

*Baytree Community
Development District*

Agenda

August 6, 2025

AGENDA

Baytree

Community Development District

219 E. Livingston Street, Orlando, FL 32801

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

July 30, 2025

Board of Supervisors

Baytree Community

Dear Board Members:

The Board of Supervisors of the Baytree Community Development District will meet **Wednesday, August 6, 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 May 7, 2025 Board of Supervisors Meeting
7. Agenda
 - A. Public Hearing
 - i. Consideration of Resolution 2025-05 Adopting the Fiscal Year 2026 Budget and Relating to the Annual Appropriations
 - ii. Consideration of Resolution 2025-06 Imposing Special Assessments and Certifying an Assessment Roll
 - B. District Goals and Objectives
 - i. Consideration of Resolution 2025-07 Adopting Fiscal Year 2026 District Goals and Objectives
 - ii. Presentation of Fiscal Year 2025 Goals and Objectives and Authorizing Chair to Execute
 - C. Consideration of Fiscal Year 2026 Contract Renewals
 - i. Aquatic Management Services Agreement with ECOR Industries
 - ii. Landscape/Grounds Maintenance Services Agreement with US Lawns
 - iii. Security Services Agreement with DSI Security Services
 - D. Approval of Fiscal Year 2026 Meeting Schedule
8. Staff Reports
 - A. Attorney
 - i. Memorandum Regarding 2025 Legislative Update

- B. District Manager
 - C. 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, District Counsel
Rey Malave/Chace Arrington, 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, **May 7, 2025** at 1:30 p.m. at Baytree National Golf Links, 8207 National Drive, Melbourne, Florida.

Present and constituting a quorum:

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

Also present were:

Jeremy LeBrun	District Manager
Rob Szozda	GMS
Michael Pawelczyk	District Counsel
Peter Armans <i>by phone</i>	District Engineer
Rey Malavé <i>by phone</i>	District Engineer
Chace Arrington <i>by phone</i>	District Engineer
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.

Mr. Mills: Before we start the meeting, Maureen's stepfather passed away. So, if we could have a moment of silence and pray in the way that you would like to pray, I would appreciate it. Thank you.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Mills: We'll open the floor for public comments. Are there any public comments?

Mr. LeBrun: Please state your name and address for the record.

Resident (Jane Mercadante, Kingswood Way): I'm Ms. Jane Mercadante and I live at 8017 Kingswood Way. The question that I have, Mel, is directed at you. I know doing the landscaping is one of the projects. I was just wondering what could be done with the fence? Is there a way that we can install plantings in front of the fence, so that you don't see it? Also, when you look out our front door or the dining room window, you can still see Gallows and Wickham Road. I was wondering if you could speak on that, to see what you're planning and if there is any input that people who live on Kingswood could give to you.

Mr. Mills: That's the first I've heard about it.

Resident (Richard Mercadante, Kingswood Way): Mr. Richard Mercadante of Kingswood Way. It's continued. Some things that the Credit Union planted, have died and fallen off or have been removed. When they addressed the County Commissioners a couple of years ago, they promised that you would not be able to see it. The kind of bamboo that they planted, is not the kind that the zoo has along I-95. It does a good job of obscuring it. We could still see through that, but then again, they haven't been replaced when they die off. So, if there is some bamboo that would grow there, it would both obscure the view and cover the plastic fence that we've been looking at since they did that.

Mr. Mills: I'm sorry that Josh isn't here. I will bring it up to his attention. He's going to call me tomorrow and I'll ride by with him and look to see what your complaints are.

Resident (Richard Mercadante, Kingswood Way): Sure.

Mr. Mills: And we'll go from there. As far as hiding the fence. I don't think we're going to have enough landscape money to do that.

Resident (Jane Mercadante, Kingswood Way): To what?

Mr. Mills: To mask the fence?

Resident (Jane Mercadante, Kingswood Way): Yeah.

Mr. Mills: No. It's been there for a long time since we did it and nobody's complained about the fence before. You're the first ones. So, I can't spend money to please one household.

Resident (Richard Mercadante, Kingswood Way): We did bring it up. Certainly, if there's something that can go in that area, at least see what's there.

Mr. Mills: Alright, we'll take a look at it.

Resident (Jane Mercadante, Kingswood Way): Why not take the slats out?

Mr. Mills: No. When we went through all of this before, we tried to appease everyone and it's difficult to be able to do that. We got the fence. We got it green and then unfortunately, they did not maintain their area like they were supposed to. US Lawns did their job, as they kept telling them, *"You need to maintain it"* and they didn't. So, they fired US Lawns and got somebody else and it's even worse than it was before. So, I don't know how we could force them.

Resident (Jane Mercadante, Kingswood Way): So, we don't have US Lawns anymore?

Mr. Mills: We do, they don't.

Resident (Jane Mercadante, Kingswood Way): Oh, okay I understand.

Mr. Mills: US Lawns was their contractor as well and they kept saying, *"You need to maintain that fence line"* and they didn't. So, they fired US Lawns and hired somebody else and now it's worse.

Resident (Richard Mercadante, Kingswood Way): The basic issue is that we've been looking at Gallows and Wickham Road.

Mr. Mills: We'll look and see what we can do.

Resident (Jane Mercadante, Kingswood Way): What you have now on Baytree Drive, where the neighborhood backs up to it, could we do something like that? Just put in a hedge like that? I don't know how expensive that is.

Mr. Mills: I'll get with Josh.

Resident (Jane Mercadante, Kingswood Way): Okay.

Mr. Mills: What is your phone number?

Resident (Jane Mercadante, Kingswood Way): I'll give you Rich's.

Mr. Mills: Okay. Perfect. Yeah, I'll get with him. Alright. Are there any other public comments? Sandy, do you have anything?

Resident (Sandy Schoonmaker, Berwick Way): No.

THIRD ORDER OF BUSINESS

Landscape Report

Mr. Mills: Landscape Report, Josh couldn't be here. He had to go to school to pick up his son who is sick. So, we won't have a report from the landscaper.

FOURTH ORDER OF BUSINESS

Engineer's Report

Mr. Mills: Engineering Report.

Mr. LeBrun: I think Rey is on the line, from Dewberry. Did anybody else join the call?

Mr. Arrington: Yes, this is Chace from Dewberry. I think Peter will be on in a second, he said he was having some issues with his phone.

Mr. LeBrun: Okay, it sounds like we have Chace.

Mr. Armans: I'm on the phone, can you hear me okay?

Mr. LeBrun: Yes, we can hear you, Peter.

Mr. Mills: Did the Board get the notice about Peter?

Mr. LeBrun: Yes, I sent it to them.

Mr. Mills: Alright. Okay.

Mr. LeBrun: Peter, we're at the Engineer's Report. I didn't know if you or your teammates wanted to discuss or share anything.

Mr. Armans: There were a couple items that we provided recommendations for, for the sidewalk or filling the area. We are currently working on getting a scope for updating the bank stabilization for the entire District. That scope will be coming to you soon for your consideration. So, those are the only items that we have on our report. Additionally, the reason why Rey and Chace are on the call, is because they will be taking over the CDD as the CDD Engineer. So, they'll be the future contact. They're very familiar with the CDD, know all of the information about it. They've been involved in past projects and will be the main point of contact for future projects.

Mr. Mills: Peter, you were going to get us a schedule of the proposed lake bank restoration. Where does that stand?

Mr. Armans: I do not have an actual proposal right now. The person who is in charge of that, is currently on vacation, but as soon as she comes back, I will find that out and Chace will send Jeremy a tentative date. Definitely it will be before next meeting. You should have it on your next Board meeting agenda for your consideration. But we'll get it to you as soon as possible.

Mr. Mills: Okay, great.

Ms. Hill: We still don't have a breakdown of their invoice.

Mr. LeBrun: The new ones are coming in. We'll make sure.

Ms. Hill: We talked about it last time and it was supposed to be done and here we are. I looked at the Check Register and we have one more.

Mr. LeBrun: Peter and Chace, as Supervisor Hill was just talking about, I had contacted your office a few times about getting a breakdown on the invoices that was a little more specific. So hopefully, with Chace coming on and Rey, that could be a priority. I think I asked Amy or the other office manager, to get a better breakdown for those invoices. Right now, they typically just say general engineering services and we were just asking for a scope of work, the actual activities to be detailed on those invoices. I think Amy was working on it, but I haven't seen results yet for it. It's just something for the new team to make sure it's a priority.

Mr. Armans: Absolutely. We had a recent conversation about it and every hour that's logged will have notes associated with it, so you'll know exactly. We'll have references, if it's emails, if it's phone calls, if it's a combination of those items or site visits. Everything will be noted with the future invoices. We apologize that it was missed on past invoices.

Ms. Hill: Yeah. Peter, I specifically would like to know what it costs for you to be at this site when we repair that asphalt here in Baytree.

Mr. Armans: I believe those notes have been added to the invoice. So basically, it's for our clients to come visit the site and provide a report. My estimation, I believe it was probably somewhere in the neighborhood of between five and seven hours, for us to drive out there. We were asked to stay for the duration, until it was completed, which, you know, takes some time. Then coming back and providing an arranged summary and an email. I would have to estimate it was maybe between five to seven hours, a maximum of eight hours, at whichever billing rate we have. Our billing rates are set in the contract. Those do not change based on the task. So, it's the actual billing rates that are in the contract, times the time that was set on it. I believe it's probably not more than eight hours.

Ms. Hill: Okay. Thank you.

Mr. Armans: You are very welcome.

Mr. Mills: Anything else for Peter? Thank you, Peter.

Mr. Armans: Thank you guys. It's been a pleasure working with all of you and I wish you all good luck. You're in safe hands with Chace and Rey.

FIFTH ORDER OF BUSINESS

Community Updates

A. Security

Mr. Mills: Okay, Community Updates, Security. Do you have anything you want to talk about, Rick?

Mr. Brown: Nope.

B. BCA

Mr. Mills: Alright, BCA. Nobody is here from the BCA.

Ms. Hill: Does anybody know who got elected?

Mr. Brown: Yeah. Mr. Jeff Finn is the new Treasurer and Mr. Tom Harrison was reelected.

SIXTH ORDER OF BUSINESS

Consent Agenda

A. Approval of Minutes of the April 9, 2025 Board of Supervisors Meeting

Mr. Mills: We need a motion to approve minutes from the last meeting.

On MOTION by Mr. Darby seconded by Mr. Brown with all in favor the Minutes of the April 9, 2025 Board of Supervisors Meeting were approved as presented.

SEVENTH ORDER OF BUSINESS

Agenda

A. Consideration of Resolution 2025-04 Approving the Proposed Fiscal Year 2026 Budget and Setting a Public Hearing

Mr. LeBrun: Resolution 2025-04 is approving the proposed Fiscal Year 2026 budget and setting the public hearing. The Board has been working on the budget since February and March and refined it at each meeting. Typically, at the May meeting, the Board would adopt this resolution, approving the Proposed Budget and setting that public hearing. At that public hearing, which is tentatively scheduled for the August 6, 2025 meeting, the Board will adopt the Fiscal Year 2026 budget. So, this is approving the Proposed Budget and setting the ceiling for those assessments. So, once you set this level, you can't go higher, but you can go lower.

Mr. Mills: Right.

Mr. LeBrun: So, we have until August to further refine the budget. But like I said, this Board's been working since February and March at the meetings and workshops, to get it honed in to where we're at today. So, I'll just kind of go through it real quick, because I know we've done it every month for the last three to four months. On Page 1, is the General Fund. At the top are your *Revenues*, which reflects all of the revenues that the Board looked at previously. Below that, you have your *Administrative* expenditures. Next, are your *Field Expenditures*. There were a couple changes on this one, since the last time the Board met. One change was under *Field*

Management Fees, GMS did an inflationary increase of approximately 5%. So, you'll see that reflected there. Also, midway down, there was discussion about breaking out some of the expenses for the pool, because previously it was all lumped into one category, *Janitorial/Pool Maintenance/Pool Repair*. It was one big bucket. So, our accounting team broke it out, based on the actual expenses for that item. So, you'll see a little more detail in that section under the *Field Expenditures*. You'll also see that there was a Board request to include *Pool Painting* as a line item, so you'll see that reflected as well.

Ms. Hill: Where are we coding the pool?

Mr. Mills: Under capital improvements.

Ms. Hill: Okay.

Mr. LeBrun: Below your *Field Expenditures*, we've updated the budget with any information that was provided by vendors. We've been trying to account for any other expenses, because we are forecasting through September 30, 2026. So, it's pretty far out. Down below, you'll see your *Capital Transfer Out*, right below your *Field Expenditures*, at the bottom of Page 2. You'll see those transfer out for *Field Expenditures*.

Mr. Darby: Jeremy, just a quick question on that.

Mr. LeBrun: Sure.

Mr. Darby: I was skipping ahead a little bit to the capital expenditures sheet. You have \$149,100 in Fiscal Year 2026, on Page 9 and \$147,600 under *Capital Transfer In* on Page 2.

Mr. LeBrun: Okay. I'll have to see. I think they're accounting for some revenue in there.

Mr. Darby: Well, they should balance. This schedule and if there's a revenue or some other thing, it should be somehow noted on Page 9 and it has to correlate to Page 2.

Mr. LeBrun: It looks like there's excess revenue of \$1,624 that's included on Page 8 that they're accounting for.

Mr. Darby: Alright.

Mr. LeBrun: But I'll make a note to accounting to double check to make sure that those things align.

Mr. Darby: Thank you.

Mr. LeBrun: Sure.

Mr. Brown: I have a question on the capital. In the minutes of last month's meeting, there was discussion about having to replace the mulch in the playground. Is that a capital or operating expense?

Mr. LeBrun: That would be an operating expense under *Landscape Maintenance*.

Mr. Bosseler: Just for the record, the mulch is six inches deep. We can rake it a couple more years, before we have to replace it.

Mr. Brown: The only other thing for the budget for next year, I think we should keep a real sharp eye on that *Maintenance - Other Field (R&M General)*. This year we budgeted \$6,000, we're going to spend \$28,000 and we're budgeting \$30,000 for next year. It's a catch-all. and if we expend that money, it should be expended into a certain category, not just *Maintenance - Other Field (R&M General)*.

Mr. Mills: Yep.

Ms. Hill: I also think when we discuss the resurfacing of the pool, we could possibly get a contribution from the BCA to help diminish the expense.

Mr. Brown: I wouldn't count on it.

Mr. Darby: Yeah.

Ms. Hill: But at the last meeting, they had indicated that that was not in the cards.

Mr. Darby: Right.

Ms. Hill: In that case, we probably need to increase it more than what we had originally thought.

Mr. LeBrun: So, this budget currently has the District funding the full \$50,000, which did not assume receiving funds from the BCA. That's how it's currently funded. Then we also will get that insurance money that will go towards that, to bring the actual cost down a little further. So, as of right now, all of these are fully funded based on that.

Ms. Hill: Okay.

Mr. Mills: With regard to what Rick said, couldn't we move the \$30,000 in the *Maintenance - Other Field (R&M General)*, down to the *Misc. Contingency*? That would be a more appropriate line item for that.

Mr. LeBrun: So, you want to move *Maintenance - Other Field (R&M General)*, into the *Misc. Contingency*.

Mr. Mills: Yes.

Mr. LeBrun: So, we will get rid *Maintenance - Other Field (R&M General)*.

Mr. Mills: Right.

Mr. Brown: I just have a problem with a catch-all cost center that nobody really puts their arms around. It's like other purchase services or stuff.

Mr. Darby: But, you know, *Misc. Contingency* is the same thing. Yeah, it's a catch-all.

Mr. Mills: Basically.

Mr. Darby: I think to Rick's point, there has to be more precise coding of the invoices to try to drive them into the respective accounts, because that's the only way you can project future expenses.

Mr. Brown: Exactly. That's what I'm getting at.

Mr. LeBrun: So, do we just want to make one contingency line and then make sure for Fiscal Year 2026, we can put it in a nice, neat bucket. Rob codes most of these. He always tries to put it where it goes. Sometimes you get something weird that maybe doesn't fit perfectly, but we'll make sure anything to put into one of those buckets.

Mr. Brown: Well, if you have a question, bring it to the Board and let us discuss it.

Mr. Mills: Exactly.

Mr. Darby: Yeah. Okay.

Mr. Brown: I don't even think you need a contingency. You're not even just going to spend \$500.

Mr. LeBrun: Alright, so I have that noted. So, basically we'll combine that into *Misc. Contingency* and get rid of the *Maintenance - Other Field (R&M General)* line item. I have that noted.

Mr. Darby: You have *Capital Projects – Paving- Baytree* paving at \$102,907.

Mr. LeBrun: Correct.

Mr. Darby: So, we're getting back up over that \$100,000 mark.

Mr. LeBrun: Yes. Alright. So, we went through the capital. On Page 3, is the narrative. It's pretty similar to previous years. This helps explain what each of the line items cover. So, you'll see all of the accounts and different things listed there, for residents that might ask what a certain line item is about. That brings us down to Page 8, which are your *Capital Reserves*. This was based on our last meeting for Fiscal Year 2026. Under *Expenditures*, you'll see those projects that the Board identified that they wanted to use some of those excess funds that were in

some of the capital reserve accounts, to fund those enhancements for next year. The big ones that are there, *Electrical Infrastructure*, was for the front of the development where there seems to be some old breaker boxes and things that are just 30 years old that need to be repaired, primarily to help those front lights stay on and for Christmas lights, things of that nature. So that's allocated there. I know Rob's been working with a new electrician to get some of those knocked out and planned out.

Mr. Mills: Let me inject something before we go on. When we start replacing these electrical boxes, make sure they're a material that will not rust.

Mr. Szozda: They are.

Mr. Mills: Okay. In the future, let's make sure we aim towards that.

Mr. Szozda: Yeah, we had a few that were already replaced with those. All of the metal ones are going to be replaced.

Mr. Mills: Because some of these timer boxes for the lights are also metal as well. Okay. Cool.

Mr. LeBrun: So, hopefully that will get us to solve some of those problems that have been plaguing the Christmas lights periodically when it rains or, you know, things of that nature. There is also the *Tennis Court Resurface*, which is included in *Capital Projects*. There is also the *Pool Resurface*. That's on there for next year as well. We still have the *Disaster/Emergency Reserve* line item. Then we're always trying to get any bank fees removed. I know we have reached out multiple times to see what can be eliminated. Hopefully we can get those to zero.

Ms. Hill: My question is *Interest Income* post budget, is \$2,000.

