him again, since it's been a year or so and we're starting to see some of the same kind of issues.

Mr. Mills: His name is Michael. Right?

Mr. LeBrun: I have to go back and check. It has been about a year since I talked to him.

Mr. Szozda: When I checked with Alan, he said that we only use Guardian. The three properties that I am involved with that have security gates all use Guardian. It seems like the problem seems heavier here than the other two places, but it's been pretty good here lately.

Mr. Mills: Is our community larger than the others?

Mr. Darby: We have the golf course.

Mr. Szozda: The other two both have golf courses.

Mr. LeBrun: Some of the components are older. We have a couple of operators replaced, one of which was hit by a driver. I know the right side going out, is still pretty slow. That one belt may be something that you need.

Mr. Brown: It's probably the battery.

Mr. LeBrun: Yeah. The batteries provide backup, if the power goes out.

Mr. Mills: Did you talk to them about why they didn't clean up at the back gate.

Mr. Szozda: I failed to do that, but I will in my next conversation with them.

Mr. Mills: Maybe we need to have a conversation with them again.

Mr. Szozda: Yeah, just to remind them that there's been some poor service.

Mr. Mills: It's terrible.

Mr. Szozda: Yeah.

Mr. Mills: When they're out here, why don't they check everything while they're here?

Mr. Szozda: Every time I ask for a service request, they keep resending me the PM program that's \$9,000 a year, that they want us to buy into. Just looking at it simplistically, every year, you should check the batteries, check the belts and then just probably deal with everything else as it is.

Mr. Brown: So, you and Alan actually took off the plate.

Mr. Szozda: We took off the box, looked inside of it and he showed me what they do.

Mr. Brown: When you did that, that's when you saw the battery that was corroded.

Mr. Szozda: Yeah.

Mr. Brown: Can you take off the covers of the other gates and see if they're the same way?

Mr. Szozda: We could. My suggestion, if you're going to pay the service fee, at least test the batteries. I've been here a year and we haven't tested them. I don't know how old they are.

Mr. Brown: If they didn't work, the gate wouldn't go up. Right?

Mr. Szozda: Not necessarily.

Mr. Mills: Only if the electric goes off.

Mr. Brown: Then what is the battery for?

Mr. Mills: If the electric is off.

Mr. Szozda: Emergency response, stuff like that, don't run if the power is not up. They will work for some duration after the power goes down.

Mr. LeBrun: If there's anything we can do, like put the gate back on, plug in the LED, we'll try to do as much as we can, but at some point, we have to call someone.

Mr. Brown: Okay, I surrender.

Mr. Szozda: Most recently when Alan came out, we pulled the wires out and put the LED light back to work. It's taped on the outside and it really needs to have crimp connectors to be shoved back in. It was in their proposal to do that. But, you know, we can band-aid it, until somebody shows back up.

Mr. Mills: What is your recommendation?

Mr. Szozda: One of the problems, is that the wires get ripped out of the light itself.

Mr. Brown: They probably haven't been looked at for years. So, I think it's a good idea that we take a look at it and replace any battery and belts that have to be replaced and don't replace those that don't have to be replaced.

Mr. Darby: Well, the quotation you got, Rick, probably should be a not to exceed amount.

Mr. Brown: Absolutely. I really would be interested when this is all said and done, if they don't replace all of the batteries and the belts, what their labor charge is.

Mr. Szozda: I'll figure that out on the front end, Rick. I like to learn stuff like this. I'll come out when they are here, oversee them, see what they do and if there are things that maybe we can do in the future.

Mr. Brown: That sounds fair.

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

Mr. Brown: No, I'm done.

Mr. Mills: Jan?

Mr. Hill: I'm done.

Mr. Darby: I'm good.

Mr. Mills: We've talked about things that I had, with the exception of in the minutes, it basically had a \$9,000 sidewalk invoice. Did we ever separate that out?

Mr. LeBrun: That was for the hurricane cleanup. That will be moved over. The only ones that will go in there, is Ken Horn's pressure washing of the sidewalk, which was in this month's Check Register. That would be in that sidewalk cleaning. So that would be moved over. If the Disaster Reserves Fund is still there, that could be something the hurricane cleanup items could be moved into. But yeah, that will be moved out of that category, before the end of the fiscal year.

Mr. Mills: Rob, did you give Josh a transponder?

Mr. Szozda: I did not.

Mr. Mills: Well, he's got one.

Mr. Szozda: I didn't give him one. I asked him if he had a transponder and he said, "No." I said I would talk to Mel, but I did not give him one.

Mr. Mills: Interesting. Because he came in the gate right behind me today.

Mr. Szozda: Well, let me put it this way, not that I remember. No, I didn't.

Mr. Mills: Okay.

Mr. Szozda: I would have had to issue him one.

Mr. LeBrun: I didn't give him one.

Mr. Szozda: We did talk about it and I said that I would talk to you.

Mr. Mills: I told him that we would not give him one, because only residents get transponders.

Mr. Darby: Was a resident behind him?

Mr. Mills: No.

Resident (Maureen Ksiez, Balmoral Way): Was he tailgating?

Mr. Mills: No, because the arm would have come down.

Mr. Brown: Sometimes it comes down and sometimes it doesn't. It's probably because of the battery or the belt.

Mr. Mills: We'll take it out of the cloud. Alright. Is there anything else to be brought before the Board? Hearing none, I appreciate everyone for coming.

ELEVENTH ORDER OF BUSINESS

Adjournment

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

SECTION VII

SECTION A

Baytree
Community Development District

Proposed Budget
FY 2026



Table of Contents

General Fund	Page 1-2
Narratives	Page 3-7
Capital Projects Fund	Page 8-9
Pavement Management Fund	Page 10
Community Beautification Fund	Page 11
O&M Assessment Rate Sheet	Page 12
IOB Roadway Maintenance Cost Share Schedule	Page 13

Baytree
Community Development District
Proposed Budget FY 2026
General Fund

Description	Adopted Budget FY2025	Actuals Thru 02/28/25	Projected Next 7 Months	Projected Thru 09/30/25	Proposed Budget FY 2026
REVENUES:					
Maintenance Assessments	\$ 1,132,331	\$ 1,058,984	\$ 73,347	\$ 1,132,331	\$ 1,177,625
IOB Cost Share Agreement	55,046	13,762	41,285	55,046	58,357
Miscellaneous Income	9,250	3,811	5,439	9,250	9,250
Interest	4,811	5,041	2,000	7,041	5,000
Carry Forward Surplus	-	-	-	-	79,576
TOTAL REVENUES	\$ 1,201,438	\$ 1,081,597	\$ 122,071	\$ 1,203,668	\$ 1,329,808

EXPENDITURES:

Administrative

Supervisor Fees	\$ 12,000	\$ 4,000	\$ 6,000	\$ 10,000	\$ 12,000
FICA Expense	918	306	459	765	918
Engineering	37,853	3,460	26,540	30,000	30,000
Attorney Fees	24,000	9,598	14,403	24,000	24,000
Annual Audit	3,350	-	3,350	3,350	3,500
Assessment Administration	8,269	8,269	-	8,269	8,269
Management Fees	48,813	20,339	28,475	48,813	51,742
Property Appraiser	250	281	-	281	350
Information Technology	1,985	827	1,157	1,985	2,104
Website Maintenance	1,322	551	771	1,322	1,401
Telephone	250	-	250	250	250
Postage	3,000	259	2,741	3,000	3,000
Insurance General Liability	36,127	33,532	1,162	34,694	39,740
Tax Collector Fee	22,647	21,148	1,499	22,647	23,552
Printing & Binding	1,500	152	1,348	1,500	1,500
Legal Advertising	5,000	599	3,401	4,000	4,000
Other Current Charges	2,000	750	1,250	2,000	2,000
Office Supplies	250	205	45	250	250
Property Taxes	350	440	-	440	450
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	\$ 210,057	\$ 104,890	\$ 92,850	\$ 197,740	\$ 209,201

