

*Baytree Community
Development District*

Agenda

May 7, 2025

AGENDA

Baytree

Community Development District

219 E. Livingston Street, Orlando, FL 32801

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

April 30, 2025

Board of Supervisors
Baytree Community

Dear Board Members:

The Board of Supervisors of the Baytree Community Development District will meet **Wednesday, May 7, 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 April 9, 2025 Board of Supervisors Meeting
7. Agenda
 - A. Consideration of Resolution 2025-04 Approving the Proposed Fiscal Year 2026 Budget and Setting a Public Hearing
8. Staff Reports
 - A. Additional Staff Reports
 - i. Attorney
 - ii. District Manager
 1. Presentation of Number of Registered Voters - 881
 - 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, **April 9, 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
Josh Speer	US Lawns
Residents	

FIRST ORDER OF BUSINESS

Roll Call

Mr. Mills called the meeting to order at 1:30 p.m. and all Supervisors announced themselves. All Supervisors were present. The Pledge of Allegiance was recited.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Mills: Does anyone have any public comments?

Mr. LeBrun: Please state your name and address for the record and keep your comments under three minutes.

Resident (Sandy Schoonmaker, Berwick Way): I have a public comment. This may be something that you are going to discuss later, but my concern is the kids fishing in the lakes and the fact that they're not stopping, even after the most recent incident. The next day they were fishing by the gate. Last Saturday, they were also fishing by the gate. You sent out a note telling

everybody to quit trespassing on the golf course. Is it possible to do the same thing and send out a message to all of the residents to quit trespassing on the lakes?

Mr. Mills: That was in my Supervisor's Request.

Mr. LeBrun: The HOA has sent out no fishing messages. We can continue to send them, but we have sent them in the past. We will usually send a direct letter to those who are fishing.

Resident (Sandy Schoonmaker, Berwick Way): I really think if you can tell them to quit walking on the golf course paths, you can tell them to not fish in our ponds.

Mr. Mills: Based upon what we saw two weekends ago or heard about, I think it's very imperative that we get another note out to the community that there will absolutely be no trespassing and/or fishing, due to the fact that these lakes have alligators in it and that is for their safety, because it is a safety issue.

Mr. LeBrun: The last message that was sent out, was on March 25th. That was the latest no fishing message that was sent out through the HOA. We can do it monthly or however the Board wants to proceed.

Ms. Hill: It's not just our community. I was waiting for the back gate to open and there were three very cute young teenage boys with their fishing poles on their bicycles, coming from outside of our community. They came through and they stopped at the lake on the 11th. You could tell that they were setting up to fish for the afternoon.

Resident (Sandy Schoonmaker, Berwick Way): The ones that we've been seeing at the front gate, are coming in golf carts.

Mr. Mills: On the bulletin boards, let's put no fishing or trespassing near the lakes.

Resident (Sandy Schoonmaker, Berwick Way): How about saying, "*Trespassers Will Be Prosecuted.*"

Resident (Not Identified): What recourse does someone have, if someone comes in the backyard and starts fishing?

Mr. Mills: Call the Sheriff.

Resident (Not Identified): How quickly do you believe the Sheriff will come out?

Mr. Brown: About the next day.

Mr. Mills: Well, that's the next question.

Resident (Sandy Schoonmaker, Berwick Way): They don't.

Resident (Not Identified): This would have to include the residents of Baytree Isles, too.

Resident (Sandy Schoonmaker, Berwick Way): Oh, yes, that's true. Baytree Isles even has a bulletin board that has silly jokes on it saying, *"No fishing anywhere in Baytree."*

Mr. LeBrun: I'll send it again to Ms. Paula Mathis, who does the HOA messaging here. I believe Isles of Baytree now has the same company, but I'll reach out to them and provide them with a similar message. I will confirm that the HOA sent it out on March 25th, but I could maybe ask her to do that monthly.

Mr. Mills: I would have at the front and back gate bulletin boards *"Positively no trespassing or fishing in the lakes."* Of course, they were standing right by the sign that says the same damn thing and they're still fishing.

Resident (Sandy Schoonmaker, Berwick Way): I don't know what recourse we have. They are not on my property, even if they're in my backyard, because I don't own 25 feet. So, it really is not my problem. It's your problem.

Mr. Mills: It's like speeding. We can't stop the speeders. What are you going to do?

Resident (Sandy Schoonmaker, Berwick Way): I know.

Mr. Mills: Okay. Anything else?

THIRD ORDER OF BUSINESS

Landscape Report

Mr. Mills: Josh, Landscape Report.

Mr. Speer: Howdy. Last Saturday, we did our course, *"Lunch and Learn"* for residents that wanted to come out. We do want to talk to the Board about doing more of those during the year. So, if there's an available date in July that we could do in the middle of Summer, we'll do one as well. July or August, whichever dates that you guys are okay with, we can do the same thing on Saturday to go over the Summer landscaping. We did announce at that meeting, that we'll continue to say here as well for more people to know about, the last Monday of every month when Rob and I meet. After Rob and I go through the community, we're more than willing to go over homeowners' issues or inquiries, as far as tree work or questions. There are seven or eight homeowners that we will be stopping the next to last Monday of this month, to go over landscaping on their own property or to take questions. There's no fee for us to come out and give you advice. So, we are doing that. Tomorrow was the scheduled date for the annuals to be replaced across the community. However, we ran into an issue with irrigation at the front as the pump was not operating, so we pushed it off until next Wednesday, because we weren't

100% confident if we'd have it done in time. We did have it completed last night. That's why the fountain is back up and running at the entrance. We replaced it with a few gaskets that blew out. So that was replaced. There is an issue across the community, as far as weeds popping up in the main common roads. That was due to our negligence, as we put down too much nitrogen and are trying to get ahead of it for the June 1st blackout. We are trying to put down as much as we can, before we're not allowed to anymore. Us doing that, will cause the weeds to grow faster than the turf. There are quite a few weeds in the common areas that are substantially taller than the rest of the turf. Tomorrow is your service day that the property is going to get mowed, so you won't see them after tomorrow, but they will also be treating for all of the weeds tomorrow. So, within about 7 to 10 days, we'll make sure we get that completed. We took care of the Clubhouse, we like to do the grasses at least two to three times a year. So, those were completed as well. Some plant replacements were brought to my attention.

Mr. Mills: So now the residents prior to next Wednesday or maybe next Tuesday, can dig up the flowers that they want?

Mr. Speer: Yes. Or we can do as we did last time, where we get a good bundle together and we can leave them where he parks his truck for the security gate. We can leave them all there and give residents a few days to collect them if they like them and then come through and pick them up like last time.

Ms. Hill: They have really been nice.

Mr. Speer: Thank you.

Ms. Hill: They are very pretty.

Mr. Mills: They are so well planned this time. We have heard so many compliments on those flowers, it's unbelievable. People were asking, "*Why can't ours look like Baytree?*"

Mr. Speer: We run into that problem, too.

Ms. Hill: But the other thing is, like down at Balmoral and a couple of other monuments, you now cannot read the monument sign at night, because the flowers have grown over the light.

Mr. Mills: Yeah, it looks good. Do you have any idea what you're putting in?

Mr. Szozda: I'm going to raise those lights. We ripped some flowers out and made it a little bit better. The original ones should be staked up a little bit higher.

Ms. Hill: Yes. I do think so.

Mr. Speer: We're putting in a Spring mix.

Mr. Mills: A Spring mix? Okay.

Resident (Sue Frontera, 1425 Arundel Way): Josh, when will those plants be available to residents? Will it be between Monday and Wednesday?

Mr. Speer: We would like to pull them out 24 hours before the installation. So, Tuesday we'll have them pulled out. They may start pulling them out on Monday in some of the areas, but by Tuesday, no later than midday, they will be at that area.

Resident (Sue Frontera, 1425 Arundel Way): I just want to say on Saturday, there was a really good turnout. These guys were amazing. They did their thing with explaining everything. They had brought us snacks and drinks and had 18 plants to give away.

Mr. Mills: You gave a few plants away? I heard you gave away dozens.

Mr. Speer: Yeah.

Resident (Sue Frontera, 1425 Arundel Way): So, I just want to say thank you. You did a great job.

Mr. Speer: I know in the past we got busy and that's why it is important to give you guys the option ahead of time to keep doing this. That way we can keep bringing more people in and showing them and educating everybody.

Resident (Sue Frontera, 1425 Arundel Way): Was it July or August for the next one?

Mr. Speer: Either one, July or August. We get about the same temperatures at that time.

Resident (Sue Frontera, 1425 Arundel Way): I suggest going through August, because school starts and people will be around versus in July.

Mr. Speer: You guys pick whatever Saturday this far out works for you.

Mr. Mills: Sue, why don't you give him some dates throughout the year and see if they will coincide with his schedule.

Resident (Sue Frontera, 1425 Arundel Way): That's fine. So, let's settle this. Instead of us digging up the plants, we are going to go over by the parking over there and we'll pick them up there, correct?

Mr. Speer: Correct.

Resident (Sue Frontera, 1425 Arundel Way): Where the Poinsettias were.

Mr. Speer: Correct. That same area.

Resident (Sue Frontera, 1425 Arundel Way): Okay because I think that's better than having us all up there.

Mr. Mills: It shows that we have a lot of good residents out there helping to dig the plants out.

Mr. Brown: I have a question. Does US Lawns have their own Arborist?

Mr. Speer: We do not, but we subcontract for a licensed Arborist.

Mr. Brown: Okay. We're having an issue with the Homeowners Association regarding a resident that hat-racked three oak trees at 8143 Old Tramway.

Mr. Speer: I've seen it. I wish I would have taken pictures that Saturday so I could point out, *"This is what we don't do."*

Mr. Brown: They weren't supposed to do that.

Ms. Hill: We were walking and my husband stopped the gentleman and said, *"You can't do that"* and he said, *"I'm a landscaper and I know what to do and you just need to bug off."*

Mr. Speer: Hat-racking is not good at all. The other problem with that too, is when you're doing that, it messes with the root system. So now that it's hat-racked, you've also caused damage to the roots and if a big storm comes through, it could actually damage homes.

Mr. Mills: Yeah. Are there any other questions for staff? Thank you very much, guys. You don't know how much we appreciate you guys and what you're doing.

Mr. Speer: I appreciate all of you.

FOURTH ORDER OF BUSINESS

Engineer's Report

Mr. Mills: Peter?

Mr. LeBrun: He wasn't able to call in today, but he did provide an update. He is still working on pricing to update the lake bank measurements and plan. So, he's still working on that.