Mr. LeBrun: That's under *Capital Reserves*. We have different funds set up. That's a conservative estimate, depending on how things go. On Page 9, you'll see the plan that's laid out for the rest of this year and in the next five years, the general plan that the Board has identified for different projects. You always can change that in the future. Nothing is set in stone. For Fiscal Year 2026, that's the plan that we're going to go with, if the Board approves this Proposed Budget, but the rest we can always change further down the road. On Page 10, you'll see the *Pavement Management Fund*. At the end of Fiscal Year 2026, based on this allocation, next year you'll be putting \$102,907 into the *Pavement Management Fund*, just in Fiscal Year 2026 alone. So, the projection at the end of next fiscal year, just the *Pavement Management Fund* for the

roads, \$527,401 is invested in those money market CD accounts earning interest. The Board increased that allocation recently. That's listed there.

Mr. Darby: Jeremy, I have a question before you go on. We have no expenditures to speak of and projected through this year, nor any on 2026 for the *Pavement Management Fund*. Do we have a plan for what our pavement repairs are going to be over the next five to 10 years?

Mr. LeBrun: Yeah. So, typically for sidewalk and gutter repair, there is \$14,000 roughly allocated each year as part of the plan. It really depends. You guys did a major repair a year and a half ago with a full audit. Rob might have a better number, but it's been less recently, because we did major repairs a year and a half ago. But usually \$14,000 covers us, if something pops up.

Mr. Darby: Okay, but that's non-pavement. I know there are sidewalk and gutters, but I'm talking about the roads.

Mr. LeBrun: Oh roads. So, this year we just had the repair off the turn on National and we also had a repair for the sewers on Balmoral. We put that repair and the sewer repair under *Other R&M*.

Mr. Darby: Okay. What I'm trying to get to is we are looking at a longer-term plan, knowing when, where we have to, even from an engineering standpoint, resurface or re-coat or do whatever we have to do, in which areas. I think Atkins had an old plan which showed every neighborhood when they had to do repaving based on activity. Old Tramway and Baytree Drive are much more active than let's say Balmoral. So, you don't need to do them all at the same time, although there may be economies of scale, in doing them all at the same time. So my question is, has engineering provided us with such a plan?

Ms. Hill: Peter gave us a map.

Mr. LeBrun: Yeah, I want to say in the Fall, he gave a map. I can resend it. I'll make a note. It identified the areas and levels. I think he broke it up in half almost.

Mr. Darby: Did it say if this is a 2-to-3-year project or a 5-to-10-year project or did he have any timelines?

Ms. Hill: No, he didn't give us timelines, but he did give us priorities.

Mr. Mills: Yes.

Mr. Darby: Okay. I'm looking at it from a budgetary standpoint, because as we go into future years, I would like to know how much money we will be taking out of this account and

funding it properly, so that when we get to that point, we can actually do the work that they recommend.

Ms. Hill: Yeah, I don't have a good handle.

Mr. Brown: I think that's something we should ask the engineer to look at for next year.

Mr. Mills: Exactly.

Mr. Brown: I remember Peter saying that there were three areas that were going to be a priority, which was Kingswood Way, Baytree Drive and Old Tramway. If memory serves me correctly, he thought we would get another couple of years out of the sealing on those roads, which were the high priority roads before they needed to be re-milled and paved.

Mr. Mills: They still look good.

Mr. Brown: They still look good. So, I think to take on what you're saying, Jerry, I agree. I think we need to have some kind of an idea from the engineer of when are we going to have to make sure that we've got enough money to start doing some of these higher priority roads, which are the major roads.

Ms. Hill: Well, when we repaired the asphalt on Old Tramway and National, Peter was saying, *"Look, we don't have to worry about this because we only need it to last for a couple of years."* That was his comment at that time. Because they're more concerned about the area as you turn that curve that we've looked at before and had a problem with, that's going to cause us to have to grind that down and resurface it sooner than later.

Mr. Mills: Another thing that we need to also be cognizant of, is sidewalks, because we power washed them so frequently, that we need the engineers to tell us about a plan and a schedule for sidewalks. What can we do to keep them from having to replace all of them?

Ms. Hill: Can they be resurfaced?

Mr. Mills: Well, you can seal them. There's a sealer that you can put on them. We've discussed this before and I think the engineers need to tell us what we can do to preserve the life of these sidewalks. Because now the aggregate is starting to show through.

Resident (Not Identified): Well, I would think we should walk Kingswood Way. There were several sidewalks there where they're all these pebbles. There's no cement there at all and that's been that way for a couple of years.

Mr. Mills: Yeah.

Resident (Not Identified): So, Kingswood Way is in dire need of repair.

Mr. Mills: Okay.

Mr. Darby: Well, they have to be the oldest sidewalks in the community.

Mr. Mills: They are.

Mr. Darby: So that's going to tell you what the other sidewalks are going to look like in five or ten years down the road.

Resident (Not Identified): But ours are in desperate need of repair and I would encourage your engineer to look at it.

Ms. Hill: What year was it built.

Resident (Not Identified): 1993 was when the model at the corner was built. We built our home in 1997. It also floods very badly. Can that be graded?

Mr. Mills: We have that problem with pretty much all of Baytree. It's just flat.

Resident (Not Identified): I didn't know if you could grade it.

Mr. Mills: Why don't you get a proposal from the engineers to get to us fees to do a walk through, to look at the sidewalks, schedule roads and schedule sidewalks. Get a proposal for what it would cost for the Board to have at least a history going forward.

Mr. LeBrun: I was going to wait until I received the lake bank proposal.

Mr. Mills: Just like the lake bank proposal.

Mr. LeBrun: Maybe wait until I receive that and then make that request. That way they're not like doubled up. I don't want to delay the lake bank restoration.

Mr. Mills: No, but it needs to be in progress.

Mr. Darby: I wouldn't make it all one project. Make it a separate project.

Mr. Mills: Right.

Mr. Darby: Another thing Mel, there's a possibility that you could skim coat the sidewalks. You could just take a grinder.

Mr. Mills: Yeah. But let's let the engineers look and see what they have to say.

Mr. LeBrun: After they give us the lake bank proposal, I'll ask them for a sidewalk analysis.

Ms. Hill: We asked for that two meetings ago.

Mr. Darby: Three meetings ago.

Mr. LeBrun: Hopefully with the new engineer coming on, we'll get some traction on it.

Mr. Mills: Also with the sidewalks, they need to look at the gutters as well. Because I'm sure the gutters on Kingswood need to be replaced.

Mr. LeBrun: We can always do one on Kingswood, if a panel is damaged. Rob sets up panel repairs all the time. They just take that one square and pour a new one. So that needs to be done. That's a safety thing. We'll do that right away.

Mr. Mills: Yeah, but again those are being power washed.

Mr. LeBrun: Yeah.

Resident (Not Identified): What's happening over time, is people's lawns have elevated.

Mr. Mills: Some trees.

Resident (Not Identified): They were planted 27 to 30 years ago.

Mr. Mills: A lot of that grading can be done when we do the repaving.

Resident (Not Identified): Yes. I'm talking about the sidewalk in between the lawn and the strip. That's where you have issues.

Mr. Mills: Yeah. Thanks to the Oak trees.

Mr. LeBrun: The *Community Beautification Fund*, is on Page 11. This is the same normal amount that's transferred for beautification projects around Baytree, such as that gate enhancement, all of those things that are added each year to make Baytree look great. That's budgeted as well. On Page 12, is an Assessment Table, which the Board discussed at the past several meetings. You'll see for Fiscal Year 2026; it does all of the things we've discussed. It's a \$100 increase from the current assessment level. That's what the Board directed us to do and that's reflected there, similar to two years ago. If the Board approves this Proposed Budget, since there is an assessment increase, a letter must be sent out statutorily, as required. You are one of the few Districts that provide a customized letter, which explains the rationale of it. Some Districts just send the letter that was by State law, but you guys usually do a nice custom one that we generate. So, that will get mailed out to residents. It will let them know of the assessment increase and the date of the public hearing.

Ms. Hill: Can we see that letter in advance?

Mr. LeBrun: Yeah. If the Board approves this with the assessment increase, we'll grab the previous letter. I can update it and send it out to the Board, to look at it. That's the one we'll use, which gets mailed out via mail to the residents, to notify them of that proposed increase and the date of the public hearing.

Resident (Not Identified): Can I just ask a question about the beautification? Is there something wrong with the sprinkler system when it comes up the two beds?

Mr. Mills: They are being worked on.

Ms. Hill: Also, as you turn onto Old Tramway Drive.

Mr. Mills: Yeah, we know.

Ms. Hill: Okay.

Mr. Mills: Josh and Rob are handling that.

Mr. Szozda: There are four bad areas.

Ms. Hill: Okay. They still haven't done anything with that lighting.

Mr. Szozda: I told him yesterday. He said that it was placed on a post. It didn't look like it was any higher to me today.

Ms. Hill: No.

Mr. Szozda: I will tell him to extend the post up. They're still here. They're going to be here, I think, until the end of the week.

Mr. LeBrun: Then the last page of the budget, which is Page 13, shows the cost share with Isles of Baytree. You'll see that's just a percentage of the various items that are associated with them. The numbers change based on the allocation. So that's pretty much the run through of the budget. Like I said, we've been working on this since February and March. I'm happy to take any questions. I made the notes to make those adjustments, getting the contingency into one line item and then making sure we're coding those as specifically as possible. I will also check on that capital amount number on Page 2. I'm happy to take any other questions on it. If not, we just need a motion to approve Resolution 2025-04, approving the Proposed Budget and setting the public hearing for August 6, 2025 at 1:30 p.m. at this location.

<p>On MOTION by Mr. Darby seconded by Mr. Brown with all in favor Resolution 2025-04 Approving the Proposed Fiscal Year 2026 Budget and Setting a Public Hearing for August 6, 2025 at 1:30 p.m. at this location was adopted.</p>
--

Mr. LeBrun: So, after this, we will send this Proposed Budget to the people that need to see it and then we'll advertise and get those letters prepared and ready to go.

Mr. Mills: Very good.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Additional Staff Reports

i. Attorney

Mr. Mills: Mike?

Mr. Pawelczyk: I don't have anything to report. It's been very quiet since our last meeting in April. That's all I have, unless anyone has any questions for me.

ii. District Manager

1. Presentation of Number of Registered Voters - 881

Mr. Mills: Alright, District Manager.

LeBrun: I just have one item, which is the presentation of the number of registered voters. This is a requirement that we are required to publicly announce the number of registered voters. This is not residents, but registered voters. There are 881 registered voters that live within the District. So that's just there for the Board's awareness and to be announced.

iii. Field Manager

Mr. Mills: Field Manager, Rob.

Mr. Szozda: The entrance lighting continues to be solid. There are no blown lights. It's been three or four months.

Mr. Mills: Are they still on timers or did we convert them?

Mr. Szozda: They are still on the big timer.

Mr. Mills: Because they were on last evening when we came in about 7:30 p.m. or 7:45 p.m.

Mr. Szozda: I probably need to move the time out a little bit.

Mr. Mills: Yeah.

Mr. Szozda: Then also kind of along those lines, of course, there's landscape lighting going in the back and then reviving the lighting on the Space Coast side. There was an old light there, that somebody came in and took and then they added a new light but didn't run any power to it. We're going to run power to that light and then we're going to restore the rest of the lights that were over there as well.

Mr. Mills: Good.

Mr. Szozda: So far so good.

Mr. Mills: Are you happy with the new electric company?

Mr. Szozda: Yes, I like it. I think they're clearly cheaper and very diligent. The one individual, I think I said, worked at my house was very diligent about everything. He's carrying that same diligence here. So, yes, we're very happy with them.

Mr. Mills: Very good.

Mr. Szozda: Okay. IM Solutions is the one working on the speaker system. Their next move is to call the manufacturer of the devices. They can get it to work every place but here. So, he's going to try to hook up to the Internet.

Mr. Mills: It's got to be Spectrum.

Mr. Szozda: Another issue has been raised. The computer for the cameras, for the security, is malfunctioning. Frank apparently used to work on this, but he has not answered my calls in six months. So, I'm going to turn this over to IM Solutions and they're going to take a look at this and hopefully they get that back in service here shortly, because we're having trouble reviewing films. It just kind of runs through. You can see it, but it just runs through.

Mr. Mills: Is this the ones at the pool?

Mr. Szozda: No, it's for the ones for the cars at the gates.

Mr. Mills: Because I know the cameras that operate at the pool, have a humidity problem.

Mr. Szozda: Okay.

Mr. Mills: The longevity of that is not lasting long enough. I mentioned to him about putting it in a box with a fan to keep the air circulating, so it wouldn't degrade with rust.

Mr. Szozda: Okay. I'll take a look at that.

Mr. Mills: Because electronics and water don't mix.

Mr. Szozda: Not very well. Okay, I will take a deep look at that on Monday and then come back with a solution. Okay. So, when Peter was out here, there was an issue in the preserve over off of Glastonbury. He recommended putting riprap in there. So, I'd like to go ahead and do that. It's being treated as a safety issue. We should fill it so nobody falls in it, so if there's no problem, I'll have our crew just fill it up with riprap. Regarding the trees in the preserve, finally, after several weeks of calling the St. Johns River Water Management District (SJRWMD), they finally got back with me. We have a process. US Lawns has provided me with pictures and the story behind the trees, so that is going to get sent in. I do have somebody else giving us a bid. We did think it was a little bit pricey, so we do have another tree company coming in hopefully this

week, to give us another bid and we should be able to move forward. I have a good point of contact. There is a very nice lady to talk to and guide us through what we need to do.

Mr. Mills: Are they going to give us approval to cut those trees?

Mr. Szozda: Yeah. So, for the ones on Ashbourne Court, she already said that we can remove those.

Mr. Mills: Okay.

Mr. Szozda: The ones on Arundel Way, apparently were indeterminate on the maps, whether it's conservation or preserve versus the wetland. Apparently there's a little bit more latitude in the wetlands as far as doing the work. She said that they were going to treat it as if it's a preserve and then send her the information. She will approve it and then we'll be able to go from there.

Mr. Mills: Good.

Mr. LeBrun: These are those dead trees that were leaning.

Mr. Mills: It's a safety issue.

Mr. Szozda: So, we did a little bit of ant treatment along Baytree Drive additional to the spraying as well as some baiting. I haven't heard anything since. They gave us a proposal to bait further, by like 100 feet. I haven't heard anything. If there's an ant issue, let me know and we can invoke some of that treatment.

Mr. Mills: Rob, would you give a quote on treating the entire community? Not the residence area, but certainly the common areas.

Mr. Szozda: Okay, yes, we can do that.

Mr. Mills: Because there were four or five piles on Chatsworth, right along the sidewalk on the common areas.

Mr. Szozda: Okay.

Mr. Mills: I also saw some down around South Point.

Mr. Szozda: Okay. I can do that. Next is the guardhouse floor, which we have scheduled for next week. We're going to tear off the floor, look at it and make sure there's some coating under it. That will be step one, possibly putting an epoxy on it. It's going to have to be somewhat of a two-step process since they're in there 24/7. We have to figure out how we're going to get it coated while they're there. The tennis court practice boards, I need a few more parts but I should

have those secured back to the fence next week. Great news. If you're wondering why Richard's so happy, the pool passed inspection.

Mr. Bosseler: Can you believe that?

Mr. Brown: So, we don't have to resurface it?

Mr. Szozda: Yeah.

Mr. Bosseler: Wow.

Mr. Mills: We can put that money in reserves. We're going to earn interest.

Mr. Szozda: It is on my list of things to do, to get some resurfacing prices, but we're not going to entertain that next year. I'm going to hold off on that. I just wrote this down for my own notes. As part of my tour earlier, along Kingswood Way, there are a couple magnolias that got some scale on them. US Lawns is going to treat those. I think that's all I have.

Ms. Hill: I'm concerned that if we put off the resurfacing of the pool too long, we will lose that insurance claim.

Mr. LeBrun: Oh, no. I confirmed. They said whenever we're ready. I just need to fill this last form out and then they'll send it to us. I doubled checked and they said yes.

Ms. Hill: It is good for how long?

Mr. LeBrun: They said just to send the form.

Ms. Hill: Okay.

NINTH ORDER OF BUSINESS

Treasurer's Report

A. Consideration of Check Register

Mr. Mills: Moving right along, we have the Check Register.

Mr. LeBrun: In your agenda package, is the Check Register from March 1, 2025 through March 31, 2025. For the General Fund, you have Checks #70 through #88 and ACH and March Payroll, Checks #50700 through #50704. The total for the entire Check Register is \$124,107.70. Behind that, is your line-by-line register that details those checks. I'm happy to take any questions. If not, we need a motion to approve the Check Register.

Mr. Darby: I have one question, Jeremy. We pay \$1,162 for flood insurance. That's on the second page of the Check Register.

Mr. LeBrun: So, in between meetings we were contacted by our insurance carrier and I worked with the Chair on this, because we had to get it processed. They were doing an internal check of flood zones and they realized that our amenities, the bathrooms for the pool, are in a

higher-grade flood zone and we would have been responsible for all of the repairs. So, they had to add on this flood policy for the bathrooms or else we would be on the hook for the total repair of all the flood damage. So, we factor that in. You're already under budget on insurance this year anyway, so we factored that into next year's insurance coverage. So, that extra flood coverage is already accounted for in the budget.

Mr. Brown: Does that flood plan include the motors and the pumps that we wanted to raise up?

Mr. LeBrun: That's a good point. Rob is working on getting that stuff raised. So there has been some water issues. I asked about that and they specifically said, this is not covered under your current flood zone. So, you guys will have to pay for the full repair of this, if you get flooded.

Mr. Darby: Because we are in a flood zone. Right?

Mr. Szozda: Yes. For the pool equipment, theoretically they have an estimate. He was supposed to get it to me and was supposed to call me today.

Mr. Mills: It's only been four months.

Mr. Szozda: I understand. I called him twice today and left messages. I saw John at the pool and he's like, *"Yeah, I was going to call you in a minute."*

Mr. Darby: So, Jeremy, with respect to the classification, I suspect that the pool deck and the bathrooms are on the same plane, the same level. So how is it that one part can be in a flood zone and another part can't?

Mr. LeBrun: It has to do with that entire area, that whole pool amenity, that whole footprint of the pool is part of it.

Mr. Darby: Okay.

Mr. LeBrun: They said if you don't want to do this, you have to go through and challenge FEMA on the designation of the zone. So, basically we went ahead and got that covered, especially with the rains coming.

Mr. Darby: Okay, so just to be clear, the amenity area includes the pool, the pavilion, the tennis courts and the little playground.

Mr. LeBrun: So, the map that you sent me with the marked-up zone, had all of that under this zone.

Mr. Darby: So, it's not just the bathroom.