Baytree
Community Development District
Proposed Budget FY 2026
General Fund

Description	Adopted Budget FY2025	Actuals Thru 02/28/25	Projected Next 7 Months	Projected Thru 09/30/25	Proposed Budget FY 2026
<i>Operations & Maintenance</i>					
<u>Field Expenditures</u>					
Security Contract	\$ 231,474	\$ 94,145	\$ 137,329	\$ 231,474	\$ 235,374
Gate Maintenance	25,320	12,123	13,197	25,320	25,320
Security Gatehouse Maintenance	14,000	180	4,820	5,000	5,000
Telephone/Internet - Gatehouse/Pool	8,040	3,519	4,928	8,447	9,000
Transponders	5,000	650	4,350	5,000	5,000
Field Management Fees	34,202	14,251	19,951	34,202	36,254
Electric	74,912	23,292	41,708	65,000	68,250
Water & Sewer	16,500	7,560	10,440	18,000	19,425
Gas	9,350	8,474	876	9,350	9,350
Trash Removal	663	271	377	648	680
Maintenance - Lakes	47,220	13,845	33,375	47,220	47,220
Maintenance - Landscape Contract	138,914	56,195	82,607	138,802	141,612
Maintenance - Additional Landscape	31,079	9,755	21,324	31,079	25,000
Pool Painting	-	-	-	-	6,000
Maintenance - Pool	37,401	8,090	26,910	35,000	37,400
Maintenance - Irrigation	17,000	10,378	6,622	17,000	17,000
Maintenance - Lighting	18,000	14,501	3,499	18,000	18,000
Maintenance - Monuments	4,000	-	4,000	4,000	4,000
Maintenance - Fountain	1,180	345	835	1,180	1,200
Maintenance - Other Field (R&M General)	5,928	13,542	14,458	28,000	30,000
Maintenance - Recreation	2,500	970	1,530	2,500	2,500
Holiday Landscape Lighting	16,000	14,392	1,608	16,000	16,000
Operating Supplies	750	153	597	750	750
Sidewalk/Curb Cleaning	12,000	3,225	4,775	8,000	12,000
Miscellaneous	2,444	-	-	-	2,500
TOTAL FIELD EXPENDITURES	\$ 753,877	\$ 309,855	\$ 440,117	\$ 749,972	\$ 774,835
TOTAL EXPENDITURES	\$ 963,934	\$ 414,746	\$ 532,966	\$ 947,712	\$ 984,036
<u>Other Sources/(Uses)</u>					
<i>Transfer Out:</i>					
Capital Projects- Paving - Baytree	\$ (58,144)	\$ -	\$ (103,409)	\$ (103,409)	\$ (83,907)
Capital Projects - Paving - IOB Funds	(19,002)	-	(19,002)	(19,002)	(19,000)
Capital Projects - Reserves	(65,093)	-	(3,969)	(3,969)	(147,600)
Community Beautification Fund	(45,265)	-	-	-	(45,265)
First Quarter Operating	(50,000)	-	(50,000)	(50,000)	(50,000)
TOTAL OTHER SOURCES/(USES)	\$ (237,504)	\$ -	\$ (176,380)	\$ (176,380)	\$ (345,772)
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 666,851	\$ (587,276)	\$ 79,576	\$ -

Baytree
Community Development District
Budget Narrative
Proposed Budget FY 2026

REVENUES

Maintenance Assessments

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during 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.

Interest

The District earns interest on the monthly average collected balance for each of their operating accounts.

Expenditures - Administrative

Supervisors Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend.

FICA Taxes

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

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.

Attorney

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.

Annual Audit

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement plus anticipated increase.

Assessment Roll Administration

Expenditures with Governmental Management Services related to administration of the District's Assessment Roll.

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.

Property Appraiser

Represents the Brevard County Property Appraiser fee to cover the cost of processing and distributing of non-ad valorem assessment information.

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.

Baytree
Community Development District
Budget Narrative
Proposed Budget FY 2026

Expenditures - Administrative (continued)

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.

Communication - Telephone

Internet and Wi-Fi service for Office.

Postage and Delivery

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Insurance General Liability

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

Tax Collector Fee

Represents charges from Brevard County Tax Collector's office for administration of the tax collection process.

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

Other Current Charges

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Property Taxes

Represents the estimated non-ad valorem assessment from Brevard County that will be charged to the District.

Due, Licenses & Subscriptions

The District is required to pay an annual fee to Florida Department of Commerce 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: COST OF \$26.65 PER HOUR FOR 359 DAYS	\$229,616
OT/HOLIDAY HOURS: COST OF \$39.98 PER HOUR FOR 6 DAYS	\$5,757
CONTINGENCY	\$0
Total	\$235,374

Gate Maintenance

Represents expenditures for maintenance and repairs for the automated gate entrance systems. The District currently has a contract with Access Control Technologies.

Security Gatehouse Maintenance

Represents maintenance contract for gatehouse, and any other maintenance cost the District may incur at the security gate house, i.e. plumbing, pest control, etc.

Baytree
Community Development District
Budget Narrative
Proposed Budget FY 2026

Operation and Maintenance: (continued)

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

DESCRIPTION	MONTHLY	ANNUAL AMOUNT
201 BAYTREE DR FRONT GATE	\$310	\$3,719
630 BAYTREE DR BACK GATE	\$189	\$2,267
8207 NATIONAL DR POOL AREA	\$205	\$2,460
CONTINGENCY		\$0
Total		\$8,446

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

DESCRIPTION	MONTHLY	ANNUAL AMOUNT
FIELD MANAGEMENT FEES (GMS)	\$2,850	\$34,202

Electric

Represents costs for electric for projects such as streetlights, signs, electric for well pumps, guardhouse, entrance features,

DESCRIPTION	LOCATION	MONTHLY	ANNUAL AMOUNT
00533-81406	8002 Bradwick Way # Wall	\$29	\$350
02781-39043	8207 National Dr # Pool Hse	\$27	\$324
04080-73153	609 Baytree Dr # Wall	\$32	\$389
04396-25492	8205 National Dr # Courts	\$70	\$838
09459-03086	8147 Old Tramway Dr # Entrance	\$43	\$516
11105-10375	7948 Daventry Dr # Wall	\$28	\$341
14771-79517	345 Baytree Dr # Pump	\$141	\$1,694
15604-14425	8005 Kingswood Way # Fountain	\$681	\$8,167
36008-52200	602 Baytree Dr # Sign	\$30	\$355
46619-40025	8253 Old Tramway Dr # Ent Sign	\$34	\$407
47131-19107	1409 SouthPointe Ct# Ent Sign	\$29	\$347
67950-66148	7951 Daventry Dr # Pump Street	\$156	\$1,878
72491-60156	7942 Kingswood Way #Lights	\$34	\$410
73679-10572	201 Baytree Dr # Grd Hse	\$181	\$2,172
83711-46575	8005 Kingswood Way # Street Lights	\$3,126	\$37,512
86596-45173	8005 Kingswood Way # Pump	\$304	\$3,650
88573-27285	687 Deerhurst Dr # Pump	\$108	\$1,296
91260-64568	8128 Old Tramway Dr # Sign	\$27	\$324
99142-26460	8005 Kingswood Way# Gate	\$30	\$359
CONTINGENCY			\$13,572
			\$74,900

Baytree
Community Development District
Budget Narrative
Proposed Budget FY 2026

Operation and Maintenance: (continued)

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	LOCATION	ANNUAL AMOUNT
121573-112400	201 BAYTREE DR #GUARDHOUSE	\$16,500
167895-118058	8207 NATIONAL DR #POOL	\$0
		\$16,500

Gas

Represents cost of gas required for heating the community pool. Florida City Gas provides this utility service.

DESCRIPTION	LOCATION	MONTHLY	ANNUAL AMOUNT
2932702542	8205 NATIONAL DR POOL HEATER	\$554	\$6,648
	CONTINGENCY		\$2,702
			\$9,350

Trash Removal

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

DESCRIPTION	MONTHLY	ANNUAL AMOUNT
96 GALLON TRASH TOTER	\$55	\$663

Maintenance - Lakes

The District currently has a contract with ECOR to maintain its 66.46 acres of lakes. Additional funds are allocated for the

DESCRIPTION	MONTHLY	ANNUAL AMOUNT
LAKE MAINTENANCE	\$3,292	\$39,501
NATURAL AREAS MANAGEMENT: CONTRACT COST OF 880 BI-MONTYHLY		\$5,922
PEST CONTROL		\$0
CONTINGENCY		\$1,797
	Total	\$47,220

Maintenance - Landscape Contract

The District currently has a contract with US Lawns to maintain its 352,000 Square Feet of Landscaping.

