

*Baytree Community
Development District*

Agenda

October 14, 2026

AGENDA

Baytree

Community Development District

219 E. Livingston Street, Orlando, FL 32801

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

October 7, 2026

Board of Supervisors Meeting
Baytree Community Development District

Dear Board Members:

The Board of Supervisors of the Baytree Community Development District will meet **Wednesday, October 14, 2026 at 1:30 p.m. at the Baytree National Golf Links, 8207 National Drive, Melbourne, FL 32940**. Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Landscape Report
 - A. Status of Phase 2 Irrigation System Upgrade
4. Engineer's Report
 - A. Consideration of Dewberry Work Authorization Number 2027-1 for General Engineering Services
5. Community Updates
 - A. Security
 - B. BCA
6. Consent Agenda
 - A. Approval of Minutes of the August 5, 2026 Board of Supervisors Meeting
7. Agenda
 - A. Consideration of Fiscal Year 2026 Audit Engagement Letter from DiBartolomeo, McBee, Hartley & Barnes
 - B. Discussion of BCA Contributions to Infrastructure Projects
8. Staff Reports
 - A. Attorney
 - B. District Manager
 - i. CDD Action Items
 - C. Field Manager
 - i. Consideration of Pressure Washing Proposal
 - ii. Consideration of Painting Proposal for Pool Structures
 - iii. Consideration of Proposal for Replacement of Back Swing Gate Operators
 - iv. Consideration of Tennis/Pickleball Court Rule Signage
 - v. Discussion of Recreation Area Improvements
 - vi. Discussion of Survey to Determine Ownership of Banyon Tree
 - vii. Discussion of Converting Bocce Ball Court to Shuffleboard
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

SECTION IV

SECTION A



Sent Via Email: jlebrun@gmscfl.com

August 21, 2026

Mr. Jeremy LeBrun, District Manager
Baytree Community Development District
c/o Governmental Management Services
219 E. Livingston Street
Orlando, Florida 32801

Subject: **Work Authorization Number 2027-1
Baytree Community Development District
General Engineering Services – FY 2027**

Dear Mr. LeBrun:

Dewberry Engineers Inc. (Engineer) is pleased to submit this Work Authorization to provide general engineering services for the Baytree Community Development District (District). We will provide these services pursuant to our current agreement ("District Engineer Agreement").

I. General Engineering Services

The District will engage the services of Dewberry Engineers Inc. (Engineer) as District Engineer to perform those services as necessary, pursuant to the District Engineering Agreement, including attendance at Board of Supervisors meetings, review and approval of requisitions, or other activities as directed by the District's Board of Supervisors.

Our fee for this task will be based on time and materials, in accordance with the enclosed Schedule of Charges. The referenced Schedule of Charges is valid for fiscal year 2027 only. We estimate a budget of \$15,000, plus other direct costs.

II. Other Direct Costs

Other direct costs include items such as printing, drawings, travel, deliveries, et cetera. This does not include any of the application fees for the various agencies, which are the owner's responsibility and have not been accounted for in this proposal. We estimate a budget of \$100.

This Work Authorization, together with the referenced Engineering Agreement, represents the entire understanding between the District and the Engineer with regard to the referenced Work Authorization. If you wish to accept this Work Authorization, please sign where indicated and return one complete copy to Aimee Powell, Senior Office Administrator, in our Orlando office at 800 N. Magnolia Avenue, Suite 1000, Orlando, Florida 32803 (or via email at apowell@dewberry.com). Upon receipt, we will promptly schedule our services.

Mr. Jeremy LeBrun
Baytree CDD
Work Authorization 2027-1
August 21, 2026

Thank you for choosing Dewberry Engineers Inc. We look forward to continuing to work with you and your staff.