Mr. LeBrun: No, but for flooding purposes, the bathroom would be where a lot of the cost would be, because it's all the fixtures, all of the drywall, whereas the pool deck is concrete with water. So, that's where they were saying this would be a liability to have to pay for everything.

Mr. Darby: But they did include...

Mr. LeBrun: So, yeah, that area is all in there.

Mr. Mills: Rob, would you get on those people's cases with regard to lifting those pool motors? Because we're coming into hurricane season and we do not want to have to replace these pool motors.

Mr. Szozda: I'll drive to the place if I have to.

Mr. Mills: Maybe find somebody else. Go up North. You'll get a contractor to come down and do it every night.

Ms. Hill: Well, not only that, but if you do that and you sit on it and we have damage due a hurricane, you end up fighting back and forth, whether it is water or wind. If you've got insurance, at least you're covered.

- **Supervisor's Requests (Item 10)**

Mr. Mills: All right. Supervisor's Request. Richard?

Mr. Bosseler: I'm done.

Mr. Mills: How about you, Rick?

Mr. Brown: Just one thing. From the minutes, there was some discussion last month about ECOR and the golf course, about a control structure that needed some kind of work done and the golf course put all kinds of debris in its way or something, but the golf course was going to work with them.

Mr. Szozda: ECOR notified me last week that they've done their part. I left a message with the golf course to say, *"Okay, we've done everything we can. Now it's your turn."* I'll check with them.

Mr. Brown: Okay, because golf course is always so responsive.

Mr. Mills: Oh, yeah. Jan, have anything?

Ms. Hill: Nope.

Mr. Mills: Jerry?

Mr. Darby: I'm good.

Mr. Mills: I only have two things. There is a strip of land by the lake by Bradwick, which has absolutely no grass. It is basically weeds. When we have a dry spell, it is really bad. The residents over there have asked me, would we consider putting in a sprinkler system. The only problem is, there's no well and the only place that Josh told me that we could get water from, is that lake.

Mr. Brown: I just drove by it today, playing golf this morning and the bank across from the houses on the end of Bradwick, looking at that lake, Suntree Lake or whatever it's called, it's green.

Mr. Mills: Yeah, but it's full of weeds.

Mr. Brown: But they're green.

Mr. Mills: They requested that it look like the rest of Baytree.

Mr. Brown: It didn't look bad.

Mr. Mills: So, what I was going to do, is to ask Josh to give us an estimate on putting in a sprinkler system there.

Mr. LeBrun: The only problem with that, is our government doesn't allow us to pull surface water from the ponds for irrigation.

Mr. Mills: Really?

Mr. LeBrun: I don't believe so.

Mr. Mills: Can we ask SJRWMD if they will let us do that?

Mr. LeBrun: I want to say, I remember talking to Jason a couple of years back and I remember him saying that the permit doesn't allow for us to pull the pond water. I think it was back when there were issues with the well. In order to pull from the pond, we found out that's not part of our permit. So, I don't know how that would go.

Mr. Mills: At least we could ask and if they say no, fine. But at least we have something to tell the residents, *"Sorry, we can't do anything about this, because to drill a new well is going to cost us \$15,000 or more."* I thought about also at the same time, maybe do some areas of planning and I wanted to get an idea from Josh. I don't want anything tall, just something low, so they can still see the lake, to sort of make it more attractive over there.

Mr. Darby: Oh, on Bradwick Way?

Mr. Mills: On Bradwick Way, all the way back. Then the other thing is, sometimes after a hard rain or a windstorm, I see branches laying here and branches laying there. I'm going to ask

for your opinion. Not now, but think about it. What if we hired a part-time person under contract, to come in maybe once or twice a week, just to pick up paper and sticks, to keep the community looking good. Just think about it. Then I'm going to go over and look at Kingswood, that the Mercadantes talked about and get a price from Josh.

Ms. Hill: I thought we hired somebody to do that.

Mr. Mills: It expired in the agreement. We only did it through GMS for I think it was 90 days.

Ms. Hill: Okay.

Mr. Mills: Anything else be brought before the Board?

Resident (Richard Mercadante, Kingswood Way): Yes, probably an open comment. What's the story on speeding enforcement? We've got some frequent fliers and I mean flying like 40 miles an hour. There is one particular one that I see all the time, as soon as they go over the speed hump.

Mr. Brown: Well, we've had off duty police officers in here. We spent over \$10,000 and they issued two tickets. It's throwing money away, because the cops don't issue tickets, because they're off duty and if they issue a ticket, they have to go to court and the sheriff won't let them go to court on paid time. They have to go on their time. It was a waste of time and money. We've had people come in here and yell and scream at us that there are too many stop signs and too many speed humps and nobody's going to stop. Somebody is going to get hurt and then maybe somebody will wake up.

Ms. Hill: We can tell the sheriff that's right there.

Resident (Jane Mercadante, Kingswood Way): He won't do anything.

Ms. Hill: He keeps his car parked right there.

Resident (Jane Mercadante, Kingswood Way): Yes, but he won't get involved at all.

Resident (Richard Mercadante, Kingswood Way): He's out there to slow things down. But I have to put a brush can out, as a makeshift traffic cone, so that I don't get hit when I'm on the grass mowing my lawn.

Resident (Jane Mercadante, Kingswood Way): I see them hit the speed hump coming out of Isles of Baytree which slows them down, so Jack and his wife can get out of their driveways but once they hit that speed hump, they speed away.

Resident (Richard Mercadante, Kingswood Way): There is a 20 miles-per-hour (mph) speed limit.

Mr. Brown: They do the same thing on Old Tramway in front of my house.

Resident (Jane Mercadante, Kingswood Way): Baytree Drive is no better either.

Mr. Brown: It slows them down for about 2 seconds.

Mr. Mills: We have tried everything under the sun. In fact, the \$10,000 was just for one year.

Mr. Brown: Right.

Mr. Mills: I think in total we've spent close to \$40,000 on police coverage and it just hasn't worked. We as a Board hate spending taxpayers' money, your assessments, when it's not doing anything.

Mr. Brown: The reward isn't there.

Mr. Mills: When we received a request to put them down in Southpointe, this room got filled with residents that didn't want it. But who does the most speeding and not stopping? Southpointe.

Mr. Brown: And Balmoral.

Mr. Mills: And Balmoral.

Mr. LeBrun: Just before you adjourn, I don't think you approved the Check Register.

On MOTION by Mr. Brown seconded by Mr. Darby with all in favor the Check Register for March 1, 2025 through March 31, 2025 in the amount of \$124,107.70 was approved.
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Mr. Mills: Maybe you could send a letter to the President of Isles of Baytree and tell them that we strongly suggest that they send out a notice to their residents, to please obey the speed limit on Kingswood Drive.

Mr. Brown: Kingswood Way.

Mr. LeBrun: I have the management contact for Isles of Baytree.

Mr. Brown: They have their own management company?

Mr. Mills: Yes.

Mr. Darby: Jeremy, I'm curious. GMS deals with many gated communities and I suspect that each and every one has a speeding problem.

Mr. LeBrun: It's very common even with speed bumps and without speed bumps. Law enforcement giving tickets is truly the only thing that really deters people, as it has consequences. It's a challenge everywhere and is not unique to Baytree.

Mr. Szozda: We got the speed radar signs that record data and it's almost the exact same data. There are people that go 60 mph in a 25-mph zone. It's a short-term problem. People have short memories and then they start speeding again.

Mr. Darby: Does the speed radar devices detect who the driver is?

Mr. Mills: No.

Mr. Darby: It doesn't detect driver's license?

Mr. Szozda: The only thing that helps is law enforcement.

Mr. Mills: Interesting you say that. We just came back from Maryland and they're re-doing 695 at the beltway around Baltimore. The speed limit 45 mph, photo enforced. Guess what? People are going 65 and 70 mph.

Mr. Darby: Right.

B. Balance Sheet and Income Statement

This item was not discussed.

TENTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

Mr. Mills: Is there anything else to be brought before the Board? If not, we need a motion to adjourn.

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

SECTION VII

SECTION A

SECTION i

RESOLUTION 2025-05

THE ANNUAL APPROPRIATION RESOLUTION OF THE BAYTREE COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has submitted to the Board of Supervisors (“**Board**”) of the Baytree Community Development District (“**District**”) proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Baytree Community Development District for the Fiscal Year Ending September 30, 2026.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District for Fiscal Year 2026, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$_____
TOTAL CAPITAL PROJECTS FUND	\$_____
TOTAL PAVEMENT MANAGEMENT FUND	\$_____
TOTAL COMMUNITY BEAUTIFICATION FUND	\$_____
TOTAL ALL FUNDS FY26	\$_____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2026 or within 60 days following the end of the Fiscal Year 2026 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not

increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.

- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District’s website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 6th DAY OF August, 2025.

ATTEST:

**BAYTREE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Adopted FY2026 Budget

Exhibit A

Baytree ***Community Development District***

Approved Proposed Budget ***FY 2026***



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Baytree
Community Development District
Proposed Budget FY 2026
General Fund

	Adopted Budget	Actuals Thru	Projected Next	Projected Thru	Approved Proposed Budget
Description	FY2025	06/30/25	3 Months	09/30/25	FY 2026

REVENUES:

Maintenance Assessments	\$ 1,132,331	\$ 1,137,720	\$ -	\$ 1,137,720	\$ 1,177,624
IOB Cost Share Agreement	55,046	27,523	27,523	55,046	59,257
Miscellaneous Income	9,250	5,651	3,599	9,250	9,250
Interest Income	4,811	11,506	1,657	13,164	10,000
Carry Forward Surplus	-	-	-	-	77,383
TOTAL REVENUES	\$ 1,201,438	\$ 1,182,400	\$ 32,779	\$ 1,215,179	\$ 1,333,513

EXPENDITURES:

Administrative

Supervisor Fees	\$ 12,000	\$ 7,000	\$ 1,000	\$ 8,000	\$ 12,000
FICA Expense	918	536	77	612	918
Engineering	37,853	5,593	19,408	25,000	30,000
Attorney Fees	24,000	15,775	13,225	29,000	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	36,610	12,204	48,813	51,742
Information Technology	1,985	1,489	496	1,985	2,104
Website Maintenance	1,322	992	330	1,322	2,104
Telephone	250	-	250	250	250
Postage	3,000	898	1,602	2,500	2,500
Printing & Binding	1,500	162	838	1,000	1,000
Office Supplies	250	553	-	553	500
Legal Advertising	5,000	599	2,262	2,861	4,000
Insurance General Liability	36,127	34,694	-	34,694	39,442
Tax Collector Fee	22,647	22,719	-	22,719	23,557
Property Taxes	350	440	-	440	450
Property Appraiser	250	281	219	500	350
Other Current Charges	2,000	1,484	416	1,900	1,800
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	\$ 210,057	\$ 141,465	\$ 52,327	\$ 193,792	\$ 209,157

Baytree
Community Development District
Proposed Budget FY 2026
General Fund

Description	Adopted Budget FY2025	Actuals Thru 06/30/25	Projected Next 3 Months	Projected Thru 09/30/25	Approved Proposed Budget FY 2026
Operations & Maintenance					
<u>Field Expenditures</u>					
Field Management Fees	\$ 34,202	\$ 25,652	\$ 8,551	\$ 34,202	\$ 36,254
Security Contract	231,474	174,206	59,073	233,279	235,374
Gate Maintenance	25,320	13,911	11,409	25,320	25,320
Security Gatehouse Maintenance	14,000	6,451	3,549	10,000	10,000
Telephone/Internet - Gatehouse/Pool	8,040	6,421	2,048	8,469	9,000
Transponders	5,000	2,080	2,420	4,500	4,500
Utility - Electric	74,912	43,322	21,678	65,000	68,250
Utility - Water & Sewer	16,500	11,275	5,725	17,000	18,025
Utility - Gas	9,350	9,758	1,004	10,762	9,350
Maintenance - Lakes	47,220	36,345	10,875	47,220	49,750
Maintenance - Landscape Contract	138,914	103,399	35,965	139,364	141,612
Maintenance - Additional Landscape	31,079	13,005	16,995	30,000	25,000
Maintenance - Pool Contract	37,401	14,634	20,366	35,000	18,000
Maintenance - Pool Parts & Repairs	-	-	-	-	10,000
Maintenance - Pool Painting	-	-	-	-	6,000
Maintenance - Irrigation	17,000	12,847	4,153	17,000	17,000
Maintenance - Lighting	18,000	28,642	-	28,642	18,000
Maintenance - Monuments	4,000	-	4,000	4,000	4,000
Maintenance - Fountain	1,180	915	585	1,500	1,500
Maintenance - Other Field (R&M General)	5,928	22,078	5,922	28,000	-
Maintenance - Recreation	2,500	1,297	1,203	2,500	2,500
Amenity - Refuse Service	663	458	190	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	3,881	6,095	9,976	12,000
Misc. Contingency	2,444	-	100	100	30,600
TOTAL FIELD EXPENDITURES	\$ 753,877	\$ 545,122	\$ 222,502	\$ 767,624	\$ 778,585
TOTAL EXPENDITURES	\$ 963,934	\$ 686,588	\$ 274,829	\$ 961,416	\$ 987,741
<u>Other Financing (Uses)/Sources</u>					
<u>Interfund Transfer In / (Out):</u>					
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)	(149,100)
Community Beautification Fund	(45,265)	-	-	-	(45,265)
First Quarter Operating	(50,000)	-	(50,000)	(50,000)	(48,500)
TOTAL OTHER SOURCES/(USES)	\$ (237,504)	\$ -	\$ (176,380)	\$ (176,380)	\$ (345,772)
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 495,813	\$ (418,429)	\$ 77,383	\$ -

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.

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.

Baytree
Community Development District
Budget Narrative
Proposed Budget FY 2026

Expenditures - Administrative (continued)

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	<u>\$235,374</u>

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, fountain and pool house. Florida Power & Light provides this service.

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

Utility - Water & Sewer

Represents cost for water & sewer for expenses associated with the front guardhouse and community pool. City of Cocoa Utilities provides this utility service.

DESCRIPTION	LOCATION		ANNUAL AMOUNT
121573-112400	201 BAYTREE DR #GUARDHOUSE	\$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)

Utility - 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		<u>\$2,702</u>
			\$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		<u>\$547</u>
	Total	\$49,750

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			<u>\$6,300</u>
		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 month.

Maintenance - Other Field

Miscellaneous costs related to additional pond work, cleaning storm drains, etc

Baytree
Community Development District
Budget Narrative
Proposed Budget FY 2026

Operation and Maintenance: (continued)

Maintenance – Recreation

Estimated cost for routine maintenance for the District’s recreational areas, such as paint, mulch, or repairs to playground area and nets, facility repair, or minor improvements to tennis court area.

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
		<hr/> \$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	<hr/> \$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) / Sources

Interfund Transfer Out - Capital Projects - Paving - Baytree/IOB

The District has established a Pavement Management Fund in order to pay for resurfacing of roadways.

Interfund Transfer Out - Capital Projects - Paving - IOB Funds

Represents estimated expenditures from IOB shared costs.

Interfund Transfer Out - Capital Projects - Reserves

Renewal and replacement costs such as replacement cost of the sidewalks, drainage repair, playground equipment, etc. See attached Capital Improvement Program Chart.

Interfund Transfer Out - Community Beautification Fund

Represents the assessments dedicated to the Community Beautification Fund.

Interfund Transfer Out - First Quarter Operating

Represents 1st quarter operating reserve

Baytree
Community Development District
Proposed Budget FY 2026
Capital Reserves

Description	Adopted Budget FY2025	Actuals Thru 06/30/25	Projected Next 3 Months	Projected Thru 09/30/25	Approved Proposed Budget FY 2026
<u>REVENUES:</u>					
Interest Income	\$ -	\$ 1,315	\$ 615	\$ 1,931	\$ 2,000
Carry Forward Surplus	25,164	57,700	-	57,700	-
TOTAL REVENUES	\$ 25,164	\$ 59,015	\$ 615	\$ 59,631	\$ 2,000
<u>Expenditures:</u>					
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	\$ 30,000	\$ 33,600	\$ 63,600	\$ 149,100
<u>Other Financing (Uses)/Sources</u>					
Interfund Transfer In / (Out):	\$ 65,093	\$ -	\$ 3,969	\$ 3,969	\$ 149,100
TOTAL OTHER SOURCES/(USES)	\$ 65,093	\$ -	\$ 3,969	\$ 3,969	\$ 149,100
EXCESS REVENUES (EXPENDITURES)	\$ 26,657	\$ 29,015	\$ (29,015)	\$ -	\$ 2,000

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

	Adopted Budget	Actuals Thru	Projected Next	Projected Thru	Approved Proposed Budget
Description	FY2025	06/30/25	3 Months	09/30/25	FY 2026
<u>REVENUES:</u>					
Interest Income	\$ 2,000	\$ 11,602	\$ 3,867	\$ 15,469	\$ 2,000
Carry Forward Surplus	355,731	289,738	-	289,738	427,018
TOTAL REVENUES	\$ 357,731	\$ 301,340	\$ 3,867	\$ 305,207	\$429,018
<u>EXPENDITURES:</u>					
Bank Fees	\$ 600	\$ -	\$ 600	\$ 600	\$ 600
Sidewalk Repairs	-	-	-	-	-
Roadway Paving	-	-	-	-	-
TOTAL EXPENDITURES	\$ 600	\$ -	\$ 600	\$ 600	\$600
<i>Other Financing (Uses)/Sources</i>					
Interfund Transfer In - Baytree	\$ 58,144	\$ -	\$ 103,409	\$ 103,409	\$ 83,907
Interfund 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	\$ 301,340	\$ 125,678	\$ 427,018	\$ 531,325

CARRY FORWARD SPLIT

BAYTREE
IOB

FY 2025	FY 2026
\$285,292	\$370,599
\$141,726	\$160,726
\$427,018	\$531,325

Baytree
Community Development District
Proposed Budget FY 2026
Community Beautification

Description	Adopted Budget FY2025	Actuals Thru 06/30/25	Projected Next 3 Months	Projected Thru 09/30/25	Approved Proposed Budget FY 2026
<u>REVENUES:</u>					
Interest	\$ -	\$ 1,466	\$ 76	\$ 1,542	\$ -
Carry Forward Surplus	31,455	44,152	-	44,152	-
TOTAL REVENUES	\$ 31,455	\$ 45,618	\$ 76	\$ 45,694	\$ -
<u>EXPENDITURES:</u>					
Beautification Projects	\$ -	\$ 30,000	\$ 15,694	\$ 45,694	\$ 45,265
Bank Fees	400	-	-	-	-
TOTAL EXPENDITURES	\$ 400	\$ 30,000	\$ 15,694	\$ 45,694	\$ 45,265
<i>Other Financing (Uses)/Sources</i>					
Interfund Transfer In - Baytree	\$ 45,265	\$ -	\$ -	\$ -	\$ 45,265
TOTAL OTHER SOURCES/(USES)	\$ 45,265	\$ -	\$ -	\$ -	\$ 45,265
EXCESS REVENUES (EXPENDITURES)	\$ 76,320	\$ 15,618	\$ (15,618)	\$ -	\$ -

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	0	\$2,600.00	\$2,500.00	\$100.00
Total	461	0			

Baytree
Community Development District
IOB Roadway Maintenance Cost Share Schedule

	Approved Budget FY 2026	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 ii

RESOLUTION 2025-06

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
THE BAYTREE COMMUNITY DEVELOPMENT DISTRICT
MAKING A DETERMINATION OF BENEFIT AND
IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR
2025/2026; PROVIDING FOR THE COLLECTION AND
ENFORCEMENT OF SPECIAL ASSESSMENTS;
CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR
AMENDMENTS TO THE ASSESSMENT ROLL;
PROVIDING A SEVERABILITY CLAUSE; AND
PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the Baytree Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Brevard County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (“**Fiscal Year 2025/2026**”), attached hereto as **Exhibit “A”** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2025/2026; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Baytree Community Development District (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B”** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits “A” and “B,”** is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits “A” and “B.”** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified to the County Tax Collector and shall be collected by the County

Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 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.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 6th day of August 2025.