DESCRIPTION	MONTHLY	ANNUAL AMOUNT
LANDSCAPE MAINTENANCE	\$11,576	\$138,914

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
Budget Narrative
Proposed Budget FY 2026

Operation and Maintenance: (continued)

Maintenance - Pool

The District has constructed a community swimming pool, which requires maintenance service multiple times per week.

DESCRIPTION	VENDOR	MONTHLY	ANNUAL AMOUNT
POOL MAINTENANCE	BEACH POOLS		
SETEMBER THRU MAY - 3 DAYS/WEEK		\$945	\$8,505
JUNE THRU AUGUST - 5 DAYS/WEEK		\$1,155	\$3,465
CONTINGENCY - POOL REPAIRS			\$10,000
JANITORIAL SERVICES	COVERALL OF ORLANDO	\$661	\$5,431
SUPPLIES & SPECIAL CLEANING			\$10,000
		Total	\$37,401

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 and \$40 per month.

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.

Other Financing Uses

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 - Paving - IOB Funds

Represents estimated expenditures from IOB shared costs.

Transfer Out - Capital Projects - Reserves

Renewal and replacement costs such as replacement cost of the sidewalks, drainage repair, playground equipment, etc. See

Transfer Out - Community Beautification Fund

Represents the assessments dedicated to the Community Beautification Fund.

Transfer Out - Rebalance First Quarter Operating

Reproresents 1st quarter operating reserve

Baytree
Community Development District
Proposed Budget FY 2026
Capital Reserves

Description	Adopted Budget FY2025	Actuals Thru 02/28/25	Projected Next 7 Months	Projected Thru 09/30/25	Proposed Budget FY 2026
REVENUES:					
Interest Income	\$ -	\$ 644	\$ 1,287	\$ 1,931	\$ 1,500
Carry Forward Surplus	25,164	57,700	-	57,700	-
TOTAL REVENUES	\$ 25,164	\$ 58,344	\$ 1,287	\$ 59,631	\$ 1,500
Expenditures:					
Lake Bank Restoration/Evaluation	\$ 30,000	\$ -	\$ 30,000	\$ 30,000	\$ 30,000
Sidewalk/Gutter Repair	14,500	-	14,500	14,500	14,000
Drainage Maintenance	10,000	-	10,000	10,000	10,000
Tennis Court Lights	2,000	-	2,000	2,000	-
Electrical Infrastructure	-	-	-	-	20,000
Tennis Court Resurface	-	-	-	-	18,000
Pool Resurface	-	-	-	-	50,000
Disaster/Emergency Reserve	6,500	-	6,500	6,500	6,500
Bank Fees	600	-	600	600	600
TOTAL EXPENDITURES	\$ 63,600	\$ -	\$ 63,600	\$ 63,600	\$ 149,100
<u>Other Financing (Uses)/Sources</u>					
Transfer In	\$ 65,093	\$ -	\$ 3,969	\$ 3,969	\$ 147,600
TOTAL OTHER SOURCES/(USES)	\$ 65,093	\$ -	\$ 3,969	\$ 3,969	\$ 147,600
EXCESS REVENUES (EXPENDITURES)	\$ 26,657	\$ 58,344	\$ (58,343)	\$ -	\$ -

Baytree
Community Development District
Capital Improvement Program

Project Description	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Lake Bank Restoration	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000
Sidewalk/Gutter Repair	14,500	14,000	14,000	14,000	14,000	14,000
Drainage Maintenance	10,000	10,000	10,000	10,000	10,000	10,000
Tennis Court Lights	-	-	-	2,000	-	-
Electrical Infrastructure	-	20,000	-	-	-	-
Tennis Court Resurface	-	18,000	-	-	-	-
Paint Guardhouses	-	-	-	5,000	-	-
Pool Resurface	-	50,000	-	-	-	-
Pool Furniture	-	-	4,000	-	-	-
Disaster/Emergency Reserve	6,500	6,500	6,500	6,500	6,500	6,500
Bank Fees	600	600	600	600	600	600
Total	\$ 61,600	\$ 149,100	\$ 65,100	\$ 68,100	\$ 61,100	\$ 61,100

Baytree
Community Development District
Proposed Budget FY 2026
Pavement Management

Description	Adopted Budget FY2025	Actuals Thru 02/28/25	Projected Next 7 Months	Projected Thru 09/30/25	Proposed Budget FY 2026
REVENUES:					
Interest Income	\$ 2,000	\$ 3,848	\$ 7,697	\$ 11,545	\$ 2,000
Carry Forward Surplus	355,731	289,738	-	289,738	423,094
TOTAL REVENUES	\$ 357,731	\$ 293,586	\$ 7,697	\$ 301,283	\$425,094
EXPENDITURES:					
Bank Fees	\$ 600	\$ -	\$ 600	\$ 600	\$ 600
Sidewalk Repairs	-	-	-	-	-
Roadway Paving	-	-	-	-	-
TOTAL EXPENDITURES	\$ 600	\$ -	\$ 600	\$ 600	\$600
Other Sources/(Uses)					
Transfer In - Baytree	\$ 58,144	\$ -	\$ 103,409	\$ 103,409	\$ 83,907
Transfer In - IOB	19,002	-	19,002	19,002	19,000
TOTAL OTHER SOURCES/(USES)	\$ 77,146	\$ -	\$ 122,411	\$ 122,411	\$ 102,907
EXCESS REVENUES (EXPENDITURES)	\$ 434,277	\$ 293,586	\$ 129,508	\$ 423,094	\$ 527,401

CARRY FORWARD SPLIT

BAYTREE
IOB

FY 2025	FY 2026
\$281,368	\$366,675
\$141,726	\$160,726
\$423,094	\$527,401

Baytree
Community Development District
Proposed Budget FY 2026
Community Beautification

Description	Adopted Budget FY2025	Actuals Thru 02/28/25	Projected Next 7 Months	Projected Thru 09/30/25	Proposed Budget FY 2026
<u>REVENUES:</u>					
Interest	\$ -	\$ 514	\$ 1,028	\$ 1,542	\$ -
Carry Forward Surplus	31,455	44,152	-	44,152	-
TOTAL REVENUES	\$ 31,455	\$ 44,666	\$ 1,028	\$ 45,694	\$ -
<u>EXPENDITURES:</u>					
Bank Fees	\$ 400	\$ -	\$ -	\$ -	\$ -
Beautification Projects	-	30,000	15,694	45,694	45,265
TOTAL EXPENDITURES	\$ 400	\$ 30,000	\$ 15,694	\$ 45,694	\$ 45,265
<u>Other Sources/(Uses)</u>					
Transfer In - Baytree	\$ 45,265	\$ -	\$ -	\$ -	\$ 45,265
TOTAL OTHER SOURCES/(USES)	\$ 45,265	\$ -	\$ -	\$ -	\$ 45,265
EXCESS REVENUES (EXPENDITURES)	\$ 76,320	\$ 14,666	\$ (14,666)	\$ -	\$ -

Baytree
Community Development District
Non-Ad Valorem Assessments Comparison
2025-2026

Neighborhood	O&M Units	Bonds Units 2020	Annual Maintenance Assessments		
			FY 2026	FY2025	Increase/ (decrease)
Phase 1	304	0	\$2,600.00	\$2,500.00	\$100.00
Phase 2	157		\$2,600.00	\$2,500.00	\$100.00
Total	461	0			

Baytree
Community Development District
IOB Roadway Maintenance Cost Share Schedule

Proposed Budget FY 2026

Security	\$235,374
Maintenance - Gate/Gatehouse	\$30,320
Telephone - Gatehouse	\$9,000
Utilities ¹	\$6,293
Maintenance - Lighting	18,000
Capital Reserve - Paving Management ²	\$25,346
Total	324,333

Less: Golf Course Contribution (2.25%) (\$7,297)

Total to be assessed To Baytree CDD & Isles of Baytree HOA \$317,035

Total Number of Lots	
Baytree Phase I	304
Baytree Phase II	157
Isles of Baytree	104
	565

Total Per Lot Assessment \$561
Total Expenses divided by Total Units

Adopted Amount for Isles of Baytree HOA for FY26 \$58,357

Notes

Total Utilities	
201 Baytree Drive Guardhouse	\$3,710
201 Baytree Drive Guardhouse - Water	\$780
8005 Kingswood Way - Street Lights	\$1,803
	\$6,293