Sincerely,



Reinardo Malavé, P.E.
Associate Vice President

RM:ap

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APPROVED AND ACCEPTED

By: _____
Authorized Representative of
Baytree Community Development District

Date: _____

STANDARD HOURLY BILLING RATE SCHEDULE

Professional/Technical/Construction/Surveying Services

LABOR CLASSIFICATION	HOURLY RATES
Professional	
Engineer I, II, III	\$135.00, \$150.00, \$170.00
Engineer IV, V, VI	\$195.00, \$225.00, \$255.00
Engineer VII, VIII, IX	\$295.00, \$325.00, \$365.00
Environmental Specialist I, II, III	\$115.00, \$145.00, \$170.00
Senior Environmental Scientist IV, V, VI	\$185.00, \$205.00, \$230.00
Planner I, II, III	\$115.00, \$145.00, \$170.00
Senior Planner IV, V, VI	\$185.00, \$205.00, \$230.00
Landscape Designer I, II, III	\$115.00, \$145.00, \$170.00
Senior Landscape Architect IV, V, VI	\$185.00, \$205.00, \$230.00
Principal	\$395.00
Technical	
CADD Technician I, II, III, IV, V	\$95.00, \$115.00, \$140.00, \$155.00, \$205.00
Designer I, II, III	\$115.00, \$150.00, \$180.00
Designer IV, V, VI	\$200.00, \$220.00, \$260.00
Construction	
Construction Professional I, II, III	\$135.00, \$170.00, \$200.00
Construction Professional IV, V, VI	\$240.00, \$280.00, \$335.00
Survey	
Surveyor I, II, III	\$75.00, \$90.00, \$120.00
Surveyor IV, V, VI	\$140.00, \$155.00, \$170.00
Surveyor VII, VIII, IX	\$190.00, \$225.00, \$270.00
Senior Surveyor IX	\$330.00
Fully Equipped 1, 2, 3 Person Field Crew	\$170.00, \$215.00, \$290.00
Laser Scanner 1, 2 Person Field Crew	\$225.00, \$270.00
Administration	
Administrative Professional I, II, III, IV	\$78.00, \$110.00, \$135.00, \$165.00
Other Direct Costs (Printing, Postage, Etc.)	Cost + 15%

**COMPANY CONFIDENTIAL AND PROPRIETARY: USE OR DISCLOSURE OF DATA CONTAINED ON THIS SHEET IS SUBJECT TO RESTRICTION

Revised 05-30-26\Subject to Revision\Standard Hourly Billing Rate Schedule

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, **August 5, 2026** 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
Scott Cochran (<i>via phone</i>)	District Counsel
Cole Landrau (<i>via phone</i>)	District Engineer
Josh Speers	US Lawns
Greg Christovich	Baytree Golf Manager
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 go any further, I'm going to have Mr. Rick Brown introduce his guest. Rick?

Mr. Brown: It's actually not a guest. It's hopefully a new partner. I would like to introduce Mr. Greg Christovich from Christovich and Associates. As you may know, the golf course has been sold. It was sold to a group, I think it's called The Walden Golf Group. Pinnacle Golf Properties is going to be the managing piece of the course. Greg has been working with both groups for quite a while and will be the point person here onsite, probably for the foreseeable

future. So, he's going to be the go-to guy or his associate, who we haven't met yet here at the golf course, pretty much full-time in the beginning and then eventually a couple of times a week if something is going on. Welcome to Baytree. We are very happy you are here, as you can probably tell, and we are really looking forward to working out a great working relationship with you because the better the golf course is, the better our property values are.

Mr. Christovich: Amen. For sure.

Mr. Brown: Welcome and introduce yourself and tell us what it's all about.

Mr. Christovich: Yeah, sure. Thanks, everybody and good afternoon. As Rick said, I'm Mr. Greg Christovich. My partner in crime on this deal, is a gentlemen named Mr. Tony Johnson. He's in Sarasota. So, I'm sort of here on the ground taking care of all kinds of transition stuff, which includes some of the stuff that you don't see, like getting people on payroll and switching over vendor accounts and all that kind of thing. I've also got a tremendously long project list of just getting the place cleaned up. In fact, I met with Josh before the meeting. Coincidentally, they wrote up a proposal to clean up the grounds for somebody who was potentially going to buy the golf course six months ago. Hopefully that work won't have gone for naught. But yeah, initially it's just to get the team rallied up, build their morale. They're as excited as you guys are for us to be here, because they've been under resourced for quite some time. In fact, we posted an ad this morning for golf course maintenance personnel, so we can get to work out there. I have an Airbnb. I bought a one-way ticket. Right? I live in Jacksonville. I actually lived in Melbourne Beach for 10 years. So, I know the territory pretty well. My relationship with Pinnacle and Walden is a good one. Walden Golf is a New Jersey based company. They're actually a large commercial real estate firm, whose CEO fell in love with golf about two years ago. So, in the past two years they've bought 28 golf courses and Pinnacle Golf, which is based in Charlotte, manages most of them for them. They are a great bunch of people, very down to earth, very free flowing with resources when we need them. I just did a similar transition in Hilton Head, at a club called Bear Creek. We probably spent \$40,000 in the first month just fixing things, getting equipment that we needed, all of that kind of thing. So, we're excited to be here. Good bones, right? Everybody says that. If you read the reviews, everybody loves the golf course layout. We just got to step it up. We got to step it up for sure.