ATTEST:

**BAYTREE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Budget

Exhibit B: Assessment Roll

Exhibit B

Baytree CDD FY 26 Assessment Roll

ParcelID	Units	FY 26 O&M
26 3615-PU-A-1	1	\$2,600.00
26 3615-PU-A-2	1	\$2,600.00
26 3615-PU-A-3	1	\$2,600.00
26 3615-PU-A-4	1	\$2,600.00
26 3615-PU-A-5	1	\$2,600.00
26 3615-PU-A-6	1	\$2,600.00
26 3615-PU-A-7	1	\$2,600.00
26 3615-PU-A-8	1	\$2,600.00
26 3615-PU-A-9	1	\$2,600.00
26 3615-PU-A-10	1	\$2,600.00
26 3615-PU-A-11	1	\$2,600.00
26 3615-PU-A-12	1	\$2,600.00
26 3615-PU-A-13	1	\$2,600.00
26 3615-PU-A-14	1	\$2,600.00
26 3615-PU-A-15	1	\$2,600.00
26 3615-PU-A-16	1	\$2,600.00
26 3615-PU-A-17	1	\$2,600.00
26 3615-PU-A-18	1	\$2,600.00
26 3615-PU-A-19	1	\$2,600.00
26 3615-PU-A-20	1	\$2,600.00
26 3615-PU-A-21	1	\$2,600.00
26 3615-PU-A-22	1	\$2,600.00
26 3615-PU-A-23	1	\$2,600.00
26 3615-PU-A-24	1	\$2,600.00
26 3615-PU-A-25	1	\$2,600.00
26 3615-PU-A-26	1	\$2,600.00
26 3615-PU-A-27	1	\$2,600.00
26 3615-PU-A-28	1	\$2,600.00
26 3615-PU-A-29	1	\$2,600.00
26 3615-PU-A-30	1	\$2,600.00
26 3615-PU-A-31	1	\$2,600.00
26 3615-PU-A-32	1	\$2,600.00
26 3615-PU-A-33	1	\$2,600.00
26 3615-PU-A-34	1	\$2,600.00
26 3615-PU-A-35	1	\$2,600.00
26 3615-PU-A-36	1	\$2,600.00
26 3615-PU-A-37	1	\$2,600.00
26 3615-PU-A-38	1	\$2,600.00
26 3615-PU-A-39	1	\$2,600.00
26 3615-PU-A-40	1	\$2,600.00
26 3615-PU-A-41	1	\$2,600.00
26 3615-PU-A-42	1	\$2,600.00
26 3615-PU-A-43	1	\$2,600.00
26 3615-PU-A-44	1	\$2,600.00

ParcelID	Units	FY 26 O&M
26 3615-PU-A-45	1	\$2,600.00
26 3615-PU-A-46	1	\$2,600.00
26 3615-PU-A-47	1	\$2,600.00
26 3615-PU-A-48	1	\$2,600.00
26 3615-PU-B-1	1	\$2,600.00
26 3615-PU-B-2	1	\$2,600.00
26 3615-PU-B-3	1	\$2,600.00
26 3615-PU-B-4	1	\$2,600.00
26 3615-PU-B-5	1	\$2,600.00
26 3615-PU-B-6	1	\$2,600.00
26 3615-PU-B-7	1	\$2,600.00
26 3615-PU-B-8	1	\$2,600.00
26 3615-PU-B-9	1	\$2,600.00
26 3615-PU-B-10	1	\$2,600.00
26 3615-PU-B-11	1	\$2,600.00
26 3615-PU-B-12	1	\$2,600.00
26 3615-PU-B-13	1	\$2,600.00
26 3615-PU-B-14	1	\$2,600.00
26 3615-PU-B-15	1	\$2,600.00
26 3615-PU-B-16	1	\$2,600.00
26 3615-PU-B-17	1	\$2,600.00
26 3615-PU-B-18	1	\$2,600.00
26 3615-PU-B-19	1	\$2,600.00
26 3615-PU-B-20	1	\$2,600.00
26 3615-PU-B-21	1	\$2,600.00
26 3615-PU-B-22	1	\$2,600.00
26 3615-PU-B-23	1	\$2,600.00
26 3615-PU-B-24	1	\$2,600.00
26 3615-PU-B-25	1	\$2,600.00
26 3615-PU-B-26	1	\$2,600.00
26 3615-PU-C-1	1	\$2,600.00
26 3615-PU-C-2	1	\$2,600.00
26 3615-PU-C-3	1	\$2,600.00
26 3615-PU-C-4	1	\$2,600.00
26 3615-PU-C-5	1	\$2,600.00
26 3615-PU-C-6	1	\$2,600.00
26 3615-PU-C-7	1	\$2,600.00
26 3615-PU-C-8	1	\$2,600.00
26 3615-PU-C-9	1	\$2,600.00
26 3615-PU-C-10	1	\$2,600.00
26 3614-PU-C-11	1	\$2,600.00
26 3614-PU-C-12	1	\$2,600.00
26 3614-PU-C-13	1	\$2,600.00
26 3614-PU-C-14	1	\$2,600.00
26 3614-PU-C-15	1	\$2,600.00
26 3614-PU-C-16	1	\$2,600.00
26 3614-PU-C-17	1	\$2,600.00

ParcelID	Units	FY 26 O&M
26 3614-PU-C-18	1	\$2,600.00
26 3614-PU-C-19	1	\$2,600.00
26 3614-PU-C-20	1	\$2,600.00
26 3614-PU-C-21	1	\$2,600.00
26 3614-PU-C-22	1	\$2,600.00
26 3614-PU-C-23	1	\$2,600.00
26 3614-PU-C-24	1	\$2,600.00
26 3614-PU-C-25	1	\$2,600.00
26 3614-PU-C-26	1	\$2,600.00
26 3614-PU-C-27	1	\$2,600.00
26 3614-PU-C-28	1	\$2,600.00
26 3614-PU-C-29	1	\$2,600.00
26 3614-PU-C-30	1	\$2,600.00
26 3614-PU-C-31	1	\$2,600.00
26 3614-PU-C-32	1	\$2,600.00
26 3614-PU-C-33	1	\$2,600.00
26 3614-PU-C-34	1	\$2,600.00
26 3614-PU-C-35	1	\$2,600.00
26 3614-PU-C-36	1	\$2,600.00
26 3614-PU-C-37	1	\$2,600.00
26 3614-PU-C-38	1	\$2,600.00
26 3614-PU-C-39	1	\$2,600.00
26 3614-PU-C-40	1	\$2,600.00
26 3614-PU-C-41	1	\$2,600.00
26 3614-PU-C-42	1	\$2,600.00
26 3614-PU-C-43	1	\$2,600.00
26 3614-PU-D-1	1	\$2,600.00
26 3614-PU-D-2	1	\$2,600.00
26 3614-PU-D-3	1	\$2,600.00
26 3614-PU-D-4	1	\$2,600.00
26 3614-PU-D-5	1	\$2,600.00
26 3614-PU-D-6	1	\$2,600.00
26 3614-PU-D-7	1	\$2,600.00
26 3614-PU-D-8	1	\$2,600.00
26 3614-PU-D-9	1	\$2,600.00
26 3614-PU-D-10	1	\$2,600.00
26 3614-PU-D-11	1	\$2,600.00
26 3614-PU-D-12	1	\$2,600.00
26 3614-PU-D-13	1	\$2,600.00
26 3614-PU-D-14	1	\$2,600.00
26 3614-PU-D-15	1	\$2,600.00
26 3614-PU-D-16	1	\$2,600.00
26 3614-PU-D-17	1	\$2,600.00
26 3614-PU-D-18	1	\$2,600.00
26 3614-PU-D-19	1	\$2,600.00
26 3614-PU-D-20	1	\$2,600.00
26 3614-PU-D-21	1	\$2,600.00

ParcelID	Units	FY 26 O&M
26 3614-PU-D-22	1	\$2,600.00
26 3614-PU-D-23	1	\$2,600.00
26 3614-PU-D-24	1	\$2,600.00
26 3614-PU-D-25	1	\$2,600.00
26 3614-PU-D-26	1	\$2,600.00
26 3614-PU-D-27	1	\$2,600.00
26 3614-PU-D-28	1	\$2,600.00
26 3614-PU-D-29	1	\$2,600.00
26 3614-PU-D-30	1	\$2,600.00
26 3614-PU-D-31	1	\$2,600.00
26 3614-PU-D-32	1	\$2,600.00
26 3614-PU-D-33	1	\$2,600.00
26 3614-PU-D-34	1	\$2,600.00
26 3614-PU-D-35	1	\$2,600.00
26 3614-PU-D-36	1	\$2,600.00
26 3614-PU-D-37	1	\$2,600.00
26 3614-PU-D-38	1	\$2,600.00
26 3614-PU-D-39	1	\$2,600.00
26 3614-PU-D-40	1	\$2,600.00
26 3614-PU-D-41	1	\$2,600.00
26 3614-PU-D-42	1	\$2,600.00
26 3614-PU-E-1	1	\$2,600.00
26 3614-PU-E-2	1	\$2,600.00
26 3614-PU-E-3	1	\$2,600.00
26 3614-PU-E-4	1	\$2,600.00
26 3614-PU-E-5	1	\$2,600.00
26 3614-PU-E-6	1	\$2,600.00
26 3614-PU-E-7	1	\$2,600.00
26 3614-PU-E-8	1	\$2,600.00
26 3614-PU-E-9	1	\$2,600.00
26 3614-PU-E-10	1	\$2,600.00
26 3614-PU-E-11	1	\$2,600.00
26 3614-PU-E-12	1	\$2,600.00
26 3614-PU-E-13	1	\$2,600.00
26 3614-PU-E-14	1	\$2,600.00
26 3614-PU-E-15	1	\$2,600.00
26 3614-PU-E-16	1	\$2,600.00
26 3614-PU-E-17	1	\$2,600.00
26 3614-PU-E-18	1	\$2,600.00
26 3614-PU-E-19	1	\$2,600.00
26 3614-PU-E-20	1	\$2,600.00
26 3614-PU-E-21	1	\$2,600.00
26 3614-PU-E-22	1	\$2,600.00
26 3614-PU-E-23	1	\$2,600.00
26 3614-PU-E-24	1	\$2,600.00
26 3614-PU-E-25	1	\$2,600.00
26 3614-PU-E-26	1	\$2,600.00

ParcelID	Units	FY 26 O&M
26 3614-PU-G-1	1	\$2,600.00
26 3614-PU-G-2	1	\$2,600.00
26 3614-PU-G-3	1	\$2,600.00
26 3614-PU-G-4	1	\$2,600.00
26 3614-PU-G-5	1	\$2,600.00
26 3615-PU-G-16	1	\$2,600.00
26 3615-PU-G-7	1	\$2,600.00
26 3615-PU-G-8	1	\$2,600.00
26 3615-PU-G-9	1	\$2,600.00
26 3615-PU-G-10	1	\$2,600.00
26 3615-PU-G-11	1	\$2,600.00
26 3615-PU-G-12	1	\$2,600.00
26 3615-PU-G-13	1	\$2,600.00
26 3615-PU-G-14	1	\$2,600.00
26 3615-PU-G-15	1	\$2,600.00
26 3615-PU-G-6	1	\$2,600.00
26 3615-PU-G-17	1	\$2,600.00
26 3615-PU-G-18	1	\$2,600.00
26 3615-PU-G-19	1	\$2,600.00
26 3615-PU-G-20	1	\$2,600.00
26 3615-PU-G-21	1	\$2,600.00
26 3615-PU-G-22	1	\$2,600.00
26 3615-PU-G-23	1	\$2,600.00
26 3615-PU-G-24	1	\$2,600.00
26 3615-PU-G-25	1	\$2,600.00
26 3615-PU-G-26	1	\$2,600.00
26 3615-PU-G-27	1	\$2,600.00
26 3615-PU-G-28	1	\$2,600.00
26 3615-PU-G-29	1	\$2,600.00
26 3615-PU-G-30	1	\$2,600.00
26 3615-PU-G-31	1	\$2,600.00
26 3615-PU-G-32	1	\$2,600.00
26 3615-PU-G-33	1	\$2,600.00
26 3615-PU-G-34	1	\$2,600.00
26 3615-PU-G-35	1	\$2,600.00
26 3615-PU-G-36	1	\$2,600.00
26 3615-PU-G-37	1	\$2,600.00
26 3615-PU-G-38	1	\$2,600.00
26 3615-PU-G-39	1	\$2,600.00
26 3615-PU-G-40	1	\$2,600.00
26 3615-PU-G-41	1	\$2,600.00
26 3615-PU-G-42	1	\$2,600.00
26 3615-PU-G-43	1	\$2,600.00
26 3615-PU-G-44	1	\$2,600.00
26 3615-PU-G-45	1	\$2,600.00
26 3615-PU-G-46	1	\$2,600.00
26 3615-PU-G-47	1	\$2,600.00

ParcelID	Units	FY 26 O&M
26 3615-PU-G-48	1	\$2,600.00
26 3615-PU-G-49	1	\$2,600.00
26 3615-PU-G-50	1	\$2,600.00
26 3615-PU-G-51	1	\$2,600.00
26 3615-PU-G-52	1	\$2,600.00
26 3615-PU-G-53	1	\$2,600.00
26 3615-PU-G-54	1	\$2,600.00
26 3615-PU-G-55	1	\$2,600.00
26 3615-PU-G-56	1	\$2,600.00
26 3615-PU-G-57	1	\$2,600.00
26 3615-PU-G-58	1	\$2,600.00
26 3615-PU-G-59	1	\$2,600.00
26 3614-PU-G-60	1	\$2,600.00
26 3614-PU-G-61	1	\$2,600.00
26 3614-PU-G-62	1	\$2,600.00
26 3614-PU-G-63	1	\$2,600.00
26 3614-PU-G-64	1	\$2,600.00
26 3614-PU-H-1	1	\$2,600.00
26 3614-PU-H-2	1	\$2,600.00
26 3614-PU-H-3	1	\$2,600.00
26 3614-PU-H-4	1	\$2,600.00
26 3614-PU-H-5	1	\$2,600.00
26 3614-PU-H-6	1	\$2,600.00
26 3614-PU-H-7	1	\$2,600.00
26 3614-PU-H-8	1	\$2,600.00
26 3614-PU-H-9	1	\$2,600.00
26 3614-PU-H-10	1	\$2,600.00
26 3614-PU-H-11	1	\$2,600.00
26 3614-PU-H-12	1	\$2,600.00
26 3614-PU-H-13	1	\$2,600.00
26 3614-PU-H-14	1	\$2,600.00
26 3614-PU-H-15	1	\$2,600.00
26 3614-PU-H-16	1	\$2,600.00
26 3614-PU-H-17	1	\$2,600.00
26 3614-PU-H-18	1	\$2,600.00
26 3614-PU-H-19	1	\$2,600.00
26 3614-PU-H-20	1	\$2,600.00
26 3614-PU-H-21	1	\$2,600.00
26 3614-PU-H-22	1	\$2,600.00
26 3614-PU-H-23	1	\$2,600.00
26 3614-PU-H-24	1	\$2,600.00
26 3614-PU-H-25	1	\$2,600.00
26 3614-PU-H-26	1	\$2,600.00
26 3614-PU-H-27	1	\$2,600.00
26 3614-PU-H-28	1	\$2,600.00
26 3614-PU-H-29	1	\$2,600.00
26 3614-PU-H-30	1	\$2,600.00

ParcelID	Units	FY 26 O&M
26 3614-PU-H-31	1	\$2,600.00
26 3614-PU-H-32	1	\$2,600.00
26 3614-PU-I-1	1	\$2,600.00
26 3614-PU-I-2	1	\$2,600.00
26 3614-PU-I-3	1	\$2,600.00
26 3614-PU-I-4	1	\$2,600.00
26 3614-PU-I-5	1	\$2,600.00
26 3614-PU-I-6	1	\$2,600.00
26 3614-PU-I-7	1	\$2,600.00
26 3614-PU-I-8	1	\$2,600.00
26 3614-PU-J-1	1	\$2,600.00
26 3614-PU-J-2	1	\$2,600.00
26 3614-PU-J-3	1	\$2,600.00
26 3614-PU-J-4	1	\$2,600.00
26 3615-PU-J-5	1	\$2,600.00
26 3615-PU-J-6	1	\$2,600.00
26 3615-PU-J-7	1	\$2,600.00
26 3615-PU-J-8	1	\$2,600.00
26 3615-PU-J-9	1	\$2,600.00
26 3615-PU-J-10	1	\$2,600.00
26 3615-PU-J-11	1	\$2,600.00
26 3615-PU-J-12	1	\$2,600.00
26 3615-PU-J-13	1	\$2,600.00
26 3615-PU-J-14	1	\$2,600.00
26 3615-PU-J-15	1	\$2,600.00
26 3615-PU-*-G1	Golf	\$914.80
26 3614-PU-*-G2	Golf	\$6,000.58
26 3614-PU-*-G3	Golf	\$2,192.88
26 3615-PU-*-G4	Golf	\$1,522.02
26 3622-PU-*-G6	Golf	\$3,879.30
26 3622-PU-*-G7	Golf	\$12,019.72
26 3615-PU-*-K	Golf	\$1,071.25
26 3623-RO-K-1	1	\$2,600.00
26 3623-RO-K-2	1	\$2,600.00
26 3623-RO-K-3	1	\$2,600.00
26 3623-RO-K-4	1	\$2,600.00
26 3623-RO-K-5	1	\$2,600.00
26 3623-RO-K-6	1	\$2,600.00
26 3623-RO-K-7	1	\$2,600.00
26 3623-RO-K-8	1	\$2,600.00
26 3623-RO-K-9	1	\$2,600.00
26 3623-RO-K-10	1	\$2,600.00
26 3623-RO-K-11	1	\$2,600.00
26 3623-RO-K-12	1	\$2,600.00
26 3623-RO-K-13	1	\$2,600.00
26 3623-RO-K-14	1	\$2,600.00
26 3623-RO-K-15	1	\$2,600.00