Mr. Darby: Well, it has been two months. How much is the pricing?

Mr. LeBrun: They're still within the scope.

FIFTH ORDER OF BUSINESS

Community Updates

A. Security

Mr. Mills: Alright. Community updates. Security is not here.

B. BCA

Mr. Mills: BCA?

Resident (Artie Hudson, 1312 Montrose Way): I have a few updates. We have our annual meeting on April 28th. Two seats will be coming up for nominations. We'll see how that goes. We're going to be voting on two changes to the regulations, one dealing with fences and the other one dealing with garage sales. Shout out to Sue. She is doing a great job with the social events.

Resident (Sue Frontera, 1425 Arundel Way): Can I just ask Richard how he liked the magician?

Mr. Bosseler: It was great. I loved it, the guy was really good. How many people did you have?

Resident (Sue Frontera, 1425 Arundel Way): A lot. The pavilion was packed. It was standing room only.

Mr. Bosseler: Would you say that there were 25 kids?

Resident (Sue Frontera, 1425 Arundel Way): I would say 40 to 50 kids.

Mr. Mills: I wonder if he could bring forth some alligators and put them at the lakes. Anything else, Artie?

Resident (Artie Hudson, 1312 Montrose Way): That's it.

Mr. Mills: Thanks so much.

SIXTH ORDER OF BUSINESS

Consent Agenda

A. Approval of Minutes of the February 5, 2025 Board of Supervisors Meeting

Mr. Mills: I entertain a motion for approval of the minutes from the last meeting.

On MOTION by Mr. Darby seconded by Mr. Brown with all in favor the Minutes of the February 5, 2025 Board of Supervisors Meeting were approved as presented.

SEVENTH ORDER OF BUSINESS

Agenda

A. Discussion of Draft Fiscal Year 2026 Budget

Mr. Mills: Alright, Jeremy, do you want to lead us through the discussion of the draft budget?

Mr. LeBrun: Alright. So, we met last month at the budget workshop. The Board was provided with a first rough draft of the budget and the Board provided feedback. So, what you see in this month's agenda package, is the updated results of that feedback. This is the second

draft of the Fiscal Year 2026 Proposed Budget currently scheduled to be provided at the May meeting. The Board will consider and approve a Proposed Budget. So, we are just checking in. We incorporated all of the comments that we received last time, and this version reflects changes to the assessment levels that the Board had wanted to see the budget reflect, which was a \$100 assessment level annual increase. You'll see that in the revenue section. We also made adjustments that the Board requested to the Capital Improvement and Pavement Management Plans. So, I'll just direct you to those pages, because that's where the main changes were. If the Board goes to the capital reserve section on Page 8 of the actual budget document that's within your agenda, it reflects the changes that the Board wished for the capital reserves. What you will see there, are the two main projects that the Board wanted to complete in Fiscal Year 2026: *Tennis Court Resurfacing* for \$18,000 and *Pool Refinishing*, which is resurfacing the interior of the pool where the actual water goes into. The pool decking was previously completed, which included repainting and all of that. That's reflected in there as well. That was a big change for Fiscal Year 2026. Also, if you go down to Page 10 of the budget, that's your *Pavement Management Fund*. The Board also wanted to allocate extra resources towards the *Pavement Management Fund* and you will see proposed for Fiscal Year 2026, transferring \$103,000 into the *Pavement Management Fund*, which is projected at the end of next fiscal year to be \$527,626. It is also reflected in the *Beautification Fund*. There was Board consensus to bring that down to \$15,000 for the rest of this year and then transfer any excess into funding the *Pool Refinishing* and *Tennis Court Resurfacing* and then any extra into that *Pavement Management Fund*. You still have the normal beautification transfer of \$45,000 in Fiscal Year 2026. That is still reflected there. So the *Pavement Management Fund*, we put the most money in there as possible, after covering the added capital costs, for the pool refinishing, tennis court resurfacing and electrical infrastructure repairs. So, that's how we adjusted those things as the Board had requested last month. That's a summary of the changes. We still have until next month to work through this. There is one typo, which I will correct. May is when the Board typically approves a Proposed Budget and we set that public hearing usually for August.

Mr. Bosseler: Jeremy, for the pool resurfacing insurance money that we're going to get back, should we put that in parentheses?

Mr. LeBrun: I asked accounting. They said that they usually don't account for revenue until we actually get the check. Then they will add that in. Hopefully we'll get that before the

next version comes out and we can reflect that into the revenue section that shows that insurance reimbursement.

Mr. Mills: I have a question with regard to that. We applied for that over a year ago. Correct?

Mr. LeBrun: Yep. So, I reached out to our insurance company and they said yes. So, once we finalize this budget and we're going through with the project, I just have to fill out this form that they've sent me and then they'll send us the checks. We are in good shape.

Mr. Mills: Very good.

Mr. Darby: So, Jeremy, just as a matter of clarification, on Page 2, we show an excess projected for the year of \$76,500. Correct?

Mr. LeBrun: As of right now, but we have one storm pipe repair coming up for \$70,000.

Mr. Darby: I understand. But as you go through the Fiscal Year 2026 Proposed Budget, that excess is included in factoring that down to expenditures and revenues being the same. Is that right?

Mr. LeBrun: Correct. It's included in there. There's also a first quarter operating that's included.

Mr. Darby: Right. It was the \$50,000. So, essentially everything that we had in excess or projected excess, has been reallocated to capital projects or reserves.

Mr. LeBrun: Yes, for repaving.

Mr. Darby: Okay good.

Mr. Brown: Still on Page 2, Jeremy, if you look at *Security Gatehouse Maintenance*, \$4,820 is projected for the next seven months. We've already spent over \$5,000 for the new air conditioning unit.

Mr. LeBrun: You're on Page 2 of the budget?

Mr. Brown: Yes, of the budget. You're projecting \$4,820 between now and the end of the year.

Mr. LeBrun: *Gate Maintenance* or *Security Gatehouse Maintenance*?

Mr. Mills: *Security Gatehouse Maintenance*.

Mr. LeBrun: The adopted budget is \$14,000 for this year.

Mr. Brown: It's just a minor little detail.

Mr. Mills: Does this number not include the balance from the air conditioning being taken out?

Mr. LeBrun: This is actuals through February 28th. I don't know if the invoice has been received and paid yet.

Mr. Brown: No, it's not in there.

Mr. LeBrun: Okay, so it might not be reflected there yet, but when you're looking at the projected through the rest of the year, you're still in a pretty good spot for that category.

Mr. Darby: Yeah. You have a budget of \$14,000.

Mr. Mills: Yeah. We're good. Are there any other questions?

Ms. Hill: How do we pay our taxes? Do we pay them quarterly or annually?

Mr. LeBrun: To the Property Appraiser?

Ms. Hill: Yes.

Mr. LeBrun: Which line item are you looking at?

Mr. Brown: *Tax Collector Fee*.

Mr. LeBrun: That is the fee that the Tax Collector charges to utilize the Tax Roll to collect operation and maintenance (O&M) assessments. That's pretty standard.

Ms. Hill: Okay. So, only because when I looked at our checkbook, I see a tax fee that you pay and I'm thinking, "*Why are you paying the Brevard County Tax Collector \$356?*"

Mr. LeBrun: Looks like it was zeroed out. It says \$356 and minus \$356. I don't know the reason why it was debited. Usually, the Tax Collector, as they collect the assessments, bill for their portion. The total amount is through the end of the collection.

Mr. Mills: Any late payers would reflect in what we pay them, because they charge a percentage.

Mr. LeBrun: Yes. As people pay later, they get less of a discount. I think right now you guys are at 93% collected. So, there's just a small section that's left.

Ms. Hill: Okay. Because we normally pay in November.

Mr. LeBrun: You get a discount.

Mr. Mills: Yeah.

Mr. Pawelczyk: Essentially if your whole community paid later, you would bring in more revenue.

Mr. Mills: Yeah.

Mr. Pawelczyk: Because your budgeting is if everybody is going to pay in November, in terms of your assessing the homeowners. Then the *Tax Collector Fee*, that's statutory, like 4%.

Mr. Mills: It was one and a half, wasn't it and they raised it to 4%?

Mr. Pawelczyk: Yeah, I can't remember what it was.

Mr. Mills: I think it was.

Mr. Pawelczyk: But that's based on a percentage of the revenue that you're collecting.

Mr. LeBrun: You guys are at 94% collected right now, which is only through February.

Mr. Pawelczyk: A lot of times at the end of that, what it will show, is 102% collected. You are 102% collected, because they are collecting assessments that are being paid late and were paid from a prior year. So, a lot of times it will show as 102% or 101% collected.

Mr. LeBrun: Typically, one of the benefits of utilizing Tax Collectors, is for a very stable collection method.

Ms. Hill: Oh, okay.

Mr. Darby: So, Jeremy, this is a theoretical question. If in fact, a proposal for the elimination of property taxes go through, how would the assessments then be paid to a CDD?

Mr. LeBrun: I do not have the answer to that, unfortunately.

Mr. Darby: Is GMS doing any work in that as a contingency?

Mr. LeBrun: I haven't seen anything come out of that. Usually, District Counsel monitors the legislative session and provides updates. So, there are always bills out there. I don't know if Mike has any more information.

Mr. Pawelczyk: I don't know anything about that particular legislation, but there is a lot of legislation out there, a lot of it was in a companion Bill. So, it's out there. It's reported on the news, but it may never come out of committee. I don't think it's going to impact us, at least right now. We have agreements with the Property Appraiser's office so the only way that they are not going to collect for us is if the Tax Collector's offices are eliminated, which I don't know how you would do that.

Mr. Mills: Well, maybe they would convert it over to the County Clerk.

Mr. Pawelczyk: The other thing is, in terms of utilizing the uniform method of collection, which we use, everybody else uses it too, all of the counties and cities. So, even if your property taxes are collected or eliminated, how do you think these local governments are going to raise revenue? They're going to start specially assessing you for everything, because where else is the

money going to come from? So, you're going to be levied on a special assessment basis and it's going to have to be collected in the same way. The other thing with regard to the collection of the assessments and the taxes, all the bonds that are fluid out there that are being paid off, one of the conditions of those bonds, is that we utilize the uniform method of collection. Because the bondholders know that they're going to get paid, going through that process, just like we know that is where we are getting our money. So, I don't know how that's going to pan out, because there are a lot of other revenue sources out there. Revenues that are gained by local governments, are through assessments that aren't necessarily through property taxes.