Mr. Mills: Greg, when's settlement?

Mr. Christovich: We closed Friday.

Mr. Mills: You closed on Friday?

Mr. Christovich: Yeah, our first day was last Friday.

Mr. Mills: Oh, good.

Mr. Christovich: Yeah, I wouldn't be here if we hadn't closed. There is nothing for me to do. I came down on Wednesday and I kind of wanted to dive in a little bit, but the prior owner was sort of hovering and didn't want me to talk to people and didn't want me to do much, so I was sort of sneaking around. I've known Mr. Charlie Staples for 35 years, so I know how he operates. I've sold him several golf courses, and I've bought some from him as well. In fact, I sold him a club over in Brandon, Florida, called River Hills. It's been 20 years ago. Four years ago, the Homeowners Association (HOA) bought it from him. I helped him buy it back. Needless to say, it wasn't nearly in the condition when we got it back, as it was when we sold it to him. But anyway, they just have a different M.O. Right? That's their thing. So, we're in it for the long term and we're about the quality, for sure.

Mr. Mills: You may be getting a call from Eastern Florida State College. They have a golf tournament every year. In fact, this year it's at Rockledge Country Club.

Mr. Christovich: Okay.

Mr. Mills: I told them that our golf course had just been sold and there was a rousing applause.

Mr. Christovich: Oh, good.

Mr. Mills: Yeah. So, they will probably be in touch with you.

Mr. Christovich: That's great.

Mr. Mills: For next year.

Mr. Christovich: Thank you. Yep.

Mr. Mills: Are there any questions?

Resident (Not Identified): I did go on your website and look at a few things, and I was impressed with the mission statement. The first mission statement is always well written, but they're only as good as the commitment behind them. But to that note, there was one golf course that was recently approved. I'm not sure, but I think that it was in Celebration. They received an award for being one of the top 25 improved golf courses in the country. Having lived here for 25 years, I can remember scratching off at this course.

Mr. Christovich: Sure.

Resident (Not Identified): It was immaculate.

Mr. Christovich: Yeah.

Resident (Not Identified): I'm sad to say that it has really deteriorated, in recent years. So, I have great hopes that this will be your second entry.

Mr. Christovich: We would love to make that list for sure.

Resident (Not Identified): Absolutely.

Mr. Christovich: Well and honestly, I'm all about actions speak louder than words. So, I can stand up here and say all of the things that you want to hear. But the proof will be in the pudding, right? So, give us some time. We have a long road of hope, for sure. Okay?

Resident (Jackie Curley, 8040 Kingswood Way): Welcome.

Mr. Christovich: I believe that Jackie and Rick are going to coordinate a meeting with the respective CDD and HOA. You can coordinate that with me.

Mr. Brown: Definitely.

Mr. Christovich: Give me a couple weeks and we'll figure out a time to sit down. I'll get Tony over here as well.

Mr. Brown: I play twice a year or twice a week. So, I'll see you and you can tell me when the timing is appropriate.

Mr. Christovich: Sounds good.

Mr. Brown: Good.

Mr. Christovich: Thank you, everybody.

Mr. Brown: Welcome to the hood!

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Mills: Alright, we'll go to the public comment period. Are there any comments from the audience?

Mr. LeBrun: We just ask that you state your name and address and keep it to three minutes.

Resident (Jane Mercadante, 8017 Kingswood Way): I just wanted to thank Josh for all of his hard work.

Mr. Speers: Thank you.

Resident (Steven Bossinger, 1013 Balmoral Way): One question. I don't know the appropriate time to ask this question. The storm drains on Balmoral Way have grass growing up about this high and is catching a lot of stuff. Who is responsible for the care of this?

Mr. Szozda: I clean them out at least once in a month. Which one? Towards the far end of Balmoral?

Resident (Steven Bossinger, 1013 Balmoral Way): Yeah, the far end. There's one right next to us that has debris and then one further down next to the reserve. The grass is growing up and it's catching stuff. It looks terrible.

Mr. Szozda: Are you talking about in the drain itself or around the drain?

Resident (Steven Bossinger, 1013 Balmoral Way): Around the drain.

Mr. Szozda: Okay. Yeah. I probably need to get somebody to come out.

Resident (Steven Bossinger, 1013 Balmoral Way): Just outside of the grate, grass is growing.

Mr. Szozda: Yeah, I'll get someone to check it.