ParcelID	Units	FY 26 O&M
26 3623-RO-K-16	1	\$2,600.00
26 3623-RO-K-17	1	\$2,600.00
26 3623-RO-K-18	1	\$2,600.00
26 3623-RO-K-22	1	\$2,600.00
26 3623-RO-K-23	1	\$2,600.00
26 3623-RO-K-24	1	\$2,600.00
26 3623-RO-K-25	1	\$2,600.00
26 3623-RO-K-26	1	\$2,600.00
26 3623-RO-K-27	1	\$2,600.00
26 3623-RO-K-28	1	\$2,600.00
26 3623-RO-K-29	1	\$2,600.00
26 3623-RO-K-30	1	\$2,600.00
26 3623-RO-K-31	1	\$2,600.00
26 3623-RO-K-32	1	\$2,600.00
26 3623-RO-K-33	1	\$2,600.00
26 3623-RO-K-34	1	\$2,600.00
26 3623-RO-K-35	1	\$2,600.00
26 3623-RO-K-36	1	\$2,600.00
26 3623-RO-K-37	1	\$2,600.00
26 3623-26-K-19	1	\$2,600.00
26 3623-26-K-20	1	\$2,600.00
26 3623-26-K-21	1	\$2,600.00
26 3614-RW-I-9	1	\$2,600.00
26 3614-RW-I-10	1	\$2,600.00
26 3614-RW-I-11	1	\$2,600.00
26 3614-RW-I-12	1	\$2,600.00
26 3614-RW-I-13	1	\$2,600.00
26 3614-RW-I-14	1	\$2,600.00
26 3614-RW-I-15	1	\$2,600.00
26 3614-RW-J-16	1	\$2,600.00
26 3614-RW-J-17	1	\$2,600.00
26 3614-RW-J-18	1	\$2,600.00
26 3623-RW-I-16	1	\$2,600.00
26 3623-RW-I-17	1	\$2,600.00
26 3623-RW-I-18	1	\$2,600.00
26 3623-RW-I-19	1	\$2,600.00
26 3623-RW-I-20	1	\$2,600.00
26 3623-RW-I-21	1	\$2,600.00
26 3623-RW-I-22	1	\$2,600.00
26 3623-RW-I-23	1	\$2,600.00
26 3623-RW-I-24	1	\$2,600.00
26 3623-RW-I-25	1	\$2,600.00
26 3623-RW-J-19	1	\$2,600.00
26 3623-RW-J-20	1	\$2,600.00
26 3623-RW-J-21	1	\$2,600.00
26 3623-RW-J-22	1	\$2,600.00
26 3623-RW-J-23	1	\$2,600.00

ParcelID	Units	FY 26 O&M
26 3623-RW-J-24	1	\$2,600.00
26 3622-SA-L-2	1	\$2,600.00
26 3622-SA-L-3	1	\$2,600.00
26 3622-SA-L-4	1	\$2,600.00
26 3622-SA-L-5	1	\$2,600.00
26 3622-SA-L-6	1	\$2,600.00
26 3622-SA-L-7	1	\$2,600.00
26 3622-SA-L-8	1	\$2,600.00
26 3622-SA-L-9	1	\$2,600.00
26 3622-SA-L-10	1	\$2,600.00
26 3622-SA-L-11	1	\$2,600.00
26 3622-SA-L-12	1	\$2,600.00
26 3622-SA-L-13	1	\$2,600.00
26 3622-SA-L-14	1	\$2,600.00
26 3622-SA-L-15	1	\$2,600.00
26 3622-SA-L-16	1	\$2,600.00
26 3622-SA-L-17	1	\$2,600.00
26 3622-SA-L-18	1	\$2,600.00
26 3622-SA-M-1	1	\$2,600.00
26 3622-SA-M-2	1	\$2,600.00
26 3622-SA-M-3	1	\$2,600.00
26 3622-SA-M-4	1	\$2,600.00
26 3622-SA-M-5	1	\$2,600.00
26 3622-SA-M-6	1	\$2,600.00
26 3622-SA-M-7	1	\$2,600.00
26 3622-SA-M-8	1	\$2,600.00
26 3622-SA-M-9	1	\$2,600.00
26 3622-SA-M-10	1	\$2,600.00
26 3622-SA-M-11	1	\$2,600.00
26 3622-SA-M-12	1	\$2,600.00
26 3623-SA-L-1	1	\$2,600.00
26 3622-SK-N-1	1	\$2,600.00
26 3622-SK-N-2	1	\$2,600.00
26 3622-SK-N-3	1	\$2,600.00
26 3622-SK-N-4	1	\$2,600.00
26 3622-SK-N-5	1	\$2,600.00
26 3622-SK-N-9	1	\$2,600.00
26 3622-SK-N-10	1	\$2,600.00
26 3622-SK-N-11	1	\$2,600.00
26 3622-SK-N-27	1	\$2,600.00
26 3622-SK-N-28	1	\$2,600.00
26 3622-SK-N-29	1	\$2,600.00
26 3622-SK-N-30	1	\$2,600.00
26 3622-SK-N-31	1	\$2,600.00
26 3622-SK-N-32	1	\$2,600.00
26 3622-SK-N-33	1	\$2,600.00
26 3622-SK-N-34	1	\$2,600.00

ParcelID	Units	FY 26 O&M
26 3622-SK-N-35	1	\$2,600.00
26 3622-SK-N-36	1	\$2,600.00
26 3622-SK-N-37	1	\$2,600.00
26 3622-SK-N-38	1	\$2,600.00
26 3622-SK-O-1	1	\$2,600.00
26 3622-SK-O-2	1	\$2,600.00
26 3622-SK-O-3	1	\$2,600.00
26 3622-SK-O-4	1	\$2,600.00
26 3622-SK-O-5	1	\$2,600.00
26 3622-SK-O-6	1	\$2,600.00
26 3622-SK-O-7	1	\$2,600.00
26 3622-SK-O-8	1	\$2,600.00
26 3622-SK-O-9	1	\$2,600.00
26 3622-SK-O-10	1	\$2,600.00
26 3622-SK-O-11	1	\$2,600.00
26 3622-SK-O-12	1	\$2,600.00
26 3622-SK-O-13	1	\$2,600.00
26 3622-SK-O-14	1	\$2,600.00
26 3622-SK-O-15	1	\$2,600.00
26 3622-SK-O-16	1	\$2,600.00
26 3622-SK-O-17	1	\$2,600.00
26 3622-SK-O-18	1	\$2,600.00
26 3622-SK-O-19	1	\$2,600.00
26 3622-SK-O-20	1	\$2,600.00
26 3622-SK-O-21	1	\$2,600.00
26 3622-SK-O-22	1	\$2,600.00
26 3622-SK-O-23	1	\$2,600.00
26 3622-SK-O-24	1	\$2,600.00
26 3622-SK-O-25	1	\$2,600.00
26 3622-SK-O-26	1	\$2,600.00
26 3623-SK-N-6	1	\$2,600.00
26 3623-SK-N-7	1	\$2,600.00
26 3623-SK-N-8	1	\$2,600.00
26 3623-SK-N-12	1	\$2,600.00
26 3623-SK-N-13	1	\$2,600.00
26 3623-SK-N-14	1	\$2,600.00
26 3623-SK-N-15	1	\$2,600.00
26 3623-SK-N-16	1	\$2,600.00
26 3623-SK-N-17	1	\$2,600.00
26 3623-SK-N-18	1	\$2,600.00
26 3623-SK-N-19	1	\$2,600.00
26 3623-SK-N-20	1	\$2,600.00
26 3623-SK-N-21	1	\$2,600.00
26 3623-SK-N-22	1	\$2,600.00
26 3623-SK-N-23	1	\$2,600.00
26 3623-SK-N-24	1	\$2,600.00
26 3623-SK-N-25	1	\$2,600.00

ParcelID	Units	FY 26 O&M
26 3623-SK-N-26	1	\$2,600.00
Total Gross Assessments	461	\$1,226,200.55
Total Net Assessments		\$1,177,152.53

SECTION B

SECTION i

RESOLUTION 2025-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BAYTREE COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Baytree Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida (“HB 7013”) and creating Section 189.0694, *Florida Statutes*; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, *Florida Statutes*, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards for Fiscal Year 2026 and presented them to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A**. The District Manager shall take all actions to comply with Section 189.0694, *Florida Statutes*, and shall prepare an annual report regarding the District’s success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 6th day of August, 2025.

ATTEST:

**BAYTREE COMMUNITY DEVELOPMENT
DISTRICT**

Print name: _____
Secretary/Assistant Secretary

Print name: _____
Chair/Vice Chair

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A

Baytree Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair:_____

Date:_____

Print Name:_____

Baytree Community Development District

District Manager:_____

Date:_____

Print Name:_____

Baytree Community Development District

SECTION ii

Baytree Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair:_____

Date:_____

Print Name:_____

Baytree Community Development District

District Manager:_____

Date:_____

Print Name:_____

Baytree Community Development District

SECTION C

SECTION i

**THIRD AMENDMENT TO THE
AGREEMENT FOR AQUATIC MANAGEMENT SERVICES
BY AND BETWEEN ECOR INDUSTRIES, INC.
AND THE BAYTREE COMMUNITY DEVELOPMENT DISTRICT**

This Third Amendment to the Agreement for Aquatic Management Services (the "Amendment" is made and entered into as of the 1st day of October, 2025 (the "Effective Date"), by and between:

Baytree Community Development District, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Brevard County, Florida, and with offices at 219 E. Livingston Street, Orlando, FL 32801 (the "District"), and

ECOR Industries, Inc., a Florida corporation, located in Melbourne, Florida, with offices located at 2820 Electronics Drive, Melbourne, Florida 32935 (the "Contractor").

RECITALS

WHEREAS, the District was established by an ordinance of the Brevard County Board of County Commissioners for the purpose of planning, financing, constructing, operating, and/or maintaining certain infrastructure, including surface water management systems, potable water distribution, wastewater collection, roadways, landscaping, parks, indoor and outdoor recreational facilities and uses; and

WHEREAS, the District requires aquatic maintenance services, natural area mitigation maintenance services, and certain pest control services within the District; and

WHEREAS, on October 1, 2022, the District and Contractor entered into the Aquatic Management Services Agreement with an effective date of October 1, 2022, as amended by the First Amendment to the Agreement for Aquatic Management Services, dated October 1, 2023, and the Second Amendment to the Agreement for Aquatic Management Services, dated October 1, 2024 (collectively, the "Agreement"), which Agreement is incorporated herein by reference; and

WHEREAS, pursuant to Section 5 of the Agreement, "Term", the Agreement may be extended for two additional twelve (12) month periods upon agreement of the parties in writing and subject to appropriation of funds by the District's Board of Supervisors; and

WHEREAS, pursuant to Section 5 of the Agreement, "Term", the parties desire to further extend the term of the Agreement for an extension term of one (1) year (through September 30, 2026) in accordance with the updated ATTACHMENT A, AQUATIC SERVICE SCOPE OF

WORK, updated ATTACHMENT B, NATURAL AREAS SERVICE SCOPE OF WORK, and updated PEST CONTROL SERVICE AGREEMENT Scope of Work proposed by the Contractor for Fiscal Year 2025-2026, all of which are attached hereto and made a part hereof as Exhibit A-3, Exhibit B-3, and Exhibit C-3, respectively; and

WHEREAS, the Contractor has proposed an increase to the rates in Section 3, “Compensation” of the Agreement starting October 1, 2025; and

WHEREAS, each of the parties hereto has the authority to execute this Amendment and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Amendment so that this Amendment constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Contractor agree as follows:

Section 1. The recitals so stated are true and correct and by this reference are incorporated, inclusive of the above referenced exhibits, into and form a material part of this Amendment.

Section 2. Section 2 of the Agreement, entitled “DUTIES” is hereby amended to (a) replace Exhibit A-2 with Exhibit A-3, (b) replace Exhibit B-2 with Exhibit B-3, and (c) replace Exhibit C-2 with Exhibit C-3.

Section 3. Section 3 of the Agreement, entitled “COMPENSATION” is hereby amended to increase the monthly fee/annual fee as follows:

Service	Monthly	Annually
Aquatics Management	\$3,395 <u>\$3,500</u>	\$40,740 <u>\$42,000</u>
Natural Areas Maintenance	\$510 <u>\$530</u>	\$6,120 <u>\$6,360</u>
Total	\$3,905 <u>\$4,030</u>	\$46,860 <u>\$48,360</u>
Service	Quarterly	Annually
Pest Control*	\$90 <u>\$100</u>	\$360 <u>\$400</u>

Section 4. Section 5 of the Agreement is hereby amended to extend the term of the Agreement for one (1) additional year so as to run from October 1, 2025 to September 30, 2026, which extension term shall be the final year of the Agreement.

Section 5. Except as set forth in this Amendment, all other terms of the original Agreement, as amended, are hereby ratified, reaffirmed and shall remain in full force and effect as provided by their terms.

IN WITNESS WHEREOF, the parties hereto have signed this Amendment on the day and year first written above.

ATTEST:

**BAYTREE COMMUNITY
DEVELOPMENT DISTRICT**

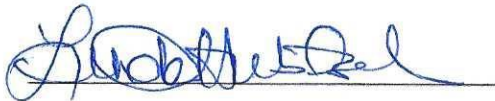
Jeremy Lebrun, Assistant Secretary

G. Melvin Mills, Chairman
Board of Supervisors

Date: _____, 2025

ATTEST:

**ECOR INDUSTRIES, INC., a
Florida corporation**



Print Name: Lindette Sikel



Print Name: Michael A Garoust
Title: President

Date: July 14, 2025

Exhibit A-3 – Attachment A, Aquatic Services Scope of Work
Exhibit B-3 – Attachment B, Natural Areas Service Scope of Work
Exhibit C-3 – Pest Control Service Agreement Scope of Work



2840 Electronics Dr - Melbourne, FL 32935
(321) 254-0930 - Fax (321) 254-4695

ATTACHMENT A

AQUATIC SERVICE SCOPE OF WORK

This Agreement made the date set forth below, by and between **ECOR Industries Inc.** also hereinafter called **ECOR**, and

Baytree Community Development District
6200 Lee Vista Blvd Suite 300
Orlando, FL 32822

One Year: 10/01/25 – 09/30/26
Monthly Thereafter

hereinafter called “**Customer**”. The parties hereto agree as follows:

ECOR agrees to maintain the lakes and control structures referenced in accordance with the terms and conditions of this agreement as listed below:

- ◆ Control of invasive and exotic emerged shoreline grasses, cattails, torpedo grass, etc., growing up to the high-water mark.
- ◆ Control of filamentous and macrophytic algae.
- ◆ Control of invasive and exotic floating vegetation such as hyacinths, waterfern, and duckweed.
- ◆ Control of invasive and exotic submerged vegetation such as pondweed, eleocharis, and hydrilla.
- ◆ Monthly inspection and treatment as may be required by **ECOR** to maintain a clean body of water.
- ◆ Every other month inspection and treatment of the control structures to keep them open and free of emergent vegetation. **ECOR** is not responsible for any mechanical repairs to the structures.
- ◆ Reports indicating general location of washouts or erosion. **ECOR** is not responsible for any repairs.

Optional Services – Quoted As Needed:

- ◆ Triploid Grass Carp - \$15 per fish
- ◆ Mechanical vegetation removal and disposal - \$80 per man hour
- ◆ Dead fish or trash removal and disposal - \$80 per man hour

Service Fees:

A statement and invoice for the month's inspection and treatments will be mailed at the end of the month. **Customer** agrees to pay **ECOR** in the following manner and amount with terms of Net 30:

Monthly Fees \$3,500

AQUATIC SERVICE ADDENDUM

1. **ECOR's** "Aquatic Service Agreement" will be conducted in a manner consistent with integrated lake management practices. This may include chemical and biological control along with the acceptance that some species of vegetation may be beneficial in maintaining a balanced aquatic ecosystem. **ECOR** is fully insured, licensed, and certified with documentation provided upon request.
2. It is the **Customer's** responsibility to notify **ECOR** of all work areas that are designated as mitigation sites and have desirable plants installed. **ECOR** assumes no responsibility for damaged plants where **Customer** has failed to notify **ECOR** of such areas.
3. **ECOR's** "Aquatic Service Agreement", unless explicitly stated, does not include removal of trash, debris, or dead vegetation such as cattails, hyacinths, or torpedo grass, which may take many months to decompose. **ECOR** can provide these services at a rate of \$80 per hour to cover labor and equipment.
4. **ECOR** will not be responsible for the cleanup of any dead fish unless directly resulting from a negligent application by **ECOR** such as using an aquatic herbicide inconsistent with label directions. Fish kills may occur for a variety of reasons including but not limited to runoff, algae blooms, cloudy weather, water temperature, and low dissolved oxygen. **ECOR** may provide a quotation for such services upon request.
5. This agreement does not provide for the installation or maintenance of aeration diffusers or fountains. A separate scope of work and service agreement may be provided as needed.
6. **ECOR** will notify the **Customer** of any visible erosion, washout problems or issues with water control structures as discovered during regular service rounds. The report will site the specific lake with a general location (ie. Lake 10, northeast corner). **ECOR** does not provide engineering services and is not responsible for any repairs or maintenance of erosion or washout areas.
7. **ECOR** advocates the use of triploid grass carp as a biological means of lake management. The stocking of these carp or any other fish is not provided for in this agreement unless so stated.
8. Water use restrictions after treatments are not often required. When restrictions are required, **ECOR** will notify the **Customer** in writing of all restrictions that apply. **ECOR** will not be held liable for damages resulting from the **Customer** failing to follow restrictions.
9. **Customer** agrees to pay **ECOR** upon completion of the work as reported and invoiced for that month with terms of Net 30. Invoices are emailed to the **Customer** the next business day after each service is performed and **Customer** has the option to have paper invoices mailed to the address on file, if requested. Past due balances shall be assessed a finance charge of 1.5% (18% APR) until the entire balance is paid in full. If the **Customer** fails to make payments as required, the account may be considered by **ECOR**, at its option, to be in default and the **Customer** shall be responsible for the payment of all costs of collection, including reasonable attorney's fees, as allowed by law. Either party may cancel this agreement with a 30-day written notice.
10. **Customer** agrees to notify **ECOR** if they currently enlist (or intend to enlist) the services of a third party, for vendor credentialing, payment processing or similar services. If there is a fee imposed upon **ECOR** as a result, the **Customer** acknowledges that this fee will be passed along to the **Customer** and the stated pricing terms in this agreement may be altered.