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 FY26 Paving Management \$102,907
IOB Shared Cost \$25,346

SECTION B

BAYTREE COMMUNITY DEVELOPMENT DISTRICT

FINANCIAL STATEMENTS

September 30, 2024

BAYTREE COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
September 30, 2024

CONTENTS

	<u>PAGE</u>
Independent Auditors' Report.....	1-3
Management's Discussion and Analysis	4-7
Government-wide Financial Statements:	
Statement of Net Position	8
Statement of Activities.....	9
Fund Financial Statements:	
Balance Sheet – Governmental Funds	10
Reconciliation of Total Governmental Fund Balances to Net Position of Governmental Activities	11
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	12
Reconciliation of the Statement of Revenues, Expenditures And Changes in Fund Balances of Governmental Funds to the Statement of Activities	13
Notes to the Financial Statements.....	14-23
Required Supplementary Information	
Statement of Revenues and Expenditures – Budget and Actual – General Fund	24
Notes to Required Supplementary Information	25
Independent Auditor's Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with <i>Government Auditing Standards</i>	26-27
Independent Auditor's Report on Compliance with the Requirements of Section 218.415, Florida Statutes, Required by Rule 10.556 (10) of the Auditor General of the State of Florida	28
Auditor's Management Letter Required by Chapter 10.550, <i>Florida Statutes</i>	29-31

INDEPENDENT AUDITORS' REPORT

To the Board of Supervisors
Baytree Community Development District
Brevard County, Florida

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Baytree Community Development District, Brevard County, Florida ("District") as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2024, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions.

Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated March 28, 2025, on our consideration of the Baytree Community Development District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, rules, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the District's internal control over financial reporting and compliance.

Report on Other Legal and Regulatory Requirements

We have also issued our report dated March 28, 2025 on our consideration of the District's compliance with requirements of Section 218.415, Florida Statutes, as required by Rule 10.556(10) of the Auditor General of the State of Florida. The purpose of that report is to provide an opinion based on our examination conducted in accordance with attestation Standards established by the American Institute of Certified Public Accountants.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
March 28, 2025

BAYTREE COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2024

Our discussion and analysis of Baytree Community Development District, Brevard County, Florida ("District") financial performance provides an overview of the District's financial activities for the fiscal year ended September 30, 2024. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$6,315,027.
- The change in the District's total net position in comparison with the prior fiscal year was (\$104,024), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2024, the District's governmental funds reported combined ending fund balances of \$495,102. A portion of fund balance is assigned to operating reserves and future capital repairs and replacement, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

BAYTREE COMMUNITY DEVELOPMENT DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
September 30, 2024

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance and operations.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions.

Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains two individual governmental funds. Information is presented in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund and capital projects fund. Both funds are major funds. The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

BAYTREE COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2024

GOVERNMENT WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year. A portion of the District's net position reflects its investment in capital assets (e.g. land, land improvements and infrastructure). These assets are used to provide services to residents; consequently, these assets are not available for future spending. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

Key components of net position were as follows:

Statement of Net Position

	2024	2023
Current assets	\$ 550,887	\$ 549,800
Capital assets	5,819,925	5,899,121
Total assets	6,370,812	6,448,921
Current liabilities	55,785	29,870
Total liabilities	55,785	29,870
Net position		
Net investment in capital assets	5,819,925	5,899,121
Restricted for capital projects	391,590	-
Unrestricted	103,512	519,930
Total net position	\$ 6,315,027	\$ 6,419,051

The District's net position increased during the most recent fiscal year. The majority of the change represents the degree to which program revenues exceeded ongoing cost of operations.

Key elements of the District's change in net position are reflected in the following table:

Change in Net Position

	2024	2023
Program revenues	\$ 1,000,901	\$ 1,000,648
General revenues	58,643	56,417
Total revenues	1,059,544	1,057,065
Expenses		
General government	179,297	168,977
Physical environment	984,271	1,070,978
Total expenses	1,163,568	1,239,955
Change in net position	(104,024)	(182,890)
Net position - beginning of year	6,419,051	6,601,941
Net position - end of year	\$ 6,315,027	\$ 6,419,051

BAYTREE COMMUNITY DEVELOPMENT DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
September 30, 2024

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2024 was \$1,163,568, which primarily consisted of general maintenance, depreciation and interest of long-term debt. The costs of the District's activities were funded by special assessments and developer contributions.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

The variance between budgeted and actual general fund revenues is not considered significant. The actual general fund expenditures for the current fiscal year were lower than the original budgeted amounts due primarily to anticipated costs which were not incurred in the current fiscal year.

CAPITAL ASSETS

Capital Assets

At September 30, 2024, the District had \$5,819,925 invested in capital assets. More detailed information about the District's capital assets is presented in the notes of the financial statements.

ECONOMIC FACTORS, NEXT YEAR'S BUDGET AND OTHER INFORMATION

For the fiscal year 2025, the District anticipates that the cost of general operations will remain fairly constant. In connection with the District's future infrastructure maintenance and replacement plan, the District Board has included in the budget, an estimate of those anticipated future costs and has assigned a portion of current available resources for that purpose.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact Baytree Community Development District's Finance Department at 219 East Livingston Street, Orlando, Florida 32801.

BAYTREE COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF NET POSITION
September 30, 2024

	GOVERNMENTAL ACTIVITIES
ASSETS	
Cash and cash equivalents	\$ 45,175
Investments	1,119
Prepaid items	33,532
Restricted assets:	
Investments	459,182
Capital assets:	
Non-depreciable	5,466,583
Depreciable	353,342
TOTAL ASSETS	\$ 6,370,812
LIABILITIES	
Accounts payable and accrued expenses	\$ 55,785
TOTAL LIABILITIES	55,785
NET POSITION	
Net investment in capital assets	5,819,925
Restricted for:	
Capital projects	391,590
Unrestricted	103,512
TOTAL NET POSITION	\$ 6,315,027

The accompanying notes are an integral part of this financial statement

BAYTREE COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF ACTIVITIES
Year Ended September 30, 2024

Functions/Programs	Expenses	Program Revenues		Net (Expense) Revenues and Changes in Net Position
		Charges for Services	Operating Contributions	Governmental Activities
Governmental activities				
General government	\$ 179,297	\$ 179,297	\$ -	\$ -
Physical environment	984,271	821,604	-	(162,667)
Total governmental activities	\$ 1,163,568	\$ 1,000,901	\$ -	(162,667)
General revenues:				
Investment earnings				2,256
Miscellaneous income				56,387
Total general revenues				58,643
Change in net position				(104,024)
Net position - October 1, 2023				6,419,051
Net position - September 30, 2024				\$ 6,315,027

The accompanying notes are an integral part of this financial statement

BAYTREE COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET – GOVERNMENTAL FUNDS
September 30, 2024

	MAJOR FUNDS		TOTAL GOVERNMENTAL FUNDS
	GENERAL	CAPITAL PROJECTS	
<u>ASSETS</u>			
Cash and cash equivalents	\$ 45,175	\$ -	\$ 45,175
Investments	1,119	-	1,119
Due from other funds	67,592	-	67,592
Due from other	11,879	-	11,879
Prepaid items	33,532	-	33,532
Restricted Assets:			
Investments	-	459,182	459,182
TOTAL ASSETS	\$ 159,297	\$ 459,182	\$ 618,479
<u>LIABILITIES AND FUND BALANCES</u>			
LIABILITIES			
Accounts payable and accrued expenses	\$ 55,785	\$ -	\$ 55,785
Due to other funds	-	67,592	67,592
TOTAL LIABILITIES	55,785	67,592	123,377
FUND BALANCES			
Nonspendable:			
Prepaid items	33,532	-	33,532
Restricted for:			
Capital projects	-	391,590	391,590
Unassigned	69,980	-	69,980
TOTAL FUND BALANCES	103,512	391,590	495,102
TOTAL LIABILITIES AND FUND BALANCES	\$ 159,297	\$ 459,182	\$ 618,479

The accompanying notes are an integral part of this financial statement

BAYTREE COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2024

Total Governmental Fund Balances in the Balance Sheet	\$ 495,102
Amount reported for governmental activities in the Statement of Net Assets are different because:	
Capital asset used in governmental activities are not financial resources and therefore are not reported in the governmental funds:	
Governmental capital assets	7,838,725
Less accumulated depreciation	(2,018,800)
Net Position of Governmental Activities	<u>\$ 6,315,027</u>