Mr. Darby: Okay, I just wanted to be aware of it, so we don't get caught flat footed and sitting around here in 8, 10, 12 months saying, "*Geez, how do we get our revenue?*"

Mr. Pawelczyk: I'll look at that Bill again, to see where it is and we'll just shoot out a quick email as a status update. I'll send a link, so you can check it yourselves.

Mr. Darby: Okay. That would be great, Mike. Thanks.

Mr. Mills: Alright, do we need a vote?

Mr. LeBrun: No. If the Board has anything until May, let me know.

Mr. Mills: Okay. Alright. moving along.

Mr. Bosseler: Mel, I have one more thing.

Mr. Mills: Yes.

Mr. Bosseler: For *Community Beautification Fund*, we're budgeting \$45,000 again.

Mr. Mills: Yes.

Mr. Bosseler: Would you tell everyone what some of your plans are for next year?

Mr. Mills: I wish Josh was here. Number one, we need to start replacing some of the older stuff, especially along Kingswood. That stuff's starting to get really mature and we need to look at that. There are some shrubs along the side. The front entrance, we need to start looking at refurbishing some of that stuff. The back gate, which will be this year, I'm giving him the go ahead to light up all of the new palms at the rear gate that they planted. There are eight that's going to get lit on both sides. That will help that rear gate. Other than that, I don't know of anything else, but whatever I have left over, will go in this fund or the emergency fund. We want everybody to say, "*I wish I lived in Baytree.*"

Mr. Darby: They do.

B. Review and Acceptance of Fiscal Year 2024 Audit Report

Mr. LeBrun: This is the Audit Report for Fiscal Year 2024, which ended on September 30, 2024. Just like every other previous year, it was a clean audit. That means there are no findings. I usually point out the Letter to Management to the Board, which is towards the end of your audit. It essentially just says that they reviewed everything and found in all respects, that the District complied with all related materials for the fiscal year. So, that’s good news. It’s a clean audit. I’m happy to take any questions on it. If not, we just look for a motion to accept the audit and allow staff to transmit it to the State.

Mr. Mills: I just want to compliment the company that did it. In my opinion, this year's audit was much better than the past. This new company has done an outstanding job.

Mr. LeBrun: There are only a handful that do these audits.

Mr. Mills: On behalf of the Board, I would like to thank your staff, the behind-the-scenes staff, that help the Audit Committee to do this audit.

Mr. LeBrun: We appreciate that. I'll make sure that I relay that to the accounting team. They do all the behind the scenes, heavy lifting on these.

Mr. Mills: Right.

On MOTION by Ms. Hill seconded by Mr. Darby with all in favor accepting the Fiscal Year 2024 Audit Report and directing staff to transmit it to the State was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Additional Staff Reports

i. Attorney

Mr. Mills: Mike, do you have anything?

Mr. Pawelczyk: I am only going to bring this up, because I received a request. I know that we all had fun doing the ethics training last year and this is a reminder to record it on this year's Form 1 when you file it, if you haven't done so already. I will recirculate links that I sent to another Board last week and copy Jeremy. Some of them are the same, but there are a couple of new ones. There are a couple that you can pay for. You can listen to the same one you did last year, but I'll resend that and then if you ever need it again, just let me know.

Ms. Hill: You normally have to report by July 1st, but we did that right?

Mr. Darby: For last year.

Mr. Pawelczyk: You have to complete your Form 1 by July 1st.

Ms. Hill: But we did that.

Mr. Brown: The ethics training we did last year.

Ms. Hill: Didn't we do that in January?

Mr. Brown: No, we had to do it by the end of December.

Mr. LeBrun: I think you guys listened. You just took the training in 2024 and then when you file your 2025 form, you're going to say, "*Yes, I did the training.*"

Mr. Pawelczyk: Form 1 is due this July. At the top of that form, it's going to say, "*Form 1 2024,*" because you are recording your prior year's finances. The way the legislature set this up, which to me doesn't make any sense, you're also recording your ethics training from 2024 on this form. So, I'm just resending this to you so you can do it for next year.

Mr. Mills: Got it.

Mr. Pawelczyk: If you have no intention of being on the Board next year, you don't have to do it, even though it's super interesting. It's almost just like an initial reminder, because I had another Board ask me to send the training links out and I'm like, "*You have so much time to do this. I know I'm going to have to send it again*" and they're like, "*Oh, no, we want you to send it again.*" That's all.

Ms. Hill: Okay. I just remembered that you had us get everything done by December 31st.

Mr. Pawelczyk: We did. This new ethics training is due December 31, 2025. You'll report that when you file your Form 1 by July 1, 2026. Believe me, none of us had anything to do with setting this up.

Mr. Mills: Okay.

Mr. Pawelczyk: While I'm kind of reporting on stuff, remember the performance measures and standards thing that we spent so much time on? I'm glad that we didn't spend so much time on it, because there's a good chance that's going to be gone.

Mr. Mills: Thank God.

Mr. Pawelczyk: So that's one of the pieces of Legislation that's out there. I think they realized, as we indicated to you, how ridiculous that exercise was. So, there's a good chance that that one will be eliminated.

Mr. Brown: Good.

Mr. Pawelczyk: We'll send out a Legislative Report. Most of the legislation is effective July 1st. We're putting that together now, but we're trying to wait to send it to you until more of the legislation is worth reporting, because a lot of it just gets dropped, over the next month or month and a half. If not at the May meeting, it will be at the meeting after the May meeting.

Mr. Darby: Okay, good.

Mr. Pawelczyk: Thanks. That's all I have.

ii. District Manager

Mr. Mills: District Manager.

Mr. LeBrun: So, the main item I have was the draft Fiscal Year 2026 budget, which we already went through. I made notes today from the comments about the extra messaging of the sending out of emails and also the bulletin board. So, I'll make sure that gets taken care of as well.

iii. Field Manager

Mr. Mills: Rob, you're next.

Mr. Szozda: Okay. All of the lighting in Baytree continues to be in good shape. Every light that I know about is working, short of a few streetlights. So, we'll continue keeping an eye on that. However, I am having trouble with some of them. I've got a bunch of these things called 'lighting hose', to raise up the lighting. You will see a bunch of them are in the ground and I'm trying to get those raised up, so they're more effective and don't become a problem on the road. When the speed bumps on the front entrance were starting to raise up, we got that repaired. The side posts were straightened and painted, at least the list that I gave them. So, if you see anything else that's of concern, let me know and we'll have the same thing done. I think they did a pretty good job. IM Solutions is working on the PA system from the guard house to the pool. They're still struggling with it. They've been out here three times. They continue to say they can get it to work in their office. They put it on two different Internet signals and cannot get it to communicate. I think they've been spending quite a bit of time on it.

Mr. Mills: It sounds like a Spectrum issue.

Mr. Szozda: They thought it was an Internet problem.

Mr. Mills: Maybe our speed isn't fast enough.

Mr. Darby: For what we pay, it shouldn't be.

Mr. Mills: Because voice probably takes a lot more speed than data.

Mr. Szozda: Okay.

Mr. Mills: They should know that if they're working on it.

Mr. Szozda: Yeah, I would think they would know. That's what they suggested. I don't know what their next step forward is. The pool deck was cleaned by Ken Horn. They did a good job, but it doesn't take long for the black stuff to start accumulating back along those edges. We tried to get the cleaning company to do something about it. They are not the right fit for that. I'm looking for another solution there. I had Peter come out for two issues. The preserve over on Glastonbury, the individual there thought his whole property was going to erode into the preserve. Peter came over and said that there's more of a safety issue. There was a block wall there and the water was dumping over there. It eroded the dirt, so Peter suggested we put some riprap and pour some dirt in there. Riprap is not going to move the dirt. He also addressed the storm drain. Now that we installed it, it is raising up. My suggestion is that we remove the tree or attempt to have the roots removed. Otherwise, it is not in terrible shape right now and we can monitor it going forward. I'll push that back to you, because we need a Board decision as to whether or not to take out one of those trees. A resident in Arundel called about three trees that are pretty tall. He was worried about them falling on their house. Josh went and looked at it and said that two of the three trees are dead. Josh is going to provide his estimate to remove those. Josh was a little concerned about the St. John's River Water Management District and their permissions to do it. So, we're going to send Josh's proposal to Peter. Peter knows some people there and he's going to try to push it through so that those trees can be removed.

Mr. Mills: Are the trees actually in the preserve?

Mr. Szozda: They're in the preserve. They're pretty tall old Oak trees covered in moss. Josh's evaluation was that two of the three needed to be removed. The third needs to be trimmed and he can provide an estimate for that.

Mr. Mills: Would the trees actually fall on the house?

Mr. Szozda: They're pretty tall. If they blew in that direction, they would hit the house.

Mr. Mills: Okay.

Mr. Szozda: No doubt about that. I did a tour with ECOR today on the lakes. They continue to do a very good job. If you see lakes are in bad shape, let's say like the one behind you, that is taken care of by the golf course and not by ECOR. Theirs are very, very clean. We do

have a control structure that's actually on one of their lakes that feeds back into our lake. It's back here at the driving range. They have dumped a bunch of material back there, which we talked to them today about it. I feel like they're going to cooperate and get that material removed. So, when ECOR comes back to do some of their clearing, the golf course will move that stuff out of the way, because if a storm comes through, we need to be able to get through there to clean off the control structures. The sidewalks that were raised, were ground down. I believe this was since the last Board meeting. We did the maintenance on the gates with batteries and belts. I couldn't find the invoice, but I believe four batteries and two belts were replaced. I haven't seen any other issues. We spent a lot of money on these gates, and they all seem to be working fine. One of the LED lights was kind of going on and off, but we messed with the electric and it seems to be working. Fingers crossed that those are still going to work. Of course, we mentioned that the HVAC unit was replaced in the guardhouse. Ants continue to be a problem. We get a lot of emails on them and ECOR has been out here a couple times, doing some baiting. They've given us proposals to do other baiting. Of course, you can't just go throw stuff on people's property to control ants without their permission, so there may be a bit of a challenge there. Of course we can do whatever we want in the common areas. We got an evaluation of the mulch in the playground. The vendor said that you're good for now and probably have another year. Their projection is that by regulation, all of the mulch is going to have to be removed and replaced within a year. So, I assume that's probably a little bit more than just putting in new mulch. I'll keep that on my radar, and we'll deal with that about a year from now. I talked about the Balmoral lights. We are awaiting three additional proposals for electrical services. We talked about that at the last meeting. The CDD letterboard lights were replaced. They got struck when the irrigation system got hit or blown up or whatever happened. So those lights are back in service. The tennis court gate got damaged when someone broke in. They took off one of the hinges. We placed a new hinge on there, so it's back to working fine. I still got both that board back up. The floor of the guardhouse has been a challenge since I got here. We just need to replace it. I will start getting some prices to get a new high traffic vinyl floor.