NOTE: Please refer to site maps. Use the map/site numbers listed below to find general location of each site. The map/site number and site name shall be referenced on all invoices.

MONTHLY FEE	\$ 3,500.00
ANNUAL FEE	\$ 42,000.00

Exhibit B-3



2840 Electronics Dr - Melbourne, FL 32935
(321) 254-0930 - Fax (321) 254-4695

ATTACHMENT B

NATURAL AREAS SERVICE SCOPE OF WORK

This Agreement made the date set forth below, by and between **ECOR Industries Inc.** also hereinafter called **ECOR**, and

Baytree Community Development District
9145 Narcoossee Road Suite A206
Orlando, FL 32827

One Year: 10/01/25 - 9/30/26
Monthly Thereafter

hereinafter called "**Customer**". The parties hereto agree as follows:

ECOR agrees to maintain the natural areas and mitigation sites as listed and in accordance with the terms and conditions of this agreement:

- ◆ Every other month inspections and treatments, by a State Certified Applicator, as may be required by ECOR to maintain a clean site in compliance with St. John's River W.M.D permit requirements.
- ◆ Chemical treatment and control of FLEPPC Class I & II Exotic Plant Species.
- ◆ Chemical treatment and control of miscellaneous invasive plants Typha spp., Salix caroliniana, Ludwigia spp., Eupatorium spp., and Sesbania as well as invasive vines.
- ◆ Removal of any trash littering the site at the time of inspection/treatment.
- ◆ Service reports detailing target vegetation, materials applied, and any deficiencies that may require attention beyond the scope of our work.

Optional Services – Quoted As Needed:

- ◆ Mechanical vegetation removal and disposal
- ◆ Plant installation

Service Fees:

A statement and invoice for the month's inspection and treatments will be emailed at completion of service. **Customer** agrees to pay **ECOR** in the following manner and amount with terms of Net 30:

Every Other Month Service Fee \$1,060



PEST CONTROL SERVICE AGREEMENT

This Agreement made by and between **ECOR Industries Inc.** also hereinafter called **ECOR**, and

Baytree Community Development District
C/O GMS
6200 Lee Vista Blvd Suite 300
Orlando, FL 32822

One Year: 10/1/25 to 9/30/26
Monthly Thereafter

hereinafter called "**Customer**". The parties hereto agree as follows:

1. **ECOR** agrees to provide quarterly (every 90-day) pest control services to the Guardhouse and Pool House/Bathrooms in accordance with the terms and conditions of this agreement at **Baytree of Melbourne**.
2. The **ECOR** program provides quarterly services with a re-treatment guarantee for control of the following:
 - ♦ Roaches
 - ♦ Ants
 - ♦ Spiders
 - ♦ Earwigs

ECOR is not licensed in the category of Wood Destroying Organisms. Coverage and control of Wood Destroying Organisms is not included with this agreement.
3. **Optional Services** – Not included as part of the regular service program. These treatments can be substituted for regular services or quoted as an add-on service as needed.
 - ♦ Fleas
 - ♦ Ticks
 - ♦ Rodents
4. **Customer** agrees to pay **ECOR** in the following manner and amount:

Quarterly Pest Control Service Fee - \$100

An invoice for the service will be mailed upon completion of the service. Payment will be due upon receipt of the invoice. Invoices not paid within 30 days of the month's invoiced service will be subject to a late fee of 1.5% per month. All work is guaranteed to be as specified and will be completed according to best management practices. **ECOR** is fully insured, licensed, and certified with documentation provided upon request.

Michael A. Garoust II July 8, 2025
ECOR Industries, Inc. Date

Customer Signature Date

SECTION ii

**FIRST EXTENSION OF TERM OF
LANDSCAPE/GROUNDS MAINTENANCE
SERVICES AGREEMENT**

This First Extension of Term of the Landscape/Grounds Maintenance Services Agreement (the “Extension”) is made and entered into as of the ____ day of _____, 2025 (the “Effective Date”), by and between:

BAYTREE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Brevard County, Florida, and with offices at 219 E. Livingston Street, Orlando, FL 32801 (the "District"), and

MICNOR CORP., a Florida corporation d/b/a U.S. LAWNS OF BREVARD, whose mailing address is 374 Commerce Parkway, Rockledge, Florida 32955 (the "Contractor").

RECITALS

WHEREAS, the District was established by an ordinance of the Brevard County Board of County Commissioners for the purpose of planning, financing, constructing, operating, and/or maintaining certain infrastructure, including surface water management systems, potable water distribution, wastewater collection, roadways, landscaping, parks, indoor and outdoor recreational facilities and uses; and

WHEREAS, the District currently provides landscaping, irrigation, and grounds maintenance services within the District; and

WHEREAS, the District and the Contractor entered into the Landscape/Grounds Maintenance Services Agreement, dated February 1, 2024, and a First Amendment to Landscape/Grounds Maintenance Services Agreement, dated March 1, 2025 (collectively, the “Agreement”); and

WHEREAS, the District Board of Supervisors finds it to be in the best interests of the District to extend the term of the Agreement for an additional year, under the same terms and conditions, through September 30, 2026; and

WHEREAS, each of the parties hereto has the authority to execute this Extension and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Extension so that this Extension constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Contractor agree as follows:

Section 1. The recitals so stated are true and correct and by this reference are incorporated, inclusive of the above referenced exhibits, into and form a material part of this Extension.

Section 2. Pursuant to Section 3, entitled “COMMENCEMENT OF SERVICES/TERM” of the Agreement, the term of the Agreement is hereby extended through September 30, 2026.

Section 3. This Extension shall be effective on the date the Extension is fully executed by the parties.

Section 4. Except as set forth in this Extension, all other terms of the original Agreement between the parties dated February 1, 2024, as amended, are hereby ratified, reaffirmed and shall remain in full force and effect as provided by their terms.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties hereto have signed this Amendment on the day and year first written above.

BAYTREE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes

ATTEST:


Jeremy Lebrun, Secretary

By: _____
G. Melvin Mills, Chairman
Board of Supervisors

Date: _____, 2025

MICNOR CORP., a Florida corporation, d/b/a
U.S. LAWNS OF BREVARD

WITNESSES:

By:  _____
Brandon Silverstein, President

Print name: _____

Date: July 18, 2025

Print name: _____

SECTION iii

EXTENSION TO THE AGREEMENT FOR SECURITY SERVICES

This Extension to the Agreement for Security Services (the "Extension") is made and entered into as of the 1st day of October, 2025 (the "Effective Date"), by and between:

BAYTREE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Brevard County, Florida, and with offices at 219 E. Livingston St., Orlando, FL 32801, ("District"), and

DOTHAN SECURITY, INC., a corporation authorized to do business in the State of Florida, d/b/a DSI Security Services, with offices located at 400 W. 11th St, Suite C, Panama City, Florida 32401 ("Contractor").

RECITALS

WHEREAS, the District was established by an ordinance of the Brevard County Board of County Commissioners for the purpose of planning, financing, constructing, operating, and/or maintaining certain infrastructure, including surface water management systems, potable water distribution, wastewater collection, roadways, landscaping, parks, indoor and outdoor recreational facilities and uses; and

WHEREAS, the District has the power to furnish security services within the District; and

WHEREAS, the District and Contractor entered into the Agreement for Security Services, dated October 1, 2021, as amended by the First Amendment to Agreement for Security Services, dated April 4, 2022, and as further amended by the Second Amendment to Agreement for Security Services, dated October 1, 2022, the Third Amendment to Agreement for Security Services, dated October 1, 2023, the Fourth Amendment to Security Services Agreement, dated October 1, 2024, and the Fifth Amendment to Agreement for Security Services, dated December 4, 2024 (collectively, the "Agreement"); and

WHEREAS, the term of the Agreement, as previously extended, is scheduled to expire on September 30, 2025; and

WHEREAS, the parties desire to extend the term of this Agreement for an additional year through September 30, 2026; and

WHEREAS, the District and the Contractor have agreed that the 2024 Pricing Adjustment Schedule, effective since December 5, 2024, shall remain in place and applicable for the extension term provided for in this Extension; and

WHEREAS, each of the parties hereto has the authority to execute this Extension and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Extension so that this Extension constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Contractor agree as follows:

Section 1. The Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the parties.

Section 2. The Term of the Agreement, as set forth in Section 1 of the Agreement, is hereby extended by the mutual agreement of the parties to the Agreement for an additional year through September 30, 2026.

Section 3. All remaining terms and conditions of the Agreement are hereby adopted, reaffirmed and incorporated as if restated herein.

Section 4. Upon execution by the both parties, this Extension shall be effective October 1, 2025.

IN WITNESS WHEREOF, the parties hereto have executed this Extension effective on the day and year first written above.

ATTEST:

**BAYTREE COMMUNITY
DEVELOPMENT DISTRICT**

Jeremy LeBrun, Secretary

G. Melvin Mills, Chairman
Board of Supervisors

Date: _____, 2025

WITNESSES:

**DOTHAN SECURITY, INC., d/b/a
DSI SECURITY SERVICES**

Will Morin

Printed Name: Will Morin

Eddie Sorrells
Eddie Sorrells, President

James H. Salladore

Printed Name: James H. Salladore

Date: July 28, 2025

SECTION D

NOTICE OF MEETING DATES BAYTREE COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the *Baytree Community Development District* will hold their regularly scheduled public meetings for the **Fiscal Year 2026** at **1:30 PM at the Baytree National Golf Links Meeting Room, 8207 National Drive, Melbourne, FL 32940** as follows:

Wednesday, October 1, 2025
Wednesday, November 5, 2025
Wednesday, December 3, 2025
Wednesday, February 4, 2026
Wednesday, April 1, 2026
Wednesday, May 6, 2026
Wednesday, June 3, 2026
Wednesday, August 5, 2026

In addition, the Board of Supervisors will conduct workshop meetings to discuss future agenda items at **10:00 AM** at the above-referenced address on the following dates:

Tuesday, January 13, 2026
Tuesday, March 10, 2026
Tuesday, July 14, 2026

The meetings and workshops are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for a particular meeting or workshop may be obtained from the District Manager, at 219 E. Livingston Street, Orlando, FL 32801; by calling (407) 841-5524, during normal business hours, or by visiting the District's website at <https://baytreecdd.org>.

A meeting or workshop may be continued to a date, time, and place to be specified on the record at that meeting. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at a meeting or workshop because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least forty-eight (48) hours prior to the meeting or workshop. If you are hearing or speech impaired, please contact the Florida Relay Service 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Jeremy LeBrun
Governmental Management Services – Central Florida, LLC
District Manager

SECTION VIII

SECTION A

SECTION i

MEMORANDUM

TO: District Manager

FROM: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
District Counsel

DATE: June 30, 2025

RE: 2025 Legislative Update

As District Counsel, throughout the year we continuously monitor pending legislation that may be applicable to the governance and operation of our Community Development District and other Special District clients. It is at this time of year that we summarize those legislative acts that have become law during the most recent legislative session, as follows:

1. Chapter 2025 – 195, Laws of Florida (SB 268). The legislation creates a new public records exemption under section 119.071(4)(d)6., F.S., for certain personal identifying and locating information of specified state and local officials, members of Congress, and their family members. Specifically, the exemption applies to the partial home addresses and telephone numbers of current congressional members, public officers, their adult children and spouses. To assert the exemption, the public officer or congressional member, their family members, or employing agencies must submit a written, notarized request to each agency holding the information, along with documentation verifying the individual's eligibility. Custodians of records must maintain the exemption until the qualifying condition no longer exists.

The legislation narrows the definition of "public officer" to include only the Governor, Lieutenant Governor, Chief Financial Officer, Attorney General, or Commissioner of Agriculture; as well as a state senator or representative, property appraiser, supervisor of elections, school superintendent, city or county commissioner, school board member, or mayor. This exemption applies to information held before, on, or after July 1, 2025. It is subject to the Open Government Sunset Review Act and will automatically repeal on October 2, 2030, unless reenacted by the Legislature. The effective date of this act is July 1, 2025.

While the new exception is not specifically applicable to a member of a Community Development District ("CDD") board of supervisors, if any board members or related officials fall within this definition of a "public officer" who has asserted the exception, the CDD must protect the partial home addresses and telephone numbers of these individuals, as well as similar information about their spouses and adult children. CDDs will need to update their public records procedures to verify and process these requests to ensure exempt information is withheld.

2. Chapter 2025 – 174, Laws of Florida (HB 669). The legislation prohibits a local government’s¹ investment policy from requiring a minimum bond rating for any category of bond that is explicitly authorized in statute to include unrated bonds. Current law permits local governments to invest in unrated bonds issued by the government of Israel. The bill ensures that investment policies do not impose additional rating requirements that conflict with this statutory authorization. The effective date of this act is July 1, 2025.

This law prevents a CDD from imposing stricter bond rating requirements in their investment policies than those allowed by state law. Specifically, if state law authorizes investment in certain unrated bonds, such as those issued by the government of Israel, a CDD cannot require a minimum bond rating for these bonds in its investment guidelines. CDDs must align their investment policies with statutory permissions, allowing investment in authorized unrated bonds without additional rating restrictions.

3. Chapter 2025 – 189, Laws of Florida (SB 108). The legislation makes significant amendments to the Administrative Procedure Act (APA), revising rulemaking procedures, establishing a structured rule review process, and changing public notice requirements.

New Timelines and Notice Requirements:

- Agencies must publish a notice of intended agency action within 90 days of the effective date of legislation delegating rulemaking authority.
- Notices of proposed rulemaking must now include the proposed rule number, and at least seven days must separate the notice of rule development from proposed rule publication.
- Agencies must electronically publish the full text of any incorporated material in a text-searchable format and use strikethrough/underline formatting to show changes.

This legislation applies to CDDs that exercise rulemaking authority under Chapter 120, Florida Statutes. Under the new requirements, CDDs must publish a notice of intended agency action within 90 days after the effective date of any legislation granting them rulemaking authority. When proposing new rules, CDDs must now include the proposed rule number in the notice, allow at least seven (7) days between publishing the notice of rule development and the proposed rule itself, and electronically publish the full text of any incorporated materials in a searchable format. All changes must be shown using strikethrough and underline formatting. CDDs subject to the APA should review their procedures to ensure timely and compliant publication moving forward.

Section 120.5435, F.S., governing the rule review process sunsets on July 1, 2032, unless reenacted. The effective date of this act is July 1, 2025.

4. Chapter 2025 – 85, Laws of Florida (SB 348). The legislation amends the Code of Ethics to establish a new “stolen valor” provision and expands enforcement mechanisms for collecting unpaid ethics penalties. The bill creates section 112.3131, F.S., which prohibits candidates, elected or appointed public officers, and public employees from knowingly making

¹ A “unit of local government” is defined any county, municipality, special district, school district, county constitutional officer, authority, board, public corporation, or any other political subdivision of the state. Section 218.403(11), F.S.

fraudulent representations relating to military service for the purpose of material gain. Prohibited conduct includes falsely claiming military service, honors, medals, or qualifications, or unauthorized wearing of military uniforms or insignia. An exception is provided for individuals in the theatrical profession during a performance. Violations are subject to administrative penalties under section 112.317, F.S., and may also be prosecuted under other applicable laws.

In addition, the legislation amends section 112.317(2), F.S., to authorize the Attorney General to pursue wage garnishment for unpaid civil or restitution penalties arising from ethics violations. A penalty becomes delinquent if unpaid 90 days after imposition. If the violator is a current public officer or employee, the Attorney General must notify the Chief Financial Officer or applicable governing body to initiate withholding from salary-related payments, subject to a 25 percent cap or the maximum allowed by federal law. Agencies may retain a portion of withheld funds to cover administrative costs. The act also authorizes the referral of delinquent penalties to collection agencies and establishes a 20-year statute of limitations for enforcement. The effective date of this act is July 1, 2025.

This law applies directly to CDDs because CDD board members and employees are classified as public officers and public employees under Florida law. As such, CDD officials are prohibited from knowingly making fraudulent claims regarding military service or honors for material gain under the new “stolen valor” provision. Additionally, the law enhances enforcement tools for unpaid ethics penalties, allowing for wage garnishment, salary withholding, and referrals to collection agencies. CDDs must ensure that their officials and staff comply with these ethics requirements and be prepared to cooperate with enforcement actions beginning July 1, 2025.

5. Chapter 2025 – 164, Laws of Florida (SB 784). The legislation amends section 177.071, F.S., to require that local governments review and approve plat and replat submittals through an administrative process, without action by the governing body. Local governments must designate by ordinance an administrative authority to carry out this function. The administrative authority must (1) acknowledge receipt of a submittal in writing within seven days, identify any missing documentation and provide details on the applicable requirements and review timeframe. Unless the applicant requests an extension, the authority must approve, approve with conditions, or deny the submittal within the timeframe provided in the initial notice. Any denial must include a written explanation citing specific unmet requirements. The authority or local government may not request or require an extension of time. The effective date of this act is July 1, 2025.

While this law does not apply directly to CDDs, as they do not have plat approval authority, it is relevant to developer-controlled CDD boards involved in the land entitlement process. Plat and replat approvals will now be handled through an administrative process by the city or county, rather than by governing body action. Local governments must designate an administrative authority by ordinance and follow strict requirements for written acknowledgment, completeness review, and decision-making timelines. Any denial must include a written explanation citing specific deficiencies, and extensions cannot be requested by the reviewing authority.

6. Chapter 2025 – 140, Laws of Florida (HB 683). The legislation includes several revisions related to local government contracting, public construction bidding, building permitting, and professional certification. It also requires the Department of Environmental Protection to adopt

minimum standards for the installation of synthetic turf on residential properties. Upon adoption, the law prohibits local governments from enforcing ordinances or policies that are inconsistent with those standards.