The accompanying notes are an integral part of this financial statement

BAYTREE COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
Year Ended September 30, 2024

	MAJOR FUNDS		TOTAL GOVERNMENTAL FUNDS
	GENERAL	CAPITAL PROJECTS	
REVENUES			
Special assessments	\$ 1,000,901	\$ -	\$ 1,000,901
Miscellaneous revenue	56,387	-	56,387
Investment earnings	304	1,952	2,256
TOTAL REVENUES	<u>1,057,592</u>	<u>1,952</u>	<u>1,059,544</u>
EXPENDITURES			
General government	178,283	1,014	179,297
Physical environment	737,670	167,405	905,075
TOTAL EXPENDITURES	<u>915,953</u>	<u>168,419</u>	<u>1,084,372</u>
EXCESS REVENUES OVER (UNDER) EXPENDITURES	<u>141,639</u>	<u>(166,467)</u>	<u>(24,828)</u>
OTHER SOURCES (USES)			
Transfers in (out)	<u>(143,593)</u>	<u>143,593</u>	<u>-</u>
TOTAL OTHER SOURCES (USES)	<u>(143,593)</u>	<u>143,593</u>	<u>-</u>
EXCESS REVENUES OVER (UNDER) EXPENDITURES AND OTHER SOURCES (USES)	<u>(1,954)</u>	<u>(22,874)</u>	<u>(24,828)</u>
FUND BALANCE			
Beginning of year	<u>105,466</u>	<u>414,464</u>	<u>519,930</u>
End of year	<u>\$ 103,512</u>	<u>\$ 391,590</u>	<u>\$ 495,102</u>

The accompanying notes are an integral part of this financial statement

BAYTREE COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
Year Ended September 30, 2024

Net Change in Fund Balances - Total Governmental Funds	\$ (24,828)
Amount reported for governmental activities in the Statement of Activities are different because:	
Certain items reported in the Statement of Activities do not require the use of current financial resources and therefore are not reported expenditures in the governmental funds:	
Current year provision for depreciation	<u>(79,196)</u>
Change in Net Position of Governmental Activities	<u>\$ (104,024)</u>

The accompanying notes are an integral part of this financial statement

BAYTREE COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A- NATURE OF ORGANIZATION AND REPORTING ENTITY

Baytree Community Development District ("District") was established on June 24, 1992 by the Board of County Commissioners of Brevard County, Florida Ordinance 92-11, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by registered voters of the District or, in the case of a vacancy, appointed by the Board to fill unexpired terms. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing Improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statement 14, and Statement 39, an amendment of GASB Statement 14. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements. The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

BAYTREE COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-Wide and Fund Financial Statements (continued)

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other Items not included among program revenues are reported instead as general revenues.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the economic financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefited lands within the District. Assessments are levied to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. The District's annual assessments for operations are billed and collected by the County Tax Collector. The amounts remitted to the District are net of applicable discounts or fees and include interest on monies held from the day of collection to the day of distribution.

BAYTREE COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Measurement Focus, Basis of Accounting and Financial Statement Presentation (continued)

Assessments (continued)

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the government.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Capital Projects Fund

The capital projects fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure with the District.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

BAYTREE COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit or money market funds which are insured.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

BAYTREE COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Capital Assets (continued)

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Infrastructure	30
Equipment	5 - 10

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Deferred Outflows/Inflows of Resources

The statement of net position reports, as applicable, a separate section for deferred outflows of resources. Deferred outflows of resources represent a consumption of net position that applies to future reporting period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until that time. For example, the District would record deferred outflows of resources related to debit amounts resulting from current and advance refundings resulting in the defeasance of debt (i.e. when there are differences between the reacquisition price and the net carrying amount of the old debt).

BAYTREE COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Deferred Outflows/Inflows of Resources (continued)

The statement of net position reports, as applicable, a separate section for deferred inflows of resources. Deferred inflows of resources represent an acquisition of net position that applies to future reporting period(s) and so will not be recognized as an inflow of resources (revenue) until that time. For example, when an asset is recorded in the governmental fund financial statements, but the revenue is not available, the District reports a deferred inflow of resources until such times as the revenue becomes available.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

Committed fund balance - Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance - Includes spendable fund balance amounts that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board can assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

BAYTREE COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE C - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE D – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances, including certificates of deposit, were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

BAYTREE COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE D – DEPOSITS AND INVESTMENTS (CONTINUED)

Investments

The District’s investments were held as follows at September 30, 2024:

<u>Investment</u>	<u>Fair Value</u>	<u>Credit Risk</u>	<u>Maturities</u>
Managed Money Market Fund	\$ 1,119	Not Available	Not Available
Certificate of Deposit	459,182	Not Available	Not Available
Total Investments	<u>\$ 460,301</u>		

Custodial credit risk - For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the District will not be able to recover the value of the investments or collateral securities that are in the possession of an outside party. The District has no formal policy for custodial risk. The investments listed in the schedule above are not evidenced by securities that exist in physical or book entry form.

Credit risk - For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk - The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk - The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

Fair Value Measurement - When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- Level 1: Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- Level 2: Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- Level 3: Investments whose inputs are unobservable.

BAYTREE COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE D – DEPOSITS AND INVESTMENTS (CONTINUED)

Investments (continued)

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. For external investment pools that qualify to be measured at amortized cost, the pool's participants should also measure their investments in that external investment pool at amortized cost for financial reporting purposes. Accordingly, the District's investments have been reported at amortized cost above.

NOTE E - CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2024 was as follows:

	Balance 10/01/2023	Increases	Decreases	Balance 09/30/2024
Governmental activities:				
Capital assets, not being depreciated:				
Land and land improvements	\$ 5,466,583	\$ -	\$ -	\$ 5,466,583
Total capital assets, not being depreciated	5,466,583	-	-	5,466,583
Capital assets, being depreciated				
Infrastructure	2,255,869	-	-	2,255,869
Equipment	116,273	-	-	116,273
Total capital assets, being depreciated	2,372,142	-	-	2,372,142
Less accumulated depreciation for:				
Infrastructure	1,845,246	75,196	-	1,920,442
Equipment	94,358	4,000	-	98,358
Total accumulated depreciation	1,939,604	79,196	-	2,018,800
Total capital assets, being depreciated - net	432,538	(79,196)	-	353,342
Governmental activities capital assets - net	\$ 5,899,121	\$ (79,196)	\$ -	\$ 5,819,925

Depreciation expense was charged to physical environment.

BAYTREE COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE F – INTERFUND ACTIVITY

Interfund transfers for the fiscal year ended September 30, 2024 were as follows:

Fund	Transfers in	Transfers out
General	\$ -	\$ 143,593
Capital Projects	143,593	-
Total	\$ 143,593	\$ 143,593

Transfers out of the general fund were to fund various maintenance projects in the current year.

NOTE G - MANAGEMENT COMPANY

The District has contracted with a management company to perform services which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE H - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; natural disasters; and environmental remediation. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. Settled claims from these risks have not exceeded commercial insurance coverage over the past three years.

NOTE I – HOMEOWNERS’ ASSOCIATION AGREEMENT

In a prior year, the District established a maintenance cost sharing agreement with the Isles of Baytree Homeowners’ Association (“Association”). During the fiscal year ended September 30, 2008, the agreement was amended to include certain road resurfacing, gate house and lighting costs and adjusted the number of lots used in calculating certain contribution amounts. Under the terms of the agreement, the District will be reimbursed for certain shared costs. The reimbursements are recorded as miscellaneous revenues by the District. Revenue for the fiscal year ended September 30, 2024 was \$46,532.