THIRD ORDER OF BUSINESS

Landscape Report

Mr. Speers: Since last meeting, we had a few events happen. We replaced the pump again on Baytree Drive. There's no expense to you guys. There was a headache. That's the third pump that's been there since we've taken over. You guys only had to pay for it once. So, there is a new pump there. When we put another new pump in, we found other things happening with the pressure building. But everything has been resolved. I had the annuals taken care of. All new annuals have been put in. Today, ECOR is doing six months of preventive treatment on all of the ornamental palms. They were injecting all of the trees today. That was taken care of and you're on schedule for that. While they were there, both Mel and Rob noticed that the wall was vibrating because of how many bees were inside of that wall. So, we're going to get that taken care of. Mel and Rob said to go ahead with that. The mulch is going down tomorrow. All communities will be mulched tomorrow. If it rains, it will be done on Friday. Mostly all of the plant material from the freeze damage, has been taken care of. There are a few lingering items. The delivery showed up and it's not the quality that we want to put in, so there's a few lingering things that still need to be put in. There are some other items that wasn't on that proposal, that you'll still see us coming in and planting. At the time of the freeze, we thought that this would be

okay or this wouldn't. So, there are other things that aren't on that proposal that we're not going to nibble down. You don't have to come back and ask for it. We're just taking care of that on our own. What else is there? The mulch is done, that's done.

Mr. Mills: The replacement of all the plantings from the freeze.

Mr. Speers: Correct. I'm trying to think what else we got going on.

Resident (Jackie Curley, 8040 Kingswood Way): I just have a comment, just because of the way things have been handled before. From this point forward, when you do a seminar, if you will just copy Mel, myself and you, we'll coordinate it, instead of going through the Social Committee.

Mr. Speers: Got it, done.

Resident (Jackie Curley, 8040 Kingswood Way): That would be great.

Mr. Mills: As long as you do it at the end of October or early November.

Mr. Speers: We can do it in October. I'll send over some dates to see what works best.

Mr. Mills: Okay. That would be great.

Mr. Speers: Other than that, everything is working well. There are side projects that have been ongoing for a long time. There's always something going on here. We're still trying to get an estimate for the community for transferring the two-wire system into the community, as far as irrigation, like we did at the entrance. We're not there yet. It's the worst time of year for us, so I'd be lying to you if I had a timeframe of when that would be completed. We're working on it. Other than that, it's raining every day.

Mr. Mills: Did you get us any quotes on Phase 2 of the two-wire system?

Mr. Speers: No, that's what I was referring to, that we're still working on. We're not there. I mean, we have an estimate of where we think it could come in at, but I don't want to say anything definite until we have the actual exact number. But, yeah, we're still working on that.

Mr. Mills: Okay. Are there any other questions from the Board? Okay, we'll move along.

FOURTH ORDER OF BUSINESS

Engineer's Report

Mr. Mills: Engineer's Report?

Mr. LeBrun: Yeah, we should have Cole on the phone. Hey, Cole.

Mr. Landrau: Hello. There's nothing additional to report at this time. If there are any questions, I'm happy to answer them.

Mr. Mills: Does anybody have any questions from the Board? Jan?

Mr. Darby: We've executed that agreement. Do they have a timing for that?

Mr. Brown: We have to vote on it.

Mr. Mills: We have to vote on it today. We couldn't do it at the workshop.

Ms. Hill: We'll work out the details. Basically, we agreed to do it and now we have to get the paperwork.

Mr. Mills: Yes.

Ms. Hill: And go through it. We want to make sure that all of the details are there. When I went through the contract, I'm not sure who pays for the different fees that are associated with permits and all of that. It didn't specify that.

Mr. Mills: Are your permits included in your pricing?

Mr. Landrau: Yeah. There are usually no permits associated with repaving, unless there's something local that I'm completely unaware of. So, I guess the answer would be yes.

Mr. Mills: Okay.

Ms. Hill: I went back to the paperwork, when we did the sealing before those were included. So, I was just making sure.

Mr. Mills: Okay, great.

Mr. Landrau: They just wrote that it was specifically included in that contractor's bid. Yeah, they will be.

Ms. Hill: Okay.

Mr. Mills: Okay, great. Is there anything else? If not, thanks again for being on the phone.

Ms. Hill: Yes.

Mr. Landrau: Have a great day. Thank you.

Mr. Mills: Thank you, you too.

Mr. Darby: Thanks, Cole.

Mr. Mills: Next are the Community Updates. Oh, before we get into that, our attorney, Mike, is on vacation so we have Scott Cochran, who is also on the phone. Welcome to the Board Meeting, Scott.

Mr. Cochran: Thank you so much. I'm glad to be here. I know Mike misses being with you all, but I'm happy to fill in for him today.