The act requires local governments to approve or deny a contractor's change order price quote within 35 days of receipt. If denied, the local government must identify the specific deficiencies in the quote and the corrective actions needed. These provisions may not be waived or modified by contract. The law prohibits the state and its political subdivisions from penalizing or rewarding a bidder for the volume of construction work previously performed for the same governmental entity. With respect to building permits, the act prohibits local building departments from requiring a copy of the contract between a builder and a property owner or any related documentation, such as cost breakdowns or profit statements, as a condition for applying for or receiving a permit. The act also allows private providers to use software to review certain building plans and reduces the timeframe within which building departments must complete the review of certain permit applications.

CDDs must follow the new requirements for contractor's change order timelines, restrictions on permit-related documentation, and procurement practices.

For convenience, we have included copies of the legislation referenced in this memorandum. We request that you include this memorandum as part of the agenda packages for upcoming meetings of the governing boards of those special districts in which you serve as the District Manager and this firm serves as District Counsel. For purposes of the agenda package, it is not necessary to include the attached legislation, as we can provide copies to anyone requesting the same. Copies of the referenced legislation are also accessible by visiting this link: <http://laws.flrules.org/>.

SECTION IX

SECTION A

Baytree

COMMUNITY DEVELOPMENT DISTRICT

Summary of Check Register Fiscal Year 2025

April 1, 2025 - June 30, 2025

<i>Fund</i>	<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
General Fund	April 2025	89 - 104	\$ 71,206.58
		ACH	\$ 8,313.59
			\$ 79,520.17
Payroll	April 2025		
	Richard L Brown	50705	\$ 184.70
	Jerome S. Darby	50706	\$ 184.70
	Gilbert M Mills Jr.	50707	\$ 184.70
	Janice Hill	50708	\$ 184.70
	Richard C Bosseler	50709	\$ 184.70
			\$ 923.50
General Fund	May 2025	105 - 111	\$ 49,208.46
		ACH	\$ 8,946.24
			\$ 58,154.70
Payroll	May 2025		
	Richard L Brown	50710	\$ 184.70
	Jerome S. Darby	50711	\$ 184.70
	Gilbert M Mills Jr.	50712	\$ 184.70
	Janice Hill	50713	\$ 184.70
	Richard C Bosseler	50714	\$ 184.70
			\$ 923.50
Capital Reserve	May 2025	001	\$ 30,000.00
General Fund	June 2025	112 - 126	\$ 67,148.81
		ACH	\$ 7,097.80
			\$ 74,246.61
TOTAL			\$ 243,768.48

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN 6/26/25		PAGE 1	
*** CHECK DATES 04/01/2025 - 04/30/2025 ***		BAYTREE GENERAL FUND													
		BANK H BAYTREE- BU GF #2896													

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
4/04/25	00047	3/24/25 251588	202504 320-53800-41100	PDK CLOUD SERVICE- MAR 25	*	36.00	
							36.00 000089

4/04/25	00019	4/01/25 21312	202504 320-53800-46200	GUARDIAN ACCESS SOLUTIONS	*	900.00	
		APR 25 - POOL MAINTENANCE			*	40.00	
		4/01/25 21312	202504 320-53800-46900	BEACH POOL SERVICE	*		940.00 000090
4/04/25	00004	2/28/25 192121	202502 310-51300-31500	BILLING, COCHRAN, LYLES, MAURO&RAMSEY	*	2,585.00	
							2,585.00 000091

4/04/25	00269	3/19/25 42265	202503 320-53800-41100	COOL GUYZ A/C AND HEAT INC.	*	5,427.00	
							5,427.00 000092

4/04/25	00193	4/01/25 10001382	202504 320-53800-46200	COVERALL NORTH AMERICA, INC DBA	*	431.00	
							431.00 000093

4/04/25	00224	3/25/25 22442225	202502 310-51300-31100	DEWBERRY ENGINEERS, INC	*	200.00	
							200.00 000094

4/04/25	00200	3/19/25 1806890	202503 320-53800-34500	SECURITY 03/13 - 03/19/25	*	4,429.84	
		3/26/25 1806904	202503 320-53800-34500	DSI SECURITY SERVICES	*	4,426.23	
							8,856.07 000095

4/04/25	00123	2/20/25 W41507	202502 320-53800-47500	EAU GALLIE ELECTRIC INC.	*	1,599.90	
							1,599.90 000096

4/04/25	00252	2/19/25 35478	202502 320-53800-47200	INST.ADD. MULCH PER MEL	*	3,250.00	
		3/01/25 35515	202503 320-53800-47300	MAR 25 - LANDSCAPE MAINT.	*	11,801.00	
		3/18/25 35730	202503 320-53800-47400	IRR.REP-DIAG.VALVE ZONE 4	*	117.50	
		3/27/25 35777	202503 320-53800-47400	IRR.REP- BAD VALVE ZONE 4	*	254.00	
		4/01/25 35784	202504 320-53800-47300	US LAWNS OF BREVARD	*	11,801.00	
							27,223.50 000097

BAYT --BAYTREE-- SNEEROOA							

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
4/23/25	00047	4/16/25 252071	202504 320-53800-41100	PDK CLOUD SERVICE- APR 25	*	36.00	
				GUARDIAN ACCESS SOLUTIONS			36.00 000098
4/23/25	00004	3/31/25 192599	202503 310-51300-31500	MAR 25 - LEGAL SERVICES	*	825.00	
				BILLING, COCHRAN, LYLES, MAURO&RAMSEY			825.00 000099
4/23/25	00200	4/02/25 1806978	202503 320-53800-34500	SECURITY 03/27 - 04/02/25	*	4,434.65	
		4/09/25 1806992	202504 320-53800-34500	SECURITY 04/03 - 04/09/25	*	4,431.32	
		4/16/25 1807006	202504 320-53800-34500	SECURITY 04/10 - 04/16/25	*	4,429.75	
				DSI SECURITY SERVICES			13,295.72 000100
4/23/25	00039	4/08/25 491552	202504 320-53800-47000	PEST CNTRL POOL&GUARD HSE	*	90.00	
				ECOR INDUSTRIES			90.00 000101
4/23/25	00021	2/28/25 518	202502 320-53800-49000	FEB 25 - GENERAL MAINT.	*	1,033.86	
		4/01/25 519	202504 310-51300-34000	APR 25 - MANAGEMENT FEES	*	4,067.75	
		4/01/25 519	202504 310-51300-35200	APR 25 - WEBSITE ADMIN	*	110.17	
		4/01/25 519	202504 310-51300-35100	APR 25 - INFORMATION TECH	*	165.42	
		4/01/25 519	202504 310-51300-51000	APR 25 - OFFICE SUPPLIES	*	.12	
		4/01/25 519	202504 310-51300-42000	APR 25 - POSTAGE	*	2.77	
		4/01/25 520	202504 320-53800-34000	MAR 25 - FIELD MANAGEMENT	*	2,850.17	
		4/01/25 520	202504 310-51300-51000	GLASS FLOOR MAT FOR CHAIR	*	228.85	
				GOVERNMENTAL MANAGEMENT SERVICES			8,459.11 000102
4/23/25	00124	3/19/24 03192024	202503 320-53800-46200	WASH POOL DECK & C.PATIO	*	470.00	
				KENNETH G HORN			470.00 000103
4/23/25	00252	4/08/25 35988	202504 320-53800-47400	MAIN STRIP REP. 2 NOZZLES	*	82.50	
		4/08/25 35990	202504 320-53800-47400	TURNBERRY-REP.BRKN HD Z#4	*	75.50	

BAYT --BAYTREE-- SNEEROOA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/08/25	35992	202504	320-53800-47400	BELMORAL-REP.4 NZZLES Z#4	*	139.50	
4/09/25	35993	202504	320-53800-47400	REP.GOOSENECK &MOTOR PUMP	*	434.78	
US LAWNS OF BREVARD							732.28 000104

TOTAL FOR BANK H						71,206.58	
TOTAL FOR REGISTER						71,206.58	

BAYT --BAYTREE-- SNEEROOA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
4/30/25	00005	4/07/25 112400FE	202502 320-53800-43100	FEB 25-W&S 201 BAYTREE DR	*	76.65	
		4/07/25 118058FE	202502 320-53800-43100	FEB 25-W&S 8207 NT'L POOL	*	1,018.86	
CITY OF COCOA UTILITIES AUTOPAY							1,095.51 000015
4/30/25	00009	3/13/25 1125236F	202502 320-53800-43200	FEB 25 - FL CITY GAS	*	1,597.31	
FLORIDA CITY GAS - AUTOPAY							1,597.31 000016
4/30/25	00255	4/10/25 MAR-FPL	202503 320-53800-43000	MAR 25 - ELECTRICITY	*	1,635.81	
		4/10/25 MAR-FPL	202503 320-53800-43000	MAR 25 - ELECTRICITY	*	3,180.49	
FPL - AUTOPAY							4,816.30 000017
4/30/25	00253	3/22/25 12308970	202504 320-53800-41000	APR25 SPEC-201 BAYTREE DR	*	310.00	
		3/29/25 11726770	202504 320-53800-41000	APR25 SPEC-8207 NTN'L DR	*	210.31	
		4/07/25 12335290	202504 320-53800-41000	APR25 SPEC-630 BAYTREE DR	*	205.00	
SPECTRUM - CHARTER COMMUNICATIONS							725.31 000018
4/30/25	00225	3/25/25 0207188-	202504 320-53800-43300	APR 25 - TRASH REMOVAL	*	79.16	
WASTE MANAGEMENT CORPORATE SERVICES							79.16 000019
TOTAL FOR BANK Y						8,313.59	
TOTAL FOR REGISTER						8,313.59	

BAYT --BAYTREE-- SNEEROOA

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50705		RICHARD L BROWN	184.70	4/11/2025
50706		JEROME S. DARBY	184.70	4/11/2025
50707		GILBERT M MILLS JR.	184.70	4/11/2025
50708		JANICE HILL	184.70	4/11/2025
50709		RICHARD C BOSSELER	184.70	4/11/2025
TOTAL FOR REGISTER			923.50	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
5/16/25	00004	4/30/25 193137	202504 310-51300-31500 APR 25 - LEGAL SERVICES	BILLING, COCHRAN, LYLES, MAURO&RAMSEY	*	2,787.50	2,787.50 000105
5/16/25	00193	5/01/25 10001699	202505 320-53800-46200 CLEANING SVCS - MAY 25	COVERALL NORTH AMERICA, INC DBA	*	431.00	431.00 000106
5/16/25	00200	4/23/25 1807018	202504 320-53800-34500 SECURITY 04/17 - 04/23/25		*	4,432.06	
		5/07/25 1807106	202505 320-53800-34500 SECURITY 05/01 - 05/07/25		*	4,429.84	
		5/14/25 1807118	202505 320-53800-34500 SECURITY 05/08 - 05/14/25	DSI SECURITY SERVICES	*	4,429.84	13,291.74 000107
5/16/25	00039	2/07/25 489100	202501 320-53800-47000 JAN 25-AQUATIC WEED CNTRL		*	3,395.00	
		4/04/25 492611	202503 320-53800-47000 MAR 25-AQUATIC WEED CNTRL		*	3,395.00	
		5/02/25 494084	202504 320-53800-47000 APR 25-AQUATIC WEED CNTRL	ECOR INDUSTRIES	*	3,395.00	10,185.00 000108
5/16/25	00021	3/31/25 521	202503 320-53800-51200 SIDEWALK GRINDING		*	656.43	
		3/31/25 522	202503 320-53800-49000 SPEED BUMP REPAIR		*	300.00	
		3/31/25 523	202503 320-53800-51500 TENNIS COURT GATE REPAIR		*	327.34	
		5/01/25 524	202505 310-51300-34000 MAY 25 - MANAGEMENT FEES		*	4,067.75	
		5/01/25 524	202505 310-51300-35200 MAY 25 - WEBSITE ADMIN		*	110.17	
		5/01/25 524	202505 310-51300-35100 MAY 25 - INFORMATION TECH		*	165.42	
		5/01/25 524	202505 310-51300-51000 MAY 25 - OFFICE SUPPLIES		*	25.21	
		5/01/25 524	202505 310-51300-42000 MAY 25 - POSTAGE		*	154.75	
		5/01/25 524	202505 310-51300-42500 MAY 25 - COPIES		*	.90	
		5/01/25 525	202505 320-53800-34000 MAY 25 - FIELD MANAGEMENT		*	2,850.17	
		5/01/25 525	202505 320-53800-47500 LANDSCAPE LIGHTS		*	394.08	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		5/01/25 525	202505 320-53800-49000		*	56.35	
			A/C SERVICE CALL				
		5/01/25 525	202505 320-53800-49000		*	524.03	
			ELECTRICAL POST				
		5/01/25 525	202505 320-53800-47500		*	170.60	
			LIGHTS				
				GOVERNMENTAL MANAGEMENT SERVICES			9,803.20 000109
5/16/25 00047		5/14/25 252512	202505 320-53800-41400		*	313.02	
			ENT. GATE 5/13-14 REPAIRS				
		5/15/25 252624	202505 320-53800-41100		*	36.00	
			PDK CLOUD SERVICE- MAY 25				
				GUARDIAN ACCESS SOLUTIONS			349.02 000110
5/16/25 00252		5/01/25 36096	202505 320-53800-47300		*	11,801.00	
			MAY 25 - LANDSCAPE MAINT.				
		5/09/25 36305	202505 320-53800-47400		*	560.00	
			IRRIG.REP-SOLENOID&CONTRL				
				US LAWNS OF BREVARD			12,361.00 000111
				TOTAL FOR BANK H		49,208.46	
				TOTAL FOR REGISTER		49,208.46	

BAYT --BAYTREE-- SNEEROOA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/31/25	00121	5/07/25 05-BID-7	202504 320-53800-46200	ANNUAL POOL PERMIT -FY25	*	350.35	
				FLORIDA DEPARTMENT OF HEALTH			350.35 000021
5/31/25	00255	4/10/25 APR-FPL	202504 320-53800-43000	APR 25 - ELECTRICITY	*	3,180.49	
		4/10/25 APR-FPL	202504 320-53800-43000	APR 25 - ELECTRICITY	*	1,847.09	
				FPL - AUTOPAY			5,027.58 000022
5/31/25	00005	5/05/25 112400MA	202503 320-53800-43100	MAR 25 - FL CITY GAS	*	65.88	
		5/05/25 118058MA	202503 320-53800-43100	MAR 25 - FL CITY GAS	*	909.68	
				CITY OF COCOA UTILITIES AUTOPAY			975.56 000023
5/31/25	00009	4/11/25 1125236M	202503 320-53800-43200	MAR 25 - FL CITY GAS	*	1,193.95	
		5/06/25 4139750A	202504 320-53800-43200	APR 25 - FL CITY GAS	*	619.33	
				FLORIDA CITY GAS - AUTOPAY			1,813.28 000024
5/31/25	00253	4/22/25 12308970	202505 320-53800-41000	MAY25 SPEC-201 BAYTREE DR	*	310.00	
		4/29/25 11726770	202505 320-53800-41000	MAY25 SPEC-8207 NTN'L DR	*	210.31	
		5/07/25 12335290	202505 320-53800-41000	MAY25 SPEC-630 BAYTREE DR	*	205.00	
				SPECTRUM - CHARTER COMMUNICATIONS			725.31 000025
5/31/25	00225	4/25/25 0211989-	202505 320-53800-43300	MAY 25 - TRASH REMOVAL	*	54.16	
				WASTE MANAGEMENT CORPORATE SERVICES			54.16 000026
TOTAL FOR BANK Y						8,946.24	
TOTAL FOR REGISTER						8,946.24	

BAYT --BAYTREE-- SNEEROOA

PR300R PAYROLL CHECK REGISTER RUN 5/09/25 PAGE 1

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50710		RICHARD L BROWN	184.70	5/09/2025
50711		JEROME S. DARBY	184.70	5/09/2025
50712		GILBERT M MILLS JR.	184.70	5/09/2025
50713		JANICE HILL	184.70	5/09/2025
50714		RICHARD C BOSSELER	184.70	5/09/2025
TOTAL FOR REGISTER			923.50	

BAYT --BAYTREE-- AROSANSKY

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
6/11/25	00210	6/10/25 36384A	202506 320-53800-46900		*	185.00	
			QTRLY FOUNT.CLNG - JUN 25				
				FOUNTAIN DESIGN GROUP			185.00 000119
6/11/25	00047	5/27/25 252277	202505 320-53800-34700		*	950.00	
			30 TRANCORE HEADLAMP TAGS				
		5/31/25 252851	202505 320-53800-34700		*	480.00	
			100 ACCESS CARDS				
				GUARDIAN ACCESS SOLUTIONS			1,430.00 000120
6/11/25	00252	5/06/25 36280	202505 320-53800-47400		*	41.25	
			WET CHECK ON 05/05/2025				
		6/01/25 36407	202506 320-53800-47400		*	11,801.00	
			JUN 25 - LANDSCAPE MAINT.				
		6/06/25 36586	202506 320-53800-47400		*	385.00	
			WET CHECK ON 06/05/2025				
				US LAWNS OF BREVARD			12,227.25 000121
6/26/25	00004	5/31/25 193461	202505 310-51300-31500		*	1,512.50	
			MAY 25 - LEGAL SERVICES				
				BILLING, COCHRAN, LYLES, MAURO&RAMSEY			1,512.50 000122
6/26/25	00224	4/16/25 22444972	202503 310-51300-31100		*	1,100.00	
			ENGINEERING SVCS - MAR 25				
		6/25/25 22453195	202505 310-51300-31100		*	257.50	
			ENGINEERING SVCS - MAY 25				
				DEWBERRY ENGINEERS, INC			1,357.50 000123
6/26/25	00200	6/11/25 1807233	202506 320-53800-34500		*	4,429.84	
			SECURITY 06/05 - 06/11/25				
		6/18/25 1807247	202506 320-53800-34500		*	4,435.76	
			SECURITY 06/12 - 06/18/25				
				DSI SECURITY SERVICES			8,865.60 000124
6/26/25	00021	6/01/25 526	202506 320-53800-34000		*	2,850.17	
			JUN 25 - FIELD MANAGEMENT				
		6/01/25 526	202506 320-53800-49000		*	655.62	
			LANDSCP LIGHTING POST				
		6/01/25 527	202506 310-51300-34000		*	4,067.75	
			JUN 25 - MANAGEMENT FEES				
		6/01/25 527	202506 310-51300-35200		*	110.17	
			JUN 25 - WEBSITE ADMIN				
		6/01/25 527	202506 310-51300-35100		*	165.42	
			JUN 25 - INFORMATION TECH				
		6/01/25 527	202506 310-51300-51000		*	.03	
			JUN 25 - OFFICE SUPPLIES				