BAYTREE COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL – GENERAL FUND
Year Ended September 30, 2024

	ORIGINAL BUDGET	FINAL BUDGET	ACTUAL	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
REVENUES				
Special assessments	\$ 995,884	\$ 1,000,901	\$ 1,000,901	\$ -
Miscellaneous revenue	57,229	58,676	56,387	(2,289)
Investment earnings	2	306	304	(2)
TOTAL REVENUES	<u>1,053,115</u>	<u>1,059,883</u>	<u>1,057,592</u>	<u>(2,291)</u>
EXPENDITURES				
Current				
General government	206,307	217,872	178,283	39,589
Physical environment	718,235	798,160	737,670	60,490
TOTAL EXPENDITURES	<u>924,542</u>	<u>1,016,032</u>	<u>915,953</u>	<u>100,079</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	128,573	43,851	141,639	97,788
OTHER FINANCING SOURCES (USES)				
Carry forward balance	7,762	92,484	-	(92,484)
Transfer in - capital reserve	65,093	65,093	-	(65,093)
Transfer out - capital reserve	(195,173)	(195,173)	(143,593)	51,580
TOTAL OTHER FINANCING SOURCES (USES)	(122,318)	(37,596)	(143,593)	(105,997)
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES AND OTHER SOURCES	<u>\$ 6,255</u>	<u>\$ 6,255</u>	(1,954)	<u>\$ (8,209)</u>
FUND BALANCES				
Beginning of year			<u>105,466</u>	
End of year			<u>\$ 103,512</u>	

BAYTREE COMMUNITY DEVELOPMENT DISTRICT
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes, The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements, The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors, Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

The variance between budgeted and actual general fund revenues is not considered significant. The actual general fund expenditures for the current fiscal year were lower than the original budgeted amounts due primarily to anticipated costs which were not incurred in the current fiscal year.

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF
FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING
STANDARDS*

To the Board of Supervisors
Baytree Community Development District
Brevard County, Florida

We have audited in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to the financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Baytree Community Development District, as of September 30, 2024 and for the year ended, which collectively comprise the Baytree Community Development District's basic financial statements and have issued our report thereon dated March 28, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control over financial reporting.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

This report is intended solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.

Fort Pierce, Florida

March 28, 2025

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF
SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE
AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Supervisors
Baytree Community Development District
Brevard County, Florida

We have examined Baytree Community Development District, Brevard County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2024. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2024.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Baytree Community Development District, Brevard County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
March 28, 2025

Management Letter

To the Board of Supervisors
Baytree Community Development District
Brevard County, Florida

Report on the Financial Statements

We have audited the financial statements of Baytree Community Development District as of and for the fiscal year ended September 30, 2024, and have issued our report thereon dated March 28, 2025.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Accountant's Report on an examination conducted in accordance with *AICPA Professional Standards*, Section 601, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated March 28, 2025, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. There were no findings or recommendations made in the preceding annual audit report.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require that we apply appropriate procedures and report results of our determination as to whether or not Baytree Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and identification of the specific conditions met. In connection with our audit, we determined that Baytree Community Development District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the District. It is management's responsibility to monitor the District's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Property Assessed Clean Energy (PACE) Programs

As required by Section 10.554(1)(i)6.a., Rules of the Auditor General, the District did not authorize a PACE program pursuant to Section 163.081 or Section 163.082, Florida Statutes, did not operate within the District's geographical boundaries during the fiscal year under audit.

Specific Information

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Baytree Community Development District reported:

- a. The total number of district employees compensated in the last pay period of the District's fiscal year as N/A.
- b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the district's fiscal year as 17.
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as N/A.
- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as \$1,048,134.
- e. The District does not have any construction projects with a total cost of at least \$65,000 that are scheduled to begin on or after October 1 of the fiscal year being reported.
- f. The District did amend its final adopted budget under Section 189.016(6), Florida Statutes, as noted on page 24.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, the Baytree Community Development District reported:

- a. The rate or rates of non-ad valorem special assessments imposed by the District as \$2,200 per residential unit.
- b. The total amount of special assessments collected by or on behalf of the District as \$1,000,901.
- c. The total amount of outstanding bonds issued by the district as N/A.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires that we address noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not have any findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Chairman and Members of the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
March 28, 2025

SECTION IX

SECTION A

Baytree
COMMUNITY DEVELOPMENT DISTRICT

Summary of Check Register
Fiscal Year 2025

February 1, 2025 - February 28, 2025

<i>Fund</i>	<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
General Fund	February 2025	63 - 69	\$61,753.80
		ACH	\$9,833.83
Payroll	February 2025		
	Jerome S. Darby	50695	\$184.70
	Gilbert M Mills Jr.	50696	\$184.70
	Janice Hill	50697	\$184.70
	Richard C Bosseler	50698	\$184.70
	Richard L Brown	50699	\$184.70
			\$923.50
		TOTAL	\$72,511.13

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/07/25	00140	11/07/24	424293	202411	320	53800	49000		ANNUAL FIRE EXTIN.INSPEC.	*	85.00		
		11/07/24	424293	202411	320	53800	49000		FIRE EXTINGUISHER RECHRGE	*	65.00		
ATP FIRE												150.00	000063
2/07/25	00019	2/01/25	21019	202402	320	53800	46200		FEB 25 - POOL MAINTENANCE	*	900.00		
		2/01/25	21019	202402	320	53800	46900		FEB 25 - FOUNTAIN MAINT.	*	40.00		
BEACH POOL SERVICE												940.00	000064
2/07/25	00028	11/13/24	2617659-	202411	310	51300	49200		PROPERTY TAXES - FY2024	*	356.06		
		11/13/24	2617659-	202411	310	51300	49200		PROPERTY TAXES - FY2024	V	356.06-		
BREVARD COUNTY TAX COLLECTOR												.00	000065
2/07/25	00224	1/27/25	22435626	202412	310	51300	31100		ENGINEERING SVCS - DEC 24	*	1,100.00		
DEWBERRY ENGINEERS, INC												1,100.00	000066
2/07/25	00200	1/15/25	1806642	202501	320	53800	34500		SECURITY 01/09 - 01/15/25	*	4,432.80		
		1/22/25	1806654	202501	320	53800	34500		SECURITY 01/16 - 01/22/25	*	4,435.76		
		1/29/25	1806669	202501	320	53800	34500		SECURITY 01/23 - 01/29/25	*	4,437.24		
DSI SECURITY SERVICES												13,305.80	000067
2/07/25	00039	1/16/25	485959	202501	320	53800	47000		JAN25-NAT VEGETATION MGMT	*	1,020.00		
ECOR INDUSTRIES												1,020.00	000068
2/07/25	00252	12/12/24	34946	202412	320	53800	47400		WET CHECK ON 12/11/2024	*	735.00		
		12/23/24	34985	202412	300	13100	10400		BACK ENTRANCE LANDSCAPING	*	30,000.00		
		12/23/24	34985	202412	600	20700	10000		BACK ENTRANCE LANDSCAPING	*	30,000.00-		
		12/23/24	34985	202412	600	53800	47300		BACK ENTRANCE LANDSCAPING	*	30,000.00		
		1/09/25	35140	202412	320	53800	47400		WET CHECK ON 12/30/2024	*	974.50		
		1/10/25	35155	202501	320	53800	47400		WET CHECK ON 01/09/2025	*	999.50		

BAYT --BAYTREE-- SNEEROOA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/01/25	35240		202402 320-53800-47300		*	11,239.00	
		FEB 25	- LANDSCAPE MAINT.				
2/05/25	35397		202502 320-53800-49000		*	1,290.00	
		REP. FRNT ENT.	WIRE NUTS				
US LAWNS OF BREVARD							45,238.00 000069

TOTAL FOR BANK H						61,753.80	
TOTAL FOR REGISTER						61,753.80	

BAYT --BAYTREE-- SNEEROOA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/20/25	00005	2/06/25	112400DE	202412 320-53800-43100	DEC 24-W&S 201 BAYTREE DR	*	62.98		
		2/06/25	118058DE	202412 320-53800-43100	DEC 24-W&S 8207 NTN'L DR	*	1,931.48		
								1,994.46	000004

2/20/25	00009	1/13/25	1125236D	202412 320-53800-43200	DEC 24 = FL CITY GAS	*	2,265.26		
								2,265.26	000005

2/20/25	00253	1/22/25	12308970	202502 320-53800-41000	FEB25 SPEC-201 BAYTREE DR	*	309.94		
		1/29/25	11726770	202502 320-53800-41000	JAN25 SPEC-8207 NTN'L DR	*	188.95		
		2/07/25	12335290	202502 320-53800-41000	JAN25 SPEC-630 BAYTREE DR	*	204.97		
								703.86	000006