Mr. Brown: What if we just left it as cement?

Mr. Szozda: Is there cement under there?

Mr. Brown: I believe so.

Mr. Mills: It is.

Mr. Szozda: Okay. I will just clear it off and see what happens.

Mr. Mills: I agree with Rick. I think we just take the floor out and then seal the concrete floor. Walmart does it very successfully. We could also do it and make it look nice. We can put sparkles or something on the floor.

Mr. Szozda: Okay. We can put an epoxy coating or something like that.

Mr. Brown: No, we can't do that.

Mr. Mills: What, epoxy coating?

Mr. Brown: No, you can't put that stardust down because then someone will come to the ARC Committee asking, "*Can I do that to my driveway?*"

Mr. Mills: I'm joking, but I think that concrete is the answer.

Mr. Szozda: Alright. That's all I have.

NINTH ORDER OF BUSINESS

Treasurer's Report

A. Consideration of Check Register

Mr. Mills: Treasurer's Report.

Mr. LeBrun: We have our Check Register from February 1, 2025 through February 28, 2025. For the General Fund, you have Checks #63 through #69 and for your Payroll Fund, you have Checks #50695 through #50699. The total for the entire Check Register is \$72,511.13. Behind that, is your register that details those checks. I'm happy to take any questions.

Ms. Hill: I have a question on Dewberry's invoice. Is that \$1,100 just for coming out to repair the street or for something else?

Mr. LeBrun: It is for any visit.

Mr. Brown: I'll join you on that because I'm looking at his invoice. It is for five and a half hours in the amount of \$1,100. Remember we had asked him to provide us with additional information when his bills were just for general engineering services.

Mr. LeBrun: Yeah, we've requested it.

Mr. Brown: Well, he's not doing what we asked.

Ms. Hill: I was trying to figure out what it costs to have him be there and monitor that repair on the road.

Mr. Brown: You're not going to get it from this. This was all for December.

Mr. Szozda: I saw that. That's December. I think we did that this year.

Ms. Hill: Yes, we did.

Mr. Brown: Alright. Just keep an eye on it.

Mr. LeBrun: I can ask our contact to send us more detail. We've asked before, but that's what they're generating as their invoices.

Ms. Hill: I was just curious, because it costs more to have the engineer there than it did for the repair.

Mr. LeBrun: I know that the check might clear in February, but it could have been work that was done when he was onsite.

Mr. Brown: How are invoices handled? Does Dewberry send them to your accounting office?

Mr. LeBrun: They go straight to our accounting office and they process it. If they have questions, they will reach out to me or Rob and if there are no questions on it, they code it to the correct line item.

Mr. Brown: So, they're the first line of defense.

Mr. LeBrun: Accounting is the one that receives it.

Mr. Brown: So, they need to know that we're looking on their invoices for more detail.

Mr. LeBrun: Yeah.

Ms. Hill: So, they don't match it up to our request for bid?

Mr. LeBrun: No. It's billed at that rate that they are under contract for. But it sounds like it's not under General Engineering Services. Other vendors have been a little better and provided a description. So, I'll have to reach out again to the office contact and say, "*Hey, we need more information.*" We've asked, but we'll ask again.

Mr. Mills: I would suggest that you tell accounting that we do not pay any invoices if it's not specific.

Mr. LeBrun: I'll also let Dewberry's office know that we're going to be doing that. We've asked before, but we might take drastic measures like you're saying.

Mr. Mills: Okay.

Mr. LeBrun: Are there any other questions on the Check Register? If not, we need a motion to approve it.

<p>On MOTION by Mr. Darby seconded by Mr. Bosseler with all in favor the Check Register for February 1, 2025 through February 28, 2025 in the amount of \$72,511.13 was approved.</p>

B. Balance Sheet and Income Statement

Mr. LeBrun: Behind that, is your Balance Sheet and Income Statement. These are your unaudited financials through February 28th. It just kind of gives you a snapshot of where we are to date. We have roughly four and a half months left of the fiscal year. So, like I said, we're at a surplus right now, which is good. We'll keep trucking along until we finish up the year strong.

Mr. Brown: I have a question. Thank you for sending me the information that I requested. Under *Maintenance – Other Field (R&M) General*, we have the repairs for the pool bath and drain. Should that be charged to the pool as opposed to just other fuel?

Mr. Mills: It should be.

Mr. Brown: You had mentioned that the road repair eventually was going to get charged back to the road.

Mr. LeBrun: Yeah.

Ms. Hill: That's why I was wondering whether that was that all road repair.

Mr. LeBrun: Yeah. Typically, the line share of the pool, like the visits by the pool vendor, we can certainly code anything wherever the Board wishes. However, something like that, which wasn't really the pool, but the pipes from the pool, I think was coded into General R&M, but we can move it wherever you like.

Mr. Mills: It should be under *Maintenance - Pool*.

Mr. Brown: I just figured it's part of the pool.

Mr. Darby: Right, I agree.

Mr. LeBrun: I'll make a note of that.

Mr. Brown: That's all.

Mr. Mills: That's one thing we have to face also, which we didn't put in the budget that I know of, is lifting of the motors and filters. Did we get a quote back on that?

Mr. Szozda: He said that he sent it. It took a while and about two weeks ago, he asked me if I received it. I went through before the meeting, but I didn't see it.

Mr. Mills: Could you get it for us for the next meeting, please?

Mr. LeBrun: Yeah.

Mr. Mills: Because hurricane season is coming and we don't want that to flood and wind up having to pay for motors for the pool. I remember that it was somewhere around \$5,000 or \$6,000.

Mr. Szozda: He didn't give me a number.

Mr. Mills: I don't know where that is coming from, but I remember something like that.

TENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Mills: Alright, Supervisor's Requests. Richard?

Mr. Bosseler: Okay. I got some bad news on the pool. As I swam, I counted the gouges at the bottom of the pool and we're up to 100.

Mr. Mills: What?

Mr. Bosseler: 100. Most of them are in the middle to the shallow end. It could be that the shoes that the water aerobics people wear, is accelerating it, but I don't think we can stop that. We know that the surface is over 10 years old. So, I just wanted to bring that up, because we're doing an inspection in the May/June time frame and hopefully we can get by and get another inspection under our belt.

Mr. Brown: Well, has anybody been injured?

Mr. Bosseler: No.

Mr. Brown: Have the chemical components that are required to maintain the pool, the sanitary level, been askew?

Mr. Bosseler: No.

Mr. Brown: I haven't seen any reports. Based on State regulations, as it relates to resurfacing, a pool has to be resurfaced if it's unsanitary or unsafe.

Mr. Mills: My question is, Rick, what kind of shoes are they wearing?

Mr. Darby: Golf shoes.

Mr. Bosseler: It's kind of a rubber sole.

Ms. Hill: They are water shoes.

Mr. Mills: But they wouldn't create spikes.

Mr. Bosseler: I think it just accelerated a weak surface. The surface has been there over 10 years. So, over the last year, we went from 30 to 100.

Mr. Brown: That just doesn't make sense.

Mr. Mills: It doesn't make sense.

Mr. LeBrun: The good news is currently we have the pool resurface allocated coming up here.

Mr. Brown: Well, yeah, you're going to resurface it and then we still don't have audio, visual, so the kids are going to come back and wreck it again. If we're using the wrong kind of rubber soles for water aerobics, we're just going to eat it away again.

Mr. Mills: What happened to bare feet?

Ms. Hill: What they're wearing is specifically for pools.

Mr. Brown: Is it? Okay.

Ms. Hill: Yeah, that should not be an issue. I don't know what is causing it.

Mr. Brown: I would agree with you.

Ms. Hill: That should not be an issue.

Mr. Mills: Right.

Mr. Brown: We haven't had any other vandalism other than at the tennis court with the skateboarders knocking down the entrance. Maybe it is just wear and tear. I don't know.

Mr. Bosseler: I hear there's a new surface out there for the bottom of pools, some diamond cut or something like that. So, as we get closer, we'll research the best surface we can put down. That's all I got.

Mr. Mills: Alright, that's it. Rick?

Mr. Brown: I have a couple of things. Hurricane season is coming up and we need to check the storm drains. If we need to vacuum them, we need to get a hold of the county, because they only have one vacuum truck for the entire county. So, if we have any problem drains, we better be first in line.

Mr. Szozda: Typically, when it rains, I try to run around and see if I see any backups. I have not. There was one drain where a guy told me to look at the lake and the lake was up. So short of the visual of what I see, if it rains, I go check them and clean them off.

Mr. Brown: Good. Every year we always check them.

Mr. Mills: We've never had them vacuumed.

Mr. Brown: I thought we had them vacuumed one year.

Mr. Mills: No, we had a pipe at the lake vacuumed out.

Mr. Brown: The only follow up from quotes on the electrical work for upfront, is what you mentioned in your report.

Mr. Szozda: I requested four, but unfortunately, I sent it to the wrong email. I resent it Thursday of last week.

Mr. Brown: Okay, and then the other comment that I have is a question. Last month or at the last meeting, we talked extensively about who owns the data for ACT relative to transponders and their use.

Mr. LeBrun: Yep.

Mr. Brown: Have we received an answer?

Mr. LeBrun: I got feedback from their data team. Let me pull it up real quick.

Mr. Brown: For the price of how much?

Mr. LeBrun: So, I asked for everything they know about our data plan. Basically, the District has the small business plan. That's what is currently included with our agreement that we signed on for when we transitioned from the old style to the new Cloud based system. We can access event data up to three months in the past. So, we have three months of that data that's backed up. Any reports that we have them generate, they're saved for one month. So that's kind of the base plan that we have currently. However, there are upgrades to the plan. Basically, you can get the data for one year in the past. There is another option, with six months of time for saved reports, which is \$100 a year. The premium plan is event data, five years in the past and two years of saved time for generated reports, is \$150 a year.

Mr. Mills: For two years.

Mr. LeBrun: That goes back five years. I've been on this property for two to three years now. Usually if we ever have an event, we're reviewing it the next day, looking at cameras and getting reports. I have never had to go back three months, which is what we currently have. So, I don't think there's a value of paying for a longer time period, because we're usually on top of it right when it happens.

Ms. Hill: How much is it?

Mr. LeBrun: Right now, it's included in the price that we have.

Mr. Brown: The whole idea was to see how much it would cost us, if we wanted to run a report showing transponder usage for the past year and then eliminate any transponders that hadn't been used in that year.