BAYT --BAYTREE-- SNEEROOA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		6/01/25 527	202506 310-51300-42000		*	120.83	
		JUN 25 - POSTAGE					
				GOVERNMENTAL MANAGEMENT SERVICES			7,969.99 000125
6/26/25 00047		6/16/25 253289	202506 320-53800-41100		*	36.00	
		PDK CLOUD SERVICE- JUN 25					
				GUARDIAN ACCESS SOLUTIONS			36.00 000126
TOTAL FOR BANK H						67,148.81	
TOTAL FOR REGISTER						67,148.81	

BAYT --BAYTREE-- SNEEROOA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
6/11/25	00121	5/07/25 05-BID-7	202504 320-53800-46200	ANNUAL POOL PERMIT -FY25	*	350.35	
		5/07/25 05-BID-7	202504 320-53800-46200	ANNUAL POOL PERMIT -FY25	V	350.35-	
FLORIDA DEPARTMENT OF HEALTH							.00 000020
6/23/25	00005	5/15/25 112400-A	202504 320-53800-43100	APR 25 - FL CITY GAS	*	108.96	
		5/15/25 118058-A	202504 320-53800-43100	APR 25 - FL CITY GAS	*	1,073.44	
CITY OF COCOA UTILITIES AUTOPAY							1,182.40 000027
6/23/25	00255	6/11/25 MAY-FPL	202505 320-53800-43000	MAY 25 - ELECTRICITY	*	3,180.49	
		6/11/25 MAY-FPL	202505 320-53800-43000	MAY 25 - ELECTRICITY	*	1,838.06	
FPL - AUTOPAY							5,018.55 000028
6/23/25	00253	5/22/25 12308970	202506 320-53800-41000	JUN25 SPEC-201 BAYTREE DR	*	310.00	
		5/29/25 11726770	202506 320-53800-41000	JUN25 SPEC-8207 NTN'L DR	*	210.31	
SPECTRUM - CHARTER COMMUNICATIONS							520.31 000029
6/23/25	00225	5/27/25 0217045-	202506 320-53800-43300	JUN 25 - TRASH REMOVAL	*	54.16	
WASTE MANAGEMENT CORPORATE SERVICES							54.16 000030
6/26/25	00253	5/29/25 11726770	202506 320-53800-41000	JUN25 SPEC-630 BAYTREE DR	*	205.00	
SPECTRUM - CHARTER COMMUNICATIONS							205.00 000031
6/26/25	00009	6/05/25 4139750M	202505 320-53800-43200	MAY 25 - FL CITY GAS	*	117.38	
FLORIDA CITY GAS - AUTOPAY							117.38 000032
TOTAL FOR BANK Y						7,097.80	
TOTAL FOR REGISTER						7,097.80	

BAYT --BAYTREE-- SNEEROOA

SECTION B

Baytree
Community Development District

Unaudited Financial Reporting
June 30, 2025



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5	<u>Pavement Management Fund</u>
6	<u>Community Beautification Fund</u>
7-8	<u>Month to Month</u>
9	<u>Assessment Receipt Schedule</u>

Baytree
Community Development District
Combined Balance Sheet
June 30, 2025

	<i>General Fund</i>	<i>Capital Reserve Funds</i>	<i>Totals Governmental Funds</i>
Assets:			
<u>Cash:</u>			
Operating Fund	\$ 117,467	\$ -	\$ 117,467
Due from Beautification	30,000	-	30,000
Due from Pavement	67,592	-	67,592
<u>Investments:</u>			
Money Market Account - Surplus	178,794	-	178,794
US Bank Custody	252,116	-	252,116
Capital Reserves	-	29,015	29,015
Pavement Management	-	368,932	368,932
Community Beautification	-	45,618	45,618
Total Assets	\$ 645,969	\$ 443,564	\$ 1,089,534
Liabilities:			
Accounts Payable	\$ 46,647	\$ -	\$ 46,647
Due to General Fund	-	97,592	97,592
Total Liabilities	\$ 46,647	\$ 97,592	\$ 144,239
Fund Balance:			
Assigned for:			
Capital Reserves	\$ -	\$ 29,015	\$ 29,015
Pavement Management	-	301,340	301,340
Community Beautification	-	15,618	15,618
Unassigned	599,322	-	599,322
Total Fund Balances	\$ 599,322	\$ 345,973	\$ 945,295
Total Liabilities & Fund Balance	\$ 645,969	\$ 443,564	\$ 1,089,534

Baytree
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
<u>Revenues:</u>				
Maintenance Assessments	\$ 1,132,331	\$ 1,132,331	\$ 1,137,720	\$ 5,388
IOB Cost Share Agreement	55,046	27,523	27,523	-
Miscellaneous Income	9,250	6,938	5,651	(1,287)
Interest Income	4,811	3,608	11,506	7,898
Total Revenues	\$ 1,201,438	\$ 1,170,400	\$ 1,182,400	\$ 12,000
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 9,000	\$ 7,000	\$ 2,000
FICA Expense	918	689	536	153
Engineering	37,853	28,389	5,593	22,797
Attorney Fees	24,000	18,000	15,775	2,225
Annual Audit	3,350	3,350	3,200	150
Assessment Administration	8,269	8,269	8,269	(0)
Management Fees	48,813	36,610	36,610	0
Information Technology	1,985	1,488	1,489	(0)
Website Maintenance	1,322	992	992	(0)
Telephone	250	188	-	188
Postage	3,000	2,250	898	1,352
Printing & Binding	1,500	1,125	162	963
Office Supplies	250	188	553	(365)
Legal Advertising	5,000	3,750	599	3,151
Insurance General Liability	36,127	36,127	34,694	1,433
Tax Collector Fee	22,647	22,719	22,719	-
Property Taxes	350	350	440	(90)
Property Appraiser	250	250	281	(31)
Other Current Charges	2,000	1,500	1,484	16
Dues, Licenses & Subscriptions	175	175	175	-
Subtotal General & Administrative	\$ 210,057	\$ 175,407	\$ 141,465	\$ 33,942

Baytree
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2025

	Adopted Budget	Prorated Budget Thru 06/30/25	Actual Thru 06/30/25	Variance
<u>Operations & Maintenance</u>				
Field Management Fees	\$ 34,202	\$ 25,651	\$ 25,652	\$ (0)
Security Contract	231,474	173,606	174,206	(601)
Gate Maintenance	25,320	18,990	13,911	5,079
Security Gatehouse Maintenance	14,000	10,500	6,451	4,049
Telephone/Internet - Gatehouse/Pool	8,040	6,030	6,421	(391)
Transponders	5,000	3,750	2,080	1,670
Utility - Electric	74,912	56,184	43,322	12,862
Utility - Water & Sewer	16,500	12,375	11,275	1,100
Utility - Gas	9,350	9,350	9,758	(408)
Maintenance - Lakes	47,220	35,415	36,345	(930)
Maintenance - Landscape Contract	138,914	104,186	103,399	787
Maintenance - Additional Landscape	31,079	23,309	13,005	10,304
Maintenance - Pool	37,401	28,051	14,634	13,416
Maintenance - Irrigation	17,000	12,750	12,847	(97)
Maintenance - Lighting	18,000	18,000	28,642	(10,642)
Maintenance - Monuments	4,000	3,000	-	3,000
Maintenance - Fountain	1,180	885	915	(30)
Maintenance - Other Field (R&M General)	5,928	5,928	22,078	(16,150)
Maintenance - Recreation	2,500	1,875	1,297	578
Amenity - Refuse Service	663	497	458	39
Amenity - Janitorial Services	-	-	-	-
Holiday Lighting	16,000	16,000	14,392	1,608
Operating Supplies	750	563	153	410
Sidewalk/Curb Cleaning	12,000	9,000	3,881	5,119
Misc. Contingency	2,444	1,833	-	1,833
Subtotal Operations & Maintenance	\$ 753,877	\$ 577,727	\$ 545,122	\$ 32,605
Total Expenditures	\$ 963,934	\$ 753,134	\$ 686,588	\$ 66,546
Excess (Deficiency) of Revenues over Expenditures	\$ 237,504	\$ 417,266	\$ 495,813	\$ 78,547
<u>Other Financing Sources/(Uses):</u>				
<u>Transfers</u>				
Capital Projects- Paving - Baytree	\$ (58,144)	\$ -	\$ -	\$ -
Capital Projects - Paving - IOB Funds	(19,002)	-	-	-
Capital Projects - Reserves	(65,093)	-	-	-
Community Beautification Fund	(45,265)	-	-	-
First Quarter Operating	(50,000)	-	-	-
Total Other Financing Sources/(Uses)	\$ (237,504)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -	\$ 417,266	\$ 495,813	\$ 78,547
Fund Balance - Beginning	\$ -		\$ 103,510	
Fund Balance - Ending	\$ -		\$ 599,322	

Baytree
Community Development District
Capital Projects Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2025

	Adopted Budget	Prorated Budget Thru 06/30/25	Actual Thru 06/30/25	Variance
Revenues:				
Interest Income	\$ -	\$ -	\$ 1,315	\$ 1,315
Total Revenues	\$ -	\$ -	\$ 1,315	\$ 1,315
Expenditures:				
Lake Bank Restoration/Evaluation	\$ 30,000	\$ 30,000	\$ 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	\$ 30,000	\$ 30,000	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (63,600)	\$ (30,000)	\$ (28,685)	\$ 1,315
Other Financing Sources/(Uses):				
Transfer In - Baytree	\$ 65,093	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ 65,093	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 1,493	\$ (30,000)	\$ (28,685)	
Fund Balance - Beginning	\$ 25,164		\$ 57,700	
Fund Balance - Ending	\$ 26,657		\$ 29,015	

Baytree
Community Development District
Pavement Management
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2025

	Adopted Budget	Prorated Budget Thru 06/30/25	Actual Thru 06/30/25	Variance
<u>Revenues</u>				
Interest	\$ 2,000	\$ 1,500	\$ 11,602	\$ 10,102
Total Revenues	\$ 2,000	\$ 1,500	\$ 11,602	\$ 10,102
<u>Expenditures:</u>				
Capital Improvements	\$ -	\$ -	\$ -	\$ -
Bank Fees	600	450	-	450
Total Expenditures	\$ 600	\$ 450	\$ -	\$ 450
Excess (Deficiency) of Revenues over Expenditures	\$ 1,400	\$ 1,050	\$ 11,602	\$ 10,552
<u>Other Financing Sources/(Uses)</u>				
Transfer In - Baytree	\$ 58,144	\$ -	\$ -	\$ -
Transfer In - IOB	19,002	-	-	-
Total Other Financing Sources (Uses)	\$ 77,146	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 78,546	\$ 1,050	\$ 11,602	\$ 10,552
Fund Balance - Beginning	\$ 355,731		\$ 289,738	
Fund Balance - Ending	\$ 434,277		\$ 301,340	

Baytree
Community Development District
Community Beautification
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2025

	Adopted Budget	Prorated Budget Thru 06/30/25	Actual Thru 06/30/25	Variance
<u>Revenues</u>				
Interest	\$ -	\$ -	\$ 1,466	\$ 1,466
Total Revenues	\$ -	\$ -	\$ 1,466	\$ 1,466
<u>Expenditures:</u>				
Beautification Projects	\$ -	\$ -	\$ 30,000	\$ (30,000)
Bank Fees	400	300	-	300
Total Expenditures	\$ 400	\$ 300	\$ 30,000	\$ (29,700)
Excess (Deficiency) of Revenues over Expenditures	\$ (400)	\$ (300)	\$ (28,534)	\$ (28,234)
<u>Other Financing Sources/(Uses)</u>				
Transfer In - Baytree	\$ 45,265	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 45,265	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 44,865	\$ (300)	\$ (28,534)	\$ (28,234)
Fund Balance - Beginning	\$ 31,455		\$ 44,152	
Fund Balance - Ending	\$ 76,320		\$ 15,618	

Baytree
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Revenues:</u>													
Maintenance Assessments	\$ -	\$ 288,472	\$ 741,362	\$ 19,350	\$ 9,800	\$ 24,725	\$ 28,261	\$ 5,150	\$ 20,600	\$ -	\$ -	\$ -	\$ 1,137,720
IOB Cost Share Agreement	-	-	-	13,762	-	-	13,762	-	-	-	-	-	27,523
Miscellaneous Income	459	1,907	395	896	155	735	385	400	320	-	-	-	5,651
Interest Income	56	47	842	2,116	1,980	2,123	2,007	842	1,494	-	-	-	11,506
Total Revenues	\$ 515	\$ 290,426	\$ 742,599	\$ 36,123	\$ 11,935	\$ 27,583	\$ 44,414	\$ 6,392	\$ 22,414	\$ -	\$ -	\$ -	\$ 1,182,400
<u>Expenditures:</u>													
<u>General & Administrative:</u>													
Supervisor Fees	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ 7,000
FICA Expense	-	77	77	77	77	77	77	77	-	-	-	-	536
Engineering	200	700	1,100	1,460	200	1,100	200	258	375	-	-	-	5,593
Attorney Fees	853	2,173	3,245	743	2,585	825	2,788	1,513	1,053	-	-	-	15,775
Annual Audit	-	-	-	-	-	3,200	-	-	-	-	-	-	3,200
Assessment Administration	8,269	-	-	-	-	-	-	-	-	-	-	-	8,269
Management Fees	4,068	4,068	4,068	4,068	4,068	4,068	4,068	4,068	4,068	-	-	-	36,610
Information Technology	165	165	165	165	165	165	165	165	165	-	-	-	1,489
Website Maintenance	110	110	110	110	110	110	110	110	110	-	-	-	992
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage	2	1	197	-	59	360	3	155	121	-	-	-	898
Insurance General Liability	33,532	-	-	-	-	1,162	-	-	-	-	-	-	34,694
Tax Collector Fee	-	5,769	14,827	355	196	495	562	103	412	-	-	-	22,719
Property Taxes	-	-	440	-	-	-	-	-	-	-	-	-	440
Property Appraiser	-	-	281	-	-	-	-	-	-	-	-	-	281
Printing & Binding	-	151	1	-	-	9	-	1	-	-	-	-	162
Legal Advertising	-	-	410	-	188	-	-	-	-	-	-	-	599
Other Current Charges	75	256	158	40	221	220	120	160	233	-	-	-	1,484
Office Supplies	0	25	13	155	13	93	229	25	0	-	-	-	553
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 47,449	\$ 14,494	\$ 26,092	\$ 8,173	\$ 8,882	\$ 12,884	\$ 9,321	\$ 7,633	\$ 6,537	\$ -	\$ -	\$ -	\$ 141,465

Baytree
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Field Management Fees	\$ 2,850	\$ 2,850	\$ 2,850	\$ 2,850	\$ 2,850	\$ 2,850	\$ 2,850	\$ 2,850	\$ 2,850	\$ -	\$ -	\$ -	\$ 25,652
Security Contract	16,537	22,913	19,219	17,741	17,734	22,134	17,725	22,477	17,725	-	-	-	174,206
Gate Maintenance	3,463	7,929	730	-	-	818	-	313	658	-	-	-	13,911
Security Gatehouse Maintenance	36	36	36	36	36	6,127	72	36	36	-	-	-	6,451
Telephone/Internet - Gatehouse/Pool	704	704	704	704	704	725	725	725	725	-	-	-	6,421
Transponders	650	-	-	-	-	-	-	1,430	-	-	-	-	2,080
Utility - Electric	4,696	4,512	4,618	4,816	4,767	4,816	5,028	5,019	5,050	-	-	-	43,322
Utility - Water & Sewer	1,363	1,203	1,994	1,249	1,096	976	1,182	1,155	1,057	-	-	-	11,275
Utility - Gas	319	1,189	2,265	2,404	1,597	1,194	619	117	52	-	-	-	9,758
Amenity - Refuse Service	54	54	54	54	54	25	54	54	54	-	-	-	458
Maintenance - Lakes	3,485	4,895	3,395	5,465	3,395	4,415	3,485	4,415	3,395	-	-	-	36,345
Maintenance - Landscape Contract	11,239	11,239	11,239	11,239	11,239	11,801	11,801	11,801	11,801	-	-	-	103,399
Maintenance - Additional Landscape	9,255	-	500	-	3,250	-	-	-	-	-	-	-	13,005
Maintenance - Pool	2,521	1,681	2,056	1,401	431	1,801	1,881	1,331	1,531	-	-	-	14,634
Maintenance - Irrigation	2,352	3,718	3,310	1,000	-	372	732	601	764	-	-	-	12,847
Maintenance - Lighting	6,949	6,276	576	699	1,600	-	3,695	8,299	547	-	-	-	28,642
Maintenance - Monuments	-	-	-	-	-	-	-	-	-	-	-	-	-
Maintenance - Fountain	40	40	40	225	40	225	40	40	225	-	-	-	915
Maintenance - Other Field (R&M General)	4,242	5,724	-	2,286	2,324	412	-	580	6,509	-	-	-	22,078
Maintenance - Recreation	-	-	970	-	-	327	-	-	-	-	-	-	1,297
Holiday Lighting	-	-	12,692	1,700	-	-	-	-	-	-	-	-	14,392
Operating Supplies	-	-	-	153	-	-	-	-	-	-	-	-	153
Sidewalk/Curb Cleaning	-	3,225	-	-	-	656	-	-	-	-	-	-	3,881
Misc. Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Operations & Maintenance	\$ 70,756	\$ 78,189	\$ 67,248	\$ 54,022	\$ 51,117	\$ 59,675	\$ 49,891	\$ 61,245	\$ 52,979	\$ -	\$ -	\$ -	\$ 545,122
Total Expenditures	\$ 118,205	\$ 92,684	\$ 93,340	\$ 62,195	\$ 59,999	\$ 72,558	\$ 59,212	\$ 68,878	\$ 59,516	\$ -	\$ -	\$ -	\$ 686,588
Net Change in Fund Balance	\$ (117,690)	\$ 197,742	\$ 649,259	\$ (26,072)	\$ (48,064)	\$ (44,975)	\$ (14,798)	\$ (62,486)	\$ (37,103)	\$ -	\$ -	\$ -	\$ 495,813

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

ON ROLL ASSESSMENTS

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

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

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
04/11/25	28,086	-	(562)	-	27,524	28,086	28,086
04/18/25	-	-	-	175	175	175	175
05/16/25	5,000	150	(103)	-	5,047	5,150	5,150
06/13/25	7,500	225	(155)	-	7,571	7,725	7,725
06/24/25	12,500	375	(258)	-	12,618	12,875	12,875
TOTAL	\$ 1,179,028	\$ (43,090)	\$ (22,719)	\$ 1,782	\$ 1,115,001	\$ 1,137,720	\$ 1,137,720

*Note: Commissions are posted as admin. expenditures.

100%	Net Assessments Collected
\$ -	Net Assessments Remaining