2/20/25	00225	1/28/25	0193805-	202502 320-53800-43300	FEB 25 - TRASH REMOVAL	*	54.16		
								54.16	000007

							TOTAL FOR BANK Y	5,017.74	
							TOTAL FOR REGISTER	5,017.74	

BAYT --BAYTREE-- SNEEROA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/25/25	00255	1/31/25 JAN-FPL JAN 25 - ELECTRICITY	202501 320-53800-43000	FPL - AUTOPAY	*	4,816.09	4,816.09 080016
TOTAL FOR BANK Z						4,816.09	
TOTAL FOR REGISTER						4,816.09	

SECTION B

Baytree
Community Development District

Unaudited Financial Reporting
February 28, 2025



Table of Contents

1	<hr/>	<u>Balance Sheet</u>
2-3	<hr/>	<u>General Fund</u>
4	<hr/>	<u>Capital Projects Reserve</u>
5	<hr/>	<u>Pavement Management Fund</u>
6	<hr/>	<u>Community Beautification Fund</u>
7-8	<hr/>	<u>Month to Month</u>
9	<hr/>	<u>Assessment Receipt Schedule</u>

Baytree
Community Development District
Combined Balance Sheet
February 28, 2025

	<i>General Fund</i>	<i>Capital Reserve Funds</i>	<i>Totals Governmental Funds</i>
Assets:			
<u>Cash:</u>			
Operating Fund	\$ 163,306	\$ -	\$ 163,306
Due from Other	-	58,718	58,718
Due from Beautification	30,000	-	30,000
Due from Pavement	67,592	-	67,592
<u>Investments:</u>			
Money Market Account - Surplus	623,138	-	623,138
US Bank Custody	1,141	-	1,141
Pavement Management	-	361,178	361,178
Community Beautification	-	44,666	44,666
Total Assets	\$ 885,176	\$ 464,562	\$ 1,349,738
Liabilities:			
Accounts Payable	\$ 56,097	\$ -	\$ 56,097
Due to Debt Service	58,718	-	58,718
Due to General Fund	-	97,592	97,592
Total Liabilities	\$ 114,815	\$ 97,592	\$ 212,406
Fund Balance:			
Capital Reserves	\$ -	\$ 58,718	\$ 58,718
Pavement Management	-	293,587	293,587
Community Beautification	-	14,666	14,666
Unassigned	770,361	-	770,361
Total Fund Balances	\$ 770,361	\$ 366,970	\$ 1,137,331
Total Liabilities & Fund Balance	\$ 885,176	\$ 464,562	\$ 1,349,738

Baytree
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
Revenues:				
Maintenance Assessments	\$ 1,132,331	\$ 1,058,984	\$ 1,058,984	\$ -
IOB Cost Share Agreement	55,046	13,762	13,762	-
Miscellaneous Income	9,250	3,854	3,811	(43)
Interest Income	4,811	2,004	5,041	3,036
Total Revenues	\$ 1,201,438	\$ 1,078,604	\$ 1,081,597	\$ 2,993

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 5,000	\$ 4,000	\$ 1,000
FICA Expense	918	383	306	77
Engineering	37,853	15,772	3,460	12,312
Attorney Fees	24,000	10,000	9,598	403
Annual Audit	3,350	-	-	-
Assessment Administration	8,269	8,269	8,269	(0)
Management Fees	48,813	20,339	20,339	0
Property Appraiser	250	250	281	(31)
Information Technology	1,985	827	827	(0)
Website Maintenance	1,322	551	551	(0)
Telephone	250	104	-	104
Postage	3,000	1,250	259	991
Insurance General Liability	36,127	36,127	33,532	2,595
Tax Collector Fee	22,647	21,148	21,148	-
Printing & Binding	1,500	625	152	473
Legal Advertising	5,000	2,083	599	1,485
Other Current Charges	2,000	833	750	83
Office Supplies	250	104	205	(101)
Property Taxes	350	350	440	(90)
Dues, Licenses & Subscriptions	175	175	175	-
Subtotal General & Administrative	\$ 210,057	\$ 124,189	\$ 104,890	\$ 19,298

Baytree

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
<u>Operations & Maintenance</u>				
Security Contract	\$ 231,474	\$ 96,448	\$ 94,145	\$ 2,303
Gate Maintenance	25,320	10,550	12,123	(1,573)
Security Gatehouse Maintenance	14,000	5,833	180	5,653
Telephone/Internet - Gatehouse/Pool	8,040	3,350	3,519	(169)
Transponders	5,000	2,083	650	1,433
Field Management Fees	34,202	14,251	14,251	(0)
Electric	74,912	31,213	23,292	7,922
Water & Sewer	16,500	6,875	7,560	(685)
Gas	9,350	3,896	8,474	(4,578)
Trash Removal	663	276	271	5
Maintenance - Lakes	47,220	19,675	13,845	5,830
Maintenance - Landscape Contract	138,914	57,881	56,195	1,686
Maintenance - Additional Landscape	31,079	12,950	9,755	3,195
Maintenance - Pool	37,401	15,584	8,090	7,494
Maintenance - Irrigation	17,000	7,083	10,378	(3,295)
Maintenance - Lighting	18,000	7,500	14,501	(7,001)
Maintenance - Monuments	4,000	1,667	-	1,667
Maintenance - Fountain	1,180	492	345	147
Maintenance - Other Field (R&M General)	5,928	5,928	13,542	(7,614)
Maintenance - Recreation	2,500	1,042	970	72
Holiday Lighting	16,000	16,000	14,392	1,608
Operating Supplies	750	313	153	160
Sidewalk/Curb Cleaning	12,000	5,000	3,225	1,775
Miscellaneous	2,444	1,018	-	1,018
Subtotal Operations & Maintenance	\$ 753,877	\$ 326,907	\$ 309,855	\$ 17,051
Total Expenditures	\$ 963,934	\$ 451,095	\$ 414,746	\$ 36,350
Excess (Deficiency) of Revenues over Expenditures	\$ 237,504	\$ 627,509	\$ 666,851	\$ 39,342
<u>Other Financing Sources/(Uses):</u>				
<u>Transfers</u>				
Capital Projects- Paving - Baytree	\$ (58,144)	\$ -	\$ -	\$ -
Capital Projects - Paving - IOB Funds	(19,002)	-	-	-
Capital Projects - Reserves	(65,093)	-	-	-
Community Beautification Fund	(45,265)	-	-	-
First Quarter Operating	(50,000)	-	-	-
Total Other Financing Sources/(Uses)	\$ (237,504)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -	\$ 627,509	\$ 666,851	\$ 39,342
Fund Balance - Beginning	\$ -		\$ 103,510	
Fund Balance - Ending	\$ -		\$ 770,361	

Baytree
Community Development District
Capital Projects Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
Revenues:				
Interest Income	\$ -	\$ -	\$ 1,018	\$ 1,018
Total Revenues	\$ -	\$ -	\$ 1,018	\$ 1,018
Expenditures:				
Lake Bank Restoration/Evaluation	\$ 30,000	\$ -	\$ -	\$ -
Sidewalk/Gutter Repair	14,500	-	-	-
Drainage Maintenance	10,000	-	-	-
Tennis Court Lights	2,000	-	-	-
Disaster/Emergency Reserve	6,500	-	-	-
Bank Fees	600	-	-	-
Total Expenditures	\$ 63,600	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (63,600)	\$ -	\$ 1,018	\$ 1,018
Other Financing Sources/(Uses):				
Transfer In - Baytree	\$ 65,093	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ 65,093	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 1,493	\$ -	\$ 1,018	
Fund Balance - Beginning	\$ 25,164		\$ 57,700	
Fund Balance - Ending	\$ 26,657		\$ 58,718	

Baytree
Community Development District
Pavement Management
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
Revenues				
Interest	\$ 2,000	\$ 833	\$ 3,848	\$ 3,015
Total Revenues	\$ 2,000	\$ 833	\$ 3,848	\$ 3,015
Expenditures:				
Capital Improvements	\$ -	\$ -	\$ -	\$ -
Bank Fees	600	250	-	250
Total Expenditures	\$ 600	\$ 250	\$ -	\$ 250
Excess (Deficiency) of Revenues over Expenditures	\$ 1,400	\$ 583	\$ 3,848	\$ 3,265
Other Financing Sources/(Uses)				
Transfer In - Baytree	\$ 58,144	\$ -	\$ -	\$ -
Transfer In - IOB	19,002	-	-	-
Total Other Financing Sources (Uses)	\$ 77,146	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 78,546	\$ 583	\$ 3,848	\$ 3,265
Fund Balance - Beginning	\$ 355,731		\$ 289,738	
Fund Balance - Ending	\$ 434,277		\$ 293,587	