Mr. LeBrun: Yeah.

Mr. Brown: That would be \$150.

Mr. LeBrun: It would be \$99 for the year.

Mr. Brown: What a deal.

Mr. LeBrun: They did say that was done recently. I think you guys said you had done that recently.

Mr. Brown: A couple of years ago.

Mr. LeBrun: But we can still request a report. We can do that. Rob does the transponders. He has the numbers and the VINs. We have all of that information, so if something comes up and we need to do that, we can. So, that's kind of where we're at with that plan. But like I said, we already have three months of data. I've never had to go past a week ever.

Mr. Mills: So, if we would ask for a report for the last year, it would cost us \$99.

Mr. LeBrun: We'd have to upgrade to the next plan.

Mr. Brown: So, it would cost us an additional \$100 per year to have that data?

Mr. Mills: Yeah, that's what I asked.

Mr. Darby: Jeremy, do they have the data available or would that start accumulating from the time that you agreed to the plan?

Mr. LeBrun: I asked them that question. Remember in the old system, they couldn't even communicate or prepare anything like that. So, we started with the new Cloud base, which I believe was a year and a half or so. So, it would be all that data that was stored on that new Cloud based PDK system that you guys upgraded to.

Mr. Brown: So, they have it.

Mr. LeBrun: They have it.

Mr. Brown: They just want a check for \$100.

Mr. LeBrun: If you want longer data, you have to subscribe to the higher-level plan, but like I said, I've never had to go back that far. But it's \$100 a year. If you guys wanted to that, I'm sure they would be amenable to that.

Mr. Darby: I see no reason not to do it for a year.

Mr. Mills: Exactly.

Ms. Hill: Do you think it's worth \$100 just find out, at least one year? Then if it didn't do what we wanted it to do, we can cancel it and go back to the old system.

Mr. Brown: This is America, man. We can do that.

Mr. Mills: Yeah, I would like for us at least to have that for one year, so that we can say, *"We want you to provide the data of the transponders that are not being used and turn them off."*

Mr. Szozda: Correct. I've been in conversations with them as well and I think there's a programming element to that, which we're going to have to pay for separately.

Mr. Brown: Well, that's not what he's saying.

Mr. Szozda: I think they just give you the data.

Mr. LeBrun: They will send us the data, essentially.

Mr. Szozda: Its pages and pages of data.

Mr. Brown: Let's reverse it. Can they run a report of every transponder that wasn't used?

Mr. Szozda: Again, I think that's a programming thing. They would provide who came through. We know the series of numbers that we've issued and we know who's come through.

Ms. Hill: Then you have to have somebody filter it, to find out who didn't come in.

Mr. LeBrun: Here's where the challenge comes in. They send us the transponders already activated. That's how they come to us.

Mr. Mills: That's true.

Mr. LeBrun: When residents put them on their car, they already work. There's nothing else that has to be done by the resident. So, the other challenge is, they all are activated in the system. Now it will go into the report request.

Mr. Brown: Can you find out how much it would cost us to get a report from them that indicates any transponder that is in their data system that hasn't been used in the last one year?

Mr. LeBrun: I'll double check. The problem is all the ones that I have in the box, haven't been used. So those are going to show up as not being used, because they haven't gone through the gate.

Mr. Mills: You would have to use a purchase date.

Mr. Darby: Have you had them there for over a year?

Mr. LeBrun: I don't know, Rob knows more than I do.

Mr. Szozda: We've had them for a year now.

Mr. Darby: Yeah, but some of those have been replaced periodically within the year.

Mr. Brown: So, in other words, when we buy the transponders from them, they enter them into their Cloud?

Mr. Mills: Yeah, they're already active.

Mr. Szozda: I think it can be done. We just need to ask more questions.

Mr. Mills: You could go by the date that you last bought the last transponders. Any transponders that were bought from this date, you don't count. It's the ones back behind the date, that you count.

Mr. Szozda: No, I agree, but we still have two large data sets. There needs to be a sorting mechanism and they can probably program it pretty quickly. All we got is raw data.

Mr. LeBrun: I'll ask them that specific question. I will tell them that I want this in writing.

Mr. Brown: When you buy transponders, how many do we buy at once?

Mr. Mills: 500, I think.

Mr. Szozda: We buy hundreds at a time.

Mr. Mills: Is it 100 or 500?

Mr. Szozda: I don't know.

Mr. Darby: I think it's 100.

Resident (Not Identified): If people go to Rob and request transponders, at that time, do you folks then go back into your files to check who lives at that address, before you turn the transponder on?

Mr. LeBrun: Paula is supposed to be notifying us anytime someone moves. Essentially we have that data on a spreadsheet and we can go back and say...

Resident (Not Identified): So your option is to cancel them.

Mr. LeBrun: When Rob checks them in, he has all that verification data.

Mr. Mills: That hasn't always been done, though. That's the problem.

Mr. Szozda: Occasionally they bring them to me.

Resident (Not Identified): You have a dead one on my name. I've been here for four years, but we got rid of the truck.

Mr. Mills: You didn't tell us?

Resident (Not Identified): No, we just threw the transponder away.

Mr. LeBrun: So, Rick, I'll ask that specific question and get that specific answer.

Mr. Brown: That's all I have.

Mr. Mills: Okay. Jan, do you have anything?

Ms. Hill: No.

Mr. Mills: Jerry?

Mr. Darby: I think I am good.

Mr. Mills: I don't have anything either.

Mr. LeBrun: We need a motion to adjourn.

Resident (Artie Hudson, 1312 Montrose Way): I have a question.

Mr. Mills: Sure.

Resident (Artie Hudson, 1312 Montrose Way): The assessments for last year were raised. I think I heard you say that 93% was collected. Are reserves fully funded?

Mr. Darby: No.

Mr. Mills: We had the road budget up to over \$600,000, but when we had the road sealed, it took \$200,000 off of that number. I think we've gone through this, but we don't want to have to do a special assessment when we need to pave the roads, so we're trying to get it up enough that we can pay cash to have it done.

Mr. Darby: To put another way, Artie, in the original budget, keeping the assessment of \$2,500, the road allocation reserve was \$77,000. Under this budget, at \$2,600, the road allocation is \$103,000. So that money is going directly into the reserves.

Mr. Mills: Yep.

Ms. Hill: All of our expenses are going up. Just like our Tax Bill went up. So, at the very least, we're even. All we're doing is trying to stay with our expenses. In years past, the Board would not raise the assessment, but they keep kicking it down the road and then all of a sudden we ended up one year, having a big increase. We would rather keep current and have a smaller increase every year than let it accumulate and all of a sudden people have a big assessment. Does that make sense?

Mr. Brown: Until the price of oil goes up.

Resident (Artie Hudson, 1312 Montrose Way): I'm concerned with all of these tariffs. But as far as maintenance and capital projects and all of that other stuff, we're fine?

Ms. Hill: We think so. Until we get up one morning and there's a big hole someplace.

Mr. Brown: I'm not sure about the pool resurfacing.

Mr. Darby: Well, we have \$50,000 in the 2026 Capital Plan.

Resident (Artie Hudson, 1312 Montrose Way): Is the road resurfacing in this budget?

Mr. Brown: It's in the next budget.

Mr. Mills: Yep.

Mr. Darby: The 2026 budget.

Mr. Brown: Unless they increase the price.

Mr. Mills: Anything else?

Ms. Hill: When you're doing your budget for the BCA, you might want to look at helping with pool resurfacing, because that's for our entire community.

Resident (Artie Hudson, 1312 Montrose Way): I think that money should be used to supplement the maintenance of the pickleball courts, atriums and stuff like that.

Ms. Hill: Right. But the whole community uses that pool.

Resident (Artie Hudson, 1312 Montrose Way): I understand, that's why we have the assessment.

Ms. Hill: Okay, so you're telling us we should assess the community more. \$100 isn't going to cover the entire pool.

Resident (Artie Hudson, 1312 Montrose Way): You have an opportunity to raise it \$200.

Ms. Hill: That might be what we need to do.

Mr. Brown: I have no problem with it. I happen to agree with you.

Mr. Mills: Anything else? Hearing none, we need a motion to adjourn.

ELEVENTH ORDER OF BUSINESS

Adjournment

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

SECTION VII

SECTION A

RESOLUTION 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BAYTREE COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FISCAL YEAR 2025/2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Baytree Community Development District (“**District**”) prior to June 15, 2025, proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2025/2026**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2025/2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: August 6, 2025

HOUR: 1:30 p.m.

LOCATION: Baytree National Golf Links Meeting Room
8207 National Drive
Melbourne, FL 32940

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT(S).** The District Manager is hereby directed to submit a copy of the Proposed Budget to the local general-purpose governments at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget

on the District's website at least two days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 7th DAY OF MAY, 2025.

ATTEST:

**BAYTREE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

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 03/31/25	Projected Next 6 Months	Projected Thru 09/30/25	Proposed Budget FY 2026
REVENUES:					
Maintenance Assessments	\$ 1,132,331	\$ 1,083,709	\$ 48,622	\$ 1,132,331	\$ 1,177,623
IOB Cost Share Agreement	55,046	13,762	41,285	55,046	59,257
Miscellaneous Income	9,250	4,546	4,704	9,250	9,250
Interest Income	4,811	7,164	6,000	13,164	10,000
Carry Forward Surplus	-	-	-	-	77,379
TOTAL REVENUES	\$ 1,201,438	\$ 1,109,181	\$ 100,611	\$ 1,209,791	\$ 1,333,509

EXPENDITURES:

Administrative

Supervisor Fees	\$ 12,000	\$ 5,000	\$ 6,000	\$ 11,000	\$ 12,000
FICA Expense	918	383	459	842	918
Engineering	37,853	3,660	26,340	30,000	30,000
Attorney Fees	24,000	10,423	13,578	24,000	24,000
Annual Audit	3,350	3,200	-	3,200	3,500
Assessment Administration	8,269	8,269	-	8,269	8,765
Management Fees	48,813	24,407	24,407	48,813	51,742
Information Technology	1,985	993	992	1,985	2,104
Website Maintenance	1,322	661	661	1,322	2,104
Telephone	250	-	250	250	250
Postage	3,000	619	1,881	2,500	2,500
Printing & Binding	1,500	161	839	1,000	1,000
Office Supplies	250	299	201	500	500
Legal Advertising	5,000	599	2,262	2,861	4,000
Insurance General Liability	36,127	34,694	1,162	35,856	39,442
Tax Collector Fee	22,647	21,642	1,005	22,647	23,552
Property Taxes	350	440	-	440	450
Property Appraiser	250	281	-	281	350
Other Current Charges	2,000	971	929	1,900	1,800
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	\$ 210,057	\$ 116,874	\$ 80,965	\$ 197,840	\$ 209,152

Baytree
Community Development District
Proposed Budget FY 2026
General Fund

Description	Adopted Budget FY2025	Actuals Thru 03/31/25	Projected Next 6 Months	Projected Thru 09/30/25	Proposed Budget FY 2026
Operations & Maintenance					
Field Expenditures					
Field Management Fees	\$ 34,202	\$ 17,101	\$ 17,101	\$ 34,202	\$ 36,254
Security Contract	231,474	116,279	117,000	233,279	235,374
Gate Maintenance	25,320	12,941	12,379	25,320	25,320
Security Gatehouse Maintenance	14,000	6,307	3,693	10,000	10,000
Telephone/Internet - Gatehouse/Pool	8,040	4,245	4,224	8,469	9,000
Transponders	5,000	650	3,850	4,500	4,500
Utility - Electric	74,912	28,059	36,941	65,000	68,250
Utility - Water & Sewer	16,500	8,809	8,191	17,000	18,025
Utility - Gas	9,350	9,178	422	9,600	9,350
Maintenance - Lakes	47,220	18,260	28,960	47,220	49,750
Maintenance - Landscape Contract	138,914	68,558	70,806	139,364	141,612
Maintenance - Additional Landscape	31,079	13,005	16,995	30,000	25,000
Maintenance - Pool Contract	37,401	9,891	25,109	35,000	18,000
Maintenance - Pool Parts & Repairs	-	-	-	-	10,000
Maintenance - Pool Painting	-	-	-	-	6,000
Maintenance - Irrigation	17,000	10,750	6,250	17,000	17,000
Maintenance - Lighting	18,000	12,581	5,419	18,000	18,000
Maintenance - Monuments	4,000	-	4,000	4,000	4,000
Maintenance - Fountain	1,180	610	890	1,500	1,500
Maintenance - Other Field (R&M General)	5,928	14,688	13,312	28,000	30,000
Maintenance - Recreation	2,500	970	1,530	2,500	2,500
Amenity - Refuse Service	663	325	323	648	800
Amenity - Janitorial Services	-	-	-	-	7,500
Holiday Lighting	16,000	14,392	-	14,392	17,500
Operating Supplies	750	153	597	750	750
Sidewalk/Curb Cleaning	12,000	3,225	8,775	12,000	12,000
Misc. Contingency	2,444	-	449	449	600
TOTAL FIELD EXPENDITURES	\$ 753,877	\$ 370,976	\$ 387,216	\$ 758,192	\$ 778,585
TOTAL EXPENDITURES	\$ 963,934	\$ 487,850	\$ 468,182	\$ 956,032	\$ 987,737
Other Sources/(Uses)					
Transfer Out:					
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)	\$ -	\$ 621,330	\$ (543,951)	\$ 77,379	\$ -

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 Income

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 Fees

The District currently has a contract with Billing, Cochran, Lyles, Mauro & Ramsey, P.A. to provide legal counsel services. This contract includes preparation for board meetings, review of contracts, review of agreements and resolutions and other research as directed by the Board of Supervisors and the District Manager.

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.

Information Technology

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

Website Maintenance

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

Baytree
Community Development District
Budget Narrative
Proposed Budget FY 2026

Expenditures - Administrative (continued)

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.

Printing and Binding

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

Office Supplies

Supplies used in the preparation and binding 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.

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.

Property Taxes

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

Property Appraiser

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

Other Current Charges

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

Due, Licenses & Subscriptions

The District is required to pay an annual fee to Florida Department of Commerce for \$175.

Operation and Maintenance:

Field Management Fees

The District has contracted with Governmental Management Services-Central Florida, LLC to provide on-site field management of contracts for the District services such as landscape and lake maintenance. Services to include weekly onsite inspections, meetings with contractors and monitoring of utility accounts.

DESCRIPTION	MONTHLY	ANNUAL AMOUNT
FIELD MANAGEMENT FEES (GMS)	\$3,021	\$36,254

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
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 line at the front and rear entrance for the automated gate access system, and an IP line at the front gate for the access system and the line for the emergency phone at the pool. The amount is based on projected monthly charges from Spectrum.

DESCRIPTION	MONTHLY	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		\$554
Total		\$9,000

Transponders

Accounts for costs associated with purchasing new transponders to replace those purchased by residents.

Utility - 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			\$6,922
			\$68,250

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	MONTHLY	ANNUAL AMOUNT
121573-112400	201 BAYTREE DR #GUARDHOUSE	\$1,300	\$15,600
167895-118058	8207 NATIONAL DR #POOL	\$90	\$1,080
			\$1,345
			\$18,025

Baytree
Community Development District
Budget Narrative
Proposed Budget FY 2026

Operation and Maintenance: (continued)

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

Maintenance - Lakes

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

DESCRIPTION	MONTHLY	ANNUAL AMOUNT
LAKE MAINTENANCE	\$3,565	\$42,777
NATURAL AREAS MANAGEMENT: CONTRACT COST OF 880 BI-MONTYHLY		\$6,426
PEST CONTROL		\$378
	Total	\$49,581

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	\$11,801	\$141,612

Maintenance - Additional Landscape

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

Maintenance - Pool

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

DESCRIPTION	VENDOR	MONTHLY	ANNUAL AMOUNT
POOL MAINTENANCE	BEACH POOLS		
SETEMBER THRU MAY - 3 DAYS/WEEK		\$900	\$8,100
JUNE THRU AUGUST - 5 DAYS/WEEK		\$1,200	\$3,600
CONTINGENCY - Holiday			\$6,300
		Total	\$18,000

Maintenance - Pool Parts & repairs

The District has constructed a community swimming pool, which requires maintenance and repairs as needed.

Maintenance - Pool Painting

The expense is allocated to the painting of the pool and the pool area.

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

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

Baytree
Community Development District
Budget Narrative
Proposed Budget FY 2026

Amenity - Refuse Service

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

DESCRIPTION	MONTHLY	ANNUAL AMOUNT
96 GALLON TRASH TOTE	\$57	\$682
CONTINGENCY		\$118
		\$800

Amenity - Janitorial Service

Represents cost of cleaning & Janitorial services. Services are provided by Coverall of Orlando.

JANITORIAL SERVICES	COVERALL OF ORLANDO	\$431	\$5,100
SUPPLIES & SPECIAL CLEANING		\$200	\$2,400
		\$150	\$1,800
			\$7,500

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

Represents 1st quarter operating reserve

Baytree
Community Development District
Proposed Budget FY 2026
Capital Reserves

Description	Adopted Budget FY2025	Actuals Thru 03/31/25	Projected Next 6 Months	Projected Thru 09/30/25	Proposed Budget FY 2026
REVENUES:					
Interest Income	\$ -	\$ 1,018	\$ 2,036	\$ 3,054	\$ 2,000
Carry Forward Surplus	25,164	57,700	-	57,700	1,124
TOTAL REVENUES	\$ 25,164	\$ 58,718	\$ 2,036	\$ 60,754	\$ 3,124
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
Other Financing (Uses)/Sources					
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	\$ 58,718	\$ (57,595)	\$ 1,124	\$ 1,624

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 03/31/25	Projected Next 6 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 03/31/25	Projected Next 6 Months	Projected Thru 09/30/25	Proposed Budget FY 2026
REVENUES:					
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	\$ -
EXPENDITURES:					
Bank Fees	\$ 400	\$ -	\$ -	\$ -	\$ -
Beautification Projects	-	30,000	15,694	45,694	45,265
TOTAL EXPENDITURES	\$ 400	\$ 30,000	\$ 15,694	\$ 45,694	\$ 45,265
Other Sources/(Uses)					
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	\$35,320
Telephone - Gatehouse	\$9,000
Utilities ¹	\$6,293
Maintenance - Lighting	18,000
Capital Reserve - Paving Management ²	\$25,346
Total	329,333

Less: Golf Course Contribution (2.25%) (\$7,410)

Total to be assessed To Baytree CDD & Isles of Baytree HOA \$321,923

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

Total Per Lot Assessment \$570
 Total Expenses divided by Total Units

Adopted Amount for Isles of Baytree HOA for FY26 \$59,257

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 VIII

SECTION A

SECTION ii

SECTION 1



April 18, 2025

Syanne Hall, Recording Secretary
219 E Livingston St
Orlando FL 32801

Re: Baytree Community Development District

Dear Ms Hall:

I am writing in response to your request on April 1st for the number of registered voters within the
afore-mentioned community:

Please be advised our records indicate there are **881** registered voters as of April 15, 2025.

If you need any additional information, or have any questions, please feel free to contact me at
321.290.8683.

Kind regards,

Tim Bobanic

TB/dy

Mailing Address

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

Supervisor of Elections - Titusville

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

Supervisor of Elections - Viera

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

Supervisor of Elections - Melbourne

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

Supervisor of Elections – Palm Bay

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

(321) 290-VOTE (8683)
VoteBrevard.gov

SECTION IX

SECTION A

Baytree
COMMUNITY DEVELOPMENT DISTRICT

Summary of Check Register
Fiscal Year 2025

March 1, 2025 - March 31, 2025

<i>Fund</i>	<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
General Fund	March 2025	70 - 88 ACH	\$115,942.69 \$7,241.51
Payroll	March 2025		
	Richard L Brown	50700	\$184.70
	Jerome S. Darby	50701	\$184.70
	Gilbert M Mills Jr.	50702	\$184.70
	Janice Hill	50703	\$184.70
	Richard C Bosseler	50704	\$184.70
			\$923.50
TOTAL			\$124,107.70