Baytree
Community Development District
Community Beautification
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
Revenues				
Interest	\$ -	\$ -	\$ 514	\$ 514
Total Revenues	\$ -	\$ -	\$ 514	\$ 514
Expenditures:				
Beautification Projects	\$ -	\$ -	\$ 30,000	\$ (30,000)
Bank Fees	400	167	-	167
Total Expenditures	\$ 400	\$ 167	\$ 30,000	\$ (29,833)
Excess (Deficiency) of Revenues over Expenditures	\$ (400)	\$ (167)	\$ (29,486)	\$ (29,319)
Other Financing Sources/(Uses)				
Transfer In - Baytree	\$ 45,265	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 45,265	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 44,865	\$ (167)	\$ (29,486)	\$ (29,319)
Fund Balance - Beginning	\$ 31,455		\$ 44,152	
Fund Balance - Ending	\$ 76,320		\$ 14,666	

Baytree
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Maintenance Assessments	\$ -	\$ 288,472	\$ 741,362	\$ 19,350	\$ 9,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,058,984
IOB Cost Share Agreement	-	-	-	13,762	-	-	-	-	-	-	-	-	13,762
Miscellaneous Income	459	1,907	395	896	155	-	-	-	-	-	-	-	3,811
Interest Income	56	47	842	2,116	1,980	-	-	-	-	-	-	-	5,041
Total Revenues	\$ 515	\$ 290,426	\$ 742,599	\$ 36,123	\$ 11,935	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,081,597

Expenditures:

General & Administrative:

Supervisor Fees	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000
FICA Expense	-	77	77	77	77	-	-	-	-	-	-	-	306
Engineering	-	200	700	1,100	1,460	-	-	-	-	-	-	-	3,460
Assessment Administration	8,269	-	-	-	-	-	-	-	-	-	-	-	8,269
Attorney Fees	853	2,173	3,245	743	2,585	-	-	-	-	-	-	-	9,598
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	4,068	4,068	4,068	4,068	4,068	-	-	-	-	-	-	-	20,339
Information Technology	165	165	165	165	165	-	-	-	-	-	-	-	827
Website Maintenance	110	110	110	110	110	-	-	-	-	-	-	-	551
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage	2	1	197	-	59	-	-	-	-	-	-	-	259
Insurance General Liability	33,532	-	-	-	-	-	-	-	-	-	-	-	33,532
Tax Collector Fee	-	5,769	14,827	355	196	-	-	-	-	-	-	-	21,148
Printing & Binding	-	151	1	-	-	-	-	-	-	-	-	-	152
Legal Advertising	-	-	410	-	188	-	-	-	-	-	-	-	599
Other Current Charges	75	256	158	40	221	-	-	-	-	-	-	-	750
Office Supplies	0	25	13	155	13	-	-	-	-	-	-	-	205
Property Taxes	-	-	440	-	-	-	-	-	-	-	-	-	440
Property Appraiser	-	-	281	-	-	-	-	-	-	-	-	-	281
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 47,249	\$ 13,994	\$ 25,692	\$ 7,813	\$ 10,142	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 104,890

Baytree
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<i>Operations & Maintenance</i>													
Security Contract	\$ 16,537	\$ 18,183	\$ 23,950	\$ 17,741	\$ 17,734	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 94,145
Gate Maintenance	3,463	7,929	730	-	-	-	-	-	-	-	-	-	12,123
Security Gatehouse Maintenance	36	36	36	36	36	-	-	-	-	-	-	-	180
Telephone/Internet - Gatehouse/Pool	704	704	704	704	704	-	-	-	-	-	-	-	3,519
Transponders	650	-	-	-	-	-	-	-	-	-	-	-	650
Field Management Fees	2,850	2,850	2,850	2,850	2,850	-	-	-	-	-	-	-	14,251
Electric	4,696	4,512	4,618	4,816	4,650	-	-	-	-	-	-	-	23,292
Water & Sewer	1,363	1,203	1,994	1,500	1,500	-	-	-	-	-	-	-	7,560
Gas	319	1,189	2,265	3,200	1,500	-	-	-	-	-	-	-	8,474
Trash Removal	54	54	54	54	54	-	-	-	-	-	-	-	271
Maintenance - Lakes	3,485	4,895	3,395	2,070	-	-	-	-	-	-	-	-	13,845
Maintenance - Landscape Contract	11,239	11,239	11,239	11,239	11,239	-	-	-	-	-	-	-	56,195
Maintenance - Additional Landscape	9,255	-	500	-	-	-	-	-	-	-	-	-	9,755
Maintenance - Pool	2,521	1,681	2,056	1,401	431	-	-	-	-	-	-	-	8,090
Maintenance - Irrigation	2,352	3,718	3,310	1,000	-	-	-	-	-	-	-	-	10,378
Maintenance - Lighting	6,949	6,276	576	699	-	-	-	-	-	-	-	-	14,501
Maintenance - Monuments	-	-	-	-	-	-	-	-	-	-	-	-	-
Maintenance - Fountain	40	40	40	225	-	-	-	-	-	-	-	-	345
Maintenance - Other Field (R&M General)	4,242	772	4,953	2,286	1,290	-	-	-	-	-	-	-	13,542
Maintenance - Recreation	-	-	970	-	-	-	-	-	-	-	-	-	970
Holiday Lighting	-	-	12,692	1,700	-	-	-	-	-	-	-	-	14,392
Operating Supplies	-	-	-	153	-	-	-	-	-	-	-	-	153
Sidewalk/Curb Cleaning	-	3,225	-	-	-	-	-	-	-	-	-	-	3,225
Miscellaneous	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Operations & Maintenance	\$ 70,756	\$ 68,506	\$ 76,931	\$ 51,674	\$ 41,988	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 309,855
Total Expenditures	\$ 118,005	\$ 82,501	\$ 102,623	\$ 59,487	\$ 52,130	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 414,746
Excess (Deficiency) of Revenues over Expenditures	\$ (117,490)	\$ 207,925	\$ 639,976	\$ (23,364)	\$ (40,195)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 666,851
<i>Other Financing Sources/Uses:</i>													
<i>Transfers</i>													
Capital Projects- Paving - Baytree	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Projects - Paving - IOB Funds	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Projects - Reserves	-	-	-	-	-	-	-	-	-	-	-	-	-
Community Beautification Fund	-	-	-	-	-	-	-	-	-	-	-	-	-
First Quarter Operating	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (117,490)	\$ 207,925	\$ 639,976	\$ (23,364)	\$ (40,195)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 666,851

Baytree
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts - Brevard County
Fiscal Year 2025

Gross Assessments \$ 1,152,500 \$ 1,152,500

Net Assessments \$ 1,132,331 \$ 1,132,331

ON ROLL ASSESSMENTS

allocation in % 100.00%

<i>Date</i>	<i>Gross Amount</i>	<i>(Discount)/ Penalty</i>	<i>*Commission</i>	<i>Interest</i>	<i>Net Receipts</i>	<i>O&M Portion</i>	<i>Total</i>
11/14/24	\$ 18,234	\$ (962)	\$ (345)	\$ -	\$ 16,927	\$ 17,272	\$ 17,272
11/26/24	282,500	(11,300)	(5,424)	-	265,776	271,200	271,200
12/10/24	701,528	(28,061)	(13,469)	-	659,998	673,467	673,467
12/20/24	70,389	(2,494)	(1,358)	-	66,537	67,895	67,895
01/13/25	18,292	(549)	(355)	-	17,388	17,743	17,743
01/29/25	-	-	-	1,607	1,607	1,607	1,607
02/12/25	10,000	(200)	(196)	-	9,604	9,800	9,800
TOTAL	\$ 1,100,943	\$ (43,565)	\$ (21,148)	\$ 1,607	\$ 1,037,837	\$ 1,058,984	\$ 1,058,984

*Note: Commissions are posted as admin. expenditures.

94%	Net Assessments Collected
\$ 73,347.15	Net Assessments Remaining