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/05/25	00047	2/11/25	16112	202502 320-53800-41100	PDK CLOUD SERVICE- FEB 25	*	36.00		
		2/17/25	16271	202503 320-53800-41100	SPS AGRMNT 3/1/25-3/1/26	*	700.00		
		2/24/25	S124547	202503 320-53800-41400	REP. MAIN & BACK GATE OPR	*	818.06		
								1,554.06	000070
3/05/25	00266	1/29/25	22416	202501 320-53800-47500	TEST LIGHTS GHSE TO WICKH	*	477.50		
								477.50	000071
3/05/25	00019	2/01/25	21039	202501 320-53800-46200	CHLORIN. LID & LOCK RING	*	70.00		
								70.00	000072
3/05/25	00004	1/31/25	191837	202501 310-51300-31500	JAN 25 - LEGAL SERVICES	*	742.50		
								742.50	000073
3/05/25	00193	12/18/24	15800458	202412 320-53800-46200	DIRT REMOV. AR. POOL DECK	*	225.00		
		12/18/24	15800458	202411 320-53800-46200	NOV 24- DEEP CLNG OFFICE	*	200.00		
		12/18/24	15800458	202411 320-53800-46200	NOV 24- WKLY TRASH PICKUP	*	150.00		
		12/31/24	15800461	202412 320-53800-46200	SPECIAL DECONTAM. CLNG	*	500.00		
		2/01/25	10000626	202502 320-53800-46200	CLEANING SVCS - FEB 25	*	431.00		
								1,506.00	000074
3/05/25	00224	2/14/25	22437322	202501 310-51300-31100	ENGINEERING SVCS - JAN 25	*	1,460.00		
								1,460.00	000075
3/05/25	00200	2/05/25	1806682	202502 320-53800-34500	SECURITY 01/30 - 02/05/25	*	4,435.67		
		2/12/25	1806758	202502 320-53800-34500	SECURITY 02/06 - 02/12/25	*	4,438.72		
		2/19/25	1806775	202502 320-53800-34500	SECURITY 02/13 - 02/19/25	*	4,429.75		
		2/26/25	1806789	202502 320-53800-34500	SECURITY 02/20 - 02/26/25	*	4,429.84		
								17,733.98	000076

BAYT --BAYTREE-- SNEEROOA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/05/25	00039	3/04/25	491077	202503 320-53800-47000		MAR25-NAT VEGETATION MGMT ECOR INDUSTRIES	*	1,020.00	1,020.00	000077
3/05/25	00052	1/15/25	683651	202501 320-53800-47500		2/2 MORRIS&BRONCE FL.LGHT FLORIDA BULB & BALLAST INC.	*	221.80	221.80	000078
3/05/25	00210	3/04/25	35619A	202503 320-53800-46900		QTRLY FOUNT.CLNG - MAR 25 FOUNTAIN DESIGN GROUP	*	185.00	185.00	000079
3/05/25	00021	2/01/25	514	202502 310-51300-34000		FEB 25 - MANAGEMENT FEES	*	4,067.75		
		2/01/25	514	202502 310-51300-35200		FEB 25 - WEBSITE ADMIN	*	110.17		
		2/01/25	514	202502 310-51300-35100		FEB 25 - INFORMATION TECH	*	165.42		
		2/01/25	514	202502 310-51300-51000		FEB 25 - OFFICE SUPPLIES	*	12.50		
		2/01/25	514	202502 310-51300-42000		FEB 25 - POSTAGE	*	22.50		
		2/01/25	515	202502 320-53800-34000		FEB 25 - FIELD MGMT	*	2,850.17		
		2/01/25	515	202502 310-51300-49000		OPENED LINE OF CREDIT	*	150.00		
						GOVERNMENTAL MANAGEMENT SERVICES			7,378.51	000080
3/05/25	00023	3/01/25	6986139	202502 310-51300-48000		NTC. OF WORKSHOP 02/24/25 GANNETT FLORIDA LOCALIQ	*	188.48	188.48	000081
3/19/25	00019	3/01/25	21161	202503 320-53800-46200		MAR 25 - POOL MAINTENANCE	*	900.00		
		3/01/25	21161	202503 320-53800-46900		MAR 25 - FOUNTAIN MAINT.	*	40.00		
						BEACH POOL SERVICE			940.00	000082
3/19/25	00193	3/01/25	10000967	202503 320-53800-46200		CLEANING SVCS - MAR 25 COVERALL NORTH AMERICA, INC DBA	*	431.00	431.00	000083
3/19/25	00268	3/10/25	90108293	202503 310-51300-32200		FY 24 - AUDIT SERVICES DIBARTOLOMEO,MCBEE,HARTLEY & BARNES	*	3,200.00	3,200.00	000084

BAYT --BAYTREE-- SNEEROOA

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #	
3/19/25	00200	3/05/25 1806802	202503 320-53800-34500	SECURITY 02/27 - 03/05/25	*	4,429.84		
		3/12/25 1806878	202503 320-53800-34500	SECURITY 03/06 - 03/12/25	*	4,413.18		
							DSI SECURITY SERVICES	8,843.02 000085
3/19/25	00039	3/07/25 490926	202503 320-53800-47000	AQUATIC WEED CONTL FEB 25	*	3,395.00		
							ECOR INDUSTRIES	3,395.00 000086
3/19/25	00021	3/01/25 516	202503 310-51300-34000	MAR 25 - MANAGEMENT FEES	*	4,067.75		
		3/01/25 516	202503 310-51300-35200	MAR 25 - WEBSITE ADMIN	*	110.17		
		3/01/25 516	202503 310-51300-35100	MAR 25 - INFORMATION TECH	*	165.42		
		3/01/25 516	202503 310-51300-51000	MAR 25 - OFFICE SUPPLIES	*	.03		
		3/01/25 516	202503 310-51300-42000	MAR 25 - POSTAGE	*	360.34		
		3/01/25 516	202503 310-51300-42500	MAR 25 - COPIES	*	8.55		
		3/01/25 517	202503 320-53800-34000	MAR 25 - FIELD MANAGEMENT	*	2,850.17		
		3/01/25 517	202503 310-51300-49000	MAR 25 - NEW BUNTING	*	110.19		
		3/01/25 517	202503 320-53800-49000	MAR 25 - BAYTREE SIGNS	*	98.69		
		3/01/25 517	202503 320-53800-49000	MAR 25 - SUPPL. MON.BALLS	*	13.49		
		3/01/25 517	202503 310-51300-51000	MAR 25 - READER BOARD	*	93.20		
							GOVERNMENTAL MANAGEMENT SERVICES	7,878.00 000087
3/26/25	00002	3/26/25 NEW-MMA	202503 300-20700-10000	OPEN NEW TRUIST MMA	*	58,717.84		
		3/26/25 NEW-MMA	202503 600-15100-10100	OPEN NEW TRUIST MMA	*	58,717.84		
		3/26/25 NEW-MMA	202503 600-13100-10000	OPEN NEW TRUIST MMA	*	58,717.84		
							BAYTREE CDD C/O TRUIST	58,717.84 000088
TOTAL FOR BANK H						115,942.69		
TOTAL FOR REGISTER						115,942.69		
BAYT --BAYTREE-- SNEEROOA								

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/19/25	00085	3/17/25	FLOOD.IN	202503 310-51300-45000	FLOOD INS. THRU 04/17/26	*	1,162.00		
					EGIS INSURANCE ADVISORS, LLC.			1,162.00	000008
3/31/25	00005	3/10/25	121573-1	202501 320-53800-43100	JAN 25-W&S 201 BAYTREE DR	*	65.88		
		3/10/25	121573-1	202501 320-53800-43100	JAN 25-W&S 8207 NT'L POOL	*	1,182.62		
					CITY OF COCOA UTILITIES AUTOPAY			1,248.50	000009
3/31/25	00009	2/12/25	1125236J	202501 320-53800-43200	JAN 25 - FL CITY GAS	*	2,404.45		
					FLORIDA CITY GAS - AUTOPAY			2,404.45	000010
3/31/25	00253	2/22/25	12308970	202503 320-53800-41000	MAR25 SPEC-201 BAYTREE DR	*	310.00		
		3/01/25	11726770	202503 320-53800-41000	MAR25 SPEC-8207 NTN'L DR	*	210.31		
		3/07/25	12335290	202503 320-53800-41000	MAR25 SPEC-630 BAYTREE DR	*	205.00		
					SPECTRUM - CHARTER COMMUNICATIONS			725.31	000011
3/31/25	00225	2/26/25	0202447-	202503 320-53800-43300	MAR 25 - TRASH REMOVAL	*	54.16		
					WASTE MANAGEMENT CORPORATE SERVICES			54.16	000012
3/31/25	00255	3/12/25	FEB-FPL	202502 320-53800-43000	FEB 25 - ELECTRICITY	*	1,592.93		
					FPL - AUTOPAY			1,592.93	000013
3/31/25	00225	12/27/24	189032-2	202501 320-53800-43300	JAN 25 - TRASH REMOVAL	*	54.16		
					WASTE MANAGEMENT CORPORATE SERVICES			54.16	000014
TOTAL FOR BANK Y							7,241.51		
TOTAL FOR REGISTER							7,241.51		

BAYT --BAYTREE-- SNEEROOA

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50700		RICHARD L BROWN	184.70	3/20/2025
50701		JEROME S. DARBY	184.70	3/20/2025
50702		GILBERT M MILLS JR.	184.70	3/20/2025
50703		JANICE HILL	184.70	3/20/2025
50704		RICHARD C BOSSELER	184.70	3/20/2025
TOTAL FOR REGISTER			923.50	

SECTION B

Baytree
Community Development District

Unaudited Financial Reporting
March 31, 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
March 31, 2025

	<i>General Fund</i>	<i>Capital Reserve Funds</i>	<i>Totals Governmental Funds</i>
Assets:			
<u>Cash:</u>			
Operating Fund	\$ 64,249	\$ -	\$ 64,249
Due from Beautification	30,000	-	30,000
Due from Pavement	67,592	-	67,592
<u>Investments:</u>			
Money Market Account - Surplus	625,255	-	625,255
US Bank Custody	1,144	-	1,144
Capital Reserves	-	58,718	58,718
Pavement Management	-	361,178	361,178
Community Beautification	-	44,666	44,666
Total Assets	\$ 788,239	\$ 464,562	\$ 1,252,801
Liabilities:			
Accounts Payable	\$ 65,099	\$ -	\$ 65,099
Due to General Fund	-	97,592	97,592
Total Liabilities	\$ 65,099	\$ 97,592	\$ 162,691
Fund Balance:			
Assigned for:			
Capital Reserves	\$ -	\$ 58,718	\$ 58,718
Pavement Management	-	293,587	293,587
Community Beautification	-	14,666	14,666
Unassigned	723,140	-	723,140
Total Fund Balances	\$ 723,140	\$ 366,970	\$ 1,090,110
Total Liabilities & Fund Balance	\$ 788,239	\$ 464,562	\$ 1,252,801

Baytree
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2025

	Adopted Budget	Prorated Budget Thru 03/31/25	Actual Thru 03/31/25	Variance
Revenues:				
Maintenance Assessments	\$ 1,132,331	\$ 1,132,331	\$ 1,083,709	\$ (48,622)
IOB Cost Share Agreement	55,046	13,762	13,762	-
Miscellaneous Income	9,250	4,625	4,546	(79)
Interest Income	4,811	2,405	7,164	4,758
Total Revenues	\$ 1,201,438	\$ 1,153,123	\$ 1,109,181	\$ (43,943)
Expenditures:				
<i>General & Administrative:</i>				
Supervisor Fees	\$ 12,000	\$ 6,000	\$ 5,000	\$ 1,000
FICA Expense	918	459	383	77
Engineering	37,853	18,926	3,660	15,266
Attorney Fees	24,000	12,000	10,423	1,578
Annual Audit	3,350	3,200	3,200	-
Assessment Administration	8,269	8,269	8,269	(0)
Management Fees	48,813	24,407	24,407	0
Information Technology	1,985	992	993	(0)
Website Maintenance	1,322	661	661	(0)
Telephone	250	125	-	125
Postage	3,000	1,500	619	881
Insurance General Liability	36,127	36,127	34,694	1,433
Tax Collector Fee	22,647	21,642	21,642	-
Property Taxes	350	350	440	(90)
Property Appraiser	250	250	281	(31)
Printing & Binding	1,500	750	161	589
Legal Advertising	5,000	2,500	599	1,901
Other Current Charges	2,000	1,000	971	29
Office Supplies	250	125	299	(174)
Dues, Licenses & Subscriptions	175	175	175	-
Subtotal General & Administrative	\$ 210,057	\$ 139,458	\$ 116,874	\$ 22,583

Baytree
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2025

	Adopted Budget	Prorated Budget Thru 03/31/25	Actual Thru 03/31/25	Variance
<i>Operations & Maintenance</i>				
Security Contract	\$ 231,474	\$ 115,737	\$ 116,279	\$ (542)
Gate Maintenance	25,320	12,660	12,941	(281)
Security Gatehouse Maintenance	14,000	7,000	6,307	693
Telephone/Internet - Gatehouse/Pool	8,040	4,020	4,245	(225)
Transponders	5,000	2,500	650	1,850
Field Management Fees	34,202	17,101	17,101	(0)
Electric	74,912	37,456	28,059	9,397
Water & Sewer	16,500	8,250	8,809	(559)
Gas	9,350	4,675	10,878	(6,203)
Trash Removal	663	331	325	6
Maintenance - Lakes	47,220	23,610	18,260	5,350
Maintenance - Landscape Contract	138,914	69,457	68,558	899
Maintenance - Additional Landscape	31,079	15,540	13,005	2,535
Maintenance - Pool	37,401	18,701	9,891	8,810
Maintenance - Irrigation	17,000	8,500	10,750	(2,250)
Maintenance - Lighting	18,000	9,000	12,581	(3,581)
Maintenance - Monuments	4,000	2,000	-	2,000
Maintenance - Fountain	1,180	590	610	(20)
Maintenance - Other Field (R&M General)	5,928	5,928	14,688	(8,760)
Maintenance - Recreation	2,500	1,250	970	280
Holiday Lighting	16,000	16,000	14,392	1,608
Operating Supplies	750	375	153	222
Sidewalk/Curb Cleaning	12,000	6,000	3,225	2,775
Miscellaneous	2,444	1,222	-	1,222
Subtotal Operations & Maintenance	\$ 753,877	\$ 387,902	\$ 372,676	\$ 15,226
Total Expenditures	\$ 963,934	\$ 527,360	\$ 489,550	\$ 37,810
Excess (Deficiency) of Revenues over Expenditures	\$ 237,504	\$ 625,763	\$ 619,630	\$ (6,133)
<i>Other Financing Sources/(Uses):</i>				
<i>Transfers</i>				
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	\$ -	\$ 625,763	\$ 619,630	\$ (6,133)
Fund Balance - Beginning	\$ -		\$ 103,510	
Fund Balance - Ending	\$ -		\$ 723,140	

Baytree
Community Development District
Capital Projects Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2025

	Adopted Budget	Prorated Budge Thru 03/31/25	Actual Thru 03/31/25	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 March 31, 2025

	Adopted Budget	Prorated Budget Thru 03/31/25	Actual Thru 03/31/25	Variance
Revenues				
Interest	\$ 2,000	\$ 1,000	\$ 3,848	\$ 2,848
Total Revenues	\$ 2,000	\$ 1,000	\$ 3,848	\$ 2,848
Expenditures:				
Capital Improvements	\$ -	\$ -	\$ -	\$ -
Bank Fees	600	300	-	300
Total Expenditures	\$ 600	\$ 300	\$ -	\$ 300
Excess (Deficiency) of Revenues over Expenditures	\$ 1,400	\$ 700	\$ 3,848	\$ 3,148
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	\$ 700	\$ 3,848	\$ 3,148
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 March 31, 2025

	Adopted Budget	Prorated Budget Thru 03/31/25	Actual Thru 03/31/25	Variance
Revenues				
Interest	\$ -	\$ -	\$ 514	\$ 514
Total Revenues	\$ -	\$ -	\$ 514	\$ 514
Expenditures:				
Beautification Projects	\$ -	\$ -	\$ 30,000	\$ (30,000)
Bank Fees	400	200	-	200
Total Expenditures	\$ 400	\$ 200	\$ 30,000	\$ (29,800)
Excess (Deficiency) of Revenues over Expenditures	\$ (400)	\$ (200)	\$ (29,486)	\$ (29,286)
Other Financing Sources/(Uses)				
Transfer In - Baytree	\$ 45,265	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 45,265	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 44,865	\$ (200)	\$ (29,486)	\$ (29,286)
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	\$ 24,725	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,083,709
IOB Cost Share Agreement	-	-	-	13,762	-	-	-	-	-	-	-	-	13,762
Miscellaneous Income	459	1,907	395	896	155	735	-	-	-	-	-	-	4,546
Interest Income	56	47	842	2,116	1,980	2,123	-	-	-	-	-	-	7,164
Total Revenues	\$ 515	\$ 290,426	\$ 742,599	\$ 36,123	\$ 11,935	\$ 27,583	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,109,181

Expenditures:

General & Administrative:

Supervisor Fees	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
FICA Expense	-	77	77	77	77	77	-	-	-	-	-	-	383
Engineering	-	200	700	1,100	1,460	200	-	-	-	-	-	-	3,660
Attorney Fees	8,269	-	-	-	-	-	-	-	-	-	-	-	8,269
Annual Audit	853	2,173	3,245	743	2,585	825	-	-	-	-	-	-	10,423
Assessment Administration	-	-	-	-	-	3,200	-	-	-	-	-	-	3,200
Management Fees	4,068	4,068	4,068	4,068	4,068	4,068	-	-	-	-	-	-	24,407
Information Technology	165	165	165	165	165	165	-	-	-	-	-	-	993
Website Maintenance	110	110	110	110	110	110	-	-	-	-	-	-	661
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage	2	1	197	-	59	360	-	-	-	-	-	-	619
Insurance General Liability	33,532	-	-	-	-	1,162	-	-	-	-	-	-	34,694
Tax Collector Fee	-	5,769	14,827	355	196	495	-	-	-	-	-	-	21,642
Property Taxes	-	-	440	-	-	-	-	-	-	-	-	-	440
Property Appraiser	-	-	281	-	-	-	-	-	-	-	-	-	281
Printing & Binding	-	151	1	-	-	9	-	-	-	-	-	-	161
Legal Advertising	-	-	410	-	188	-	-	-	-	-	-	-	599
Other Current Charges	75	256	158	40	221	220	-	-	-	-	-	-	971
Office Supplies	0	25	13	155	13	93	-	-	-	-	-	-	299
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 47,249	\$ 13,994	\$ 25,692	\$ 7,813	\$ 10,142	\$ 11,984	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 116,874

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	\$ 22,134	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 116,279
Gate Maintenance	3,463	7,929	730	-	-	818	-	-	-	-	-	-	12,941
Security Gatehouse Maintenance	36	36	36	36	36	6,127	-	-	-	-	-	-	6,307
Telephone/Internet - Gatehouse/Pool	704	704	704	704	704	725	-	-	-	-	-	-	4,245
Transponders	650	-	-	-	-	-	-	-	-	-	-	-	650
Field Management Fees	2,850	2,850	2,850	2,850	2,850	2,850	-	-	-	-	-	-	17,101
Electric	4,696	4,512	4,618	4,816	4,650	4,767	-	-	-	-	-	-	28,059
Water & Sewer	1,363	1,203	1,994	1,500	1,500	1,249	-	-	-	-	-	-	8,809
Gas	319	1,189	2,265	3,200	1,500	2,404	-	-	-	-	-	-	10,878
Trash Removal	54	54	54	54	54	54	-	-	-	-	-	-	325
Maintenance - Lakes	3,485	4,895	3,395	2,070	1,020	3,395	-	-	-	-	-	-	18,260
Maintenance - Landscape Contract	11,239	11,239	11,239	11,239	11,801	11,801	-	-	-	-	-	-	68,558
Maintenance - Additional Landscape	9,255	-	500	-	3,250	-	-	-	-	-	-	-	13,005
Maintenance - Pool	2,521	1,681	2,056	1,401	431	1,801	-	-	-	-	-	-	9,891
Maintenance - Irrigation	2,352	3,718	3,310	1,000	-	372	-	-	-	-	-	-	10,750
Maintenance - Lighting	3,430	6,276	576	699	1,600	-	-	-	-	-	-	-	12,581
Maintenance - Monuments	-	-	-	-	-	-	-	-	-	-	-	-	-
Maintenance - Fountain	40	40	40	225	40	225	-	-	-	-	-	-	610
Maintenance - Other Field (R&M General)	4,242	772	4,953	2,286	2,324	112	-	-	-	-	-	-	14,688
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	\$ 67,236	\$ 68,506	\$ 76,931	\$ 51,674	\$ 49,494	\$ 58,835	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 372,676
Total Expenditures	\$ 114,485	\$ 82,501	\$ 102,623	\$ 59,487	\$ 59,636	\$ 70,818	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 489,550
Excess (Deficiency) of Revenues over Expenditures	\$ (113,971)	\$ 207,925	\$ 639,976	\$ (23,364)	\$ (47,701)	\$ (43,235)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 619,630
<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	\$ (113,971)	\$ 207,925	\$ 639,976	\$ (23,364)	\$ (47,701)	\$ (43,235)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 619,630

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
03/12/25	25,000	(275)	(495)	-	24,231	24,725	24,725
TOTAL	\$ 1,125,943	\$ (43,840)	\$ (21,642)	\$ 1,607	\$ 1,062,067	\$ 1,083,709	\$ 1,083,709

*Note: Commissions are posted as admin. expenditures.

96%	Net Assessments Collected
\$ 48,622.15	Net Assessments Remaining