Mr. Mills: Okay. You have big shoes to fill.

Mr. Cochran: I know.

FIFTH ORDER OF BUSINESS

Community Updates

A. Security

Mr. Mills: Alright. Community Updates, Security, Rick?

Mr. Brown: No report.

B. BCA

Mr. Mills: Jackie, BCA?

Resident (Jackie Curley, 8040 Kingswood Way): We had our quarterly meeting last week. Everything went well. We're kind of adjusting a lot of the social stuff. We still have a committee, but now we have a Board Member assigned to the committee, like we do other committees. That's a change there. Also, we have three homes that we talked about last time. One came into compliance and paid their fine. One is going to small claims court and the third has a little bit more time before we proceed into foreclosure. That house is on the market as well. The price has been lowered \$10,000 about every two weeks. So, it's down about \$40,000 now. Anyway, it's in rough shape.

Ms. Hill: That house is \$40,000?

Mr. Darby: It's down \$40,000.

Ms. Mills: It's lowered.

Resident (Jackie Curley, 8040 Kingswood Way): That's kind of what's going on. The other thing is, in the front, I kind of had this idea I've passed by some folks. Instead of having a blank sign when there was nothing going on, because we don't always get people to read the newsletter, I'm going to put on there that I'm looking for an AVM for Windsor. Because I think that might catch people's eyes because they're reading as they're waiting for the arm to go up. Anyway, that's kind of an idea there. Then finally, the BCA Board would like to propose or to talk to the CDD about, not our reserve funds, as we will keep our reserve funds, but we would like to think seriously about not holding on to some of that money that we have. I went out and took a ride with Mel. A couple of things that we would like to see happen, is because of the merging of Turnberry, we would really like to put a nice bench in the Turnberry area. We looked at only a few areas where it could go and we thought about maybe even having a bench where

right before you come into Hamlet on the right-hand side, as the golf carts come across. You could sit there and look at the pond and watch the golfers come across. The other thing that was really big, is we would really like for you to consider shuffleboard. We know that the equipment could be an issue. So, we were thinking that maybe it could go in the pool area. There's not really any room in the pickleball area, but we could maybe do something in there where people would have to use their key to get it so it wasn't exposed to just anyone. Then the final thing, the playground is not being utilized because it's just too hot. You can't even touch the equipment out there, midday. Maybe a canopy or something could be installed. Those are just some ideas that we thought we would put forth for you guys. We find that those are structuring items that would be long lasting versus investing in things that we think that the money was left behind for really more structural things versus maintenance. So, we wanted to approach you guys and put it out there, for you guys at some point to discuss, think about and get back to us. I cannot commit to a dollar amount because my financial advisor had surgery this morning,

Ms. Hill: Oh, really? He had surgery this morning?

Resident (Jackie Curley, 8040 Kingswood Way): Carpal tunnel surgery. So, he can't write any checks. No but anyway, that's the final thing from the BCA to the CDD.

Mr. Darby: Jackie, can I ask a couple questions?

Resident (Jackie Curley, 8040 Kingswood Way): Sure.

Mr. Darby: First of all, can you just give us a round number of the amount of money that would be available?

Mr. Brown: There's at least \$100,000 and you want to keep \$40,000.

Mr. Darby: \$100,000 that you're willing to donate to the CDD for infrastructure improvements. Is that right?

Resident (Jackie Curley, 8040 Kingswood Way): Yeah.

Mr. Brown: I don't think Artie would go that far.

Mr. Mills: No.

Mr. Darby: Even to \$80,000, I'd say.

Resident (Jackie Curley, 8040 Kingswood Way): I thought it was more around \$75,000, to be honest with you.

Mr. Darby: Okay.

Resident (Jackie Curley, 8040 Kingswood Way): Because I know he's holding back some as a reserve. I mean, we need to.

Mr. Darby: Yeah, no, I understand.

Resident (Jackie Curley, 8040 Kingswood Way): As you can see, the lawsuits could kill us.

Mr. Darby: So let me just speak to the shuffleboard. When we went through the quote before, the tennis court company, Nidy, gave us a quote for the shuffleboard on the current pad that was the bocce ball court and it was \$19,000. To put paint on concrete for \$19,000, seemed to be ridiculous. So, we tabled it at that point in time, moving in favor of getting the pickleball and the tennis courts done. That is not to say that we didn't want to do the shuffleboard, but I think more time needs to be spent. I think, frankly, Nidy thought that we wanted to tear up the concrete, re-lay it and then paint it and that's where the \$19,000 came from. So, we need to explore that further. But it was actually the intention of this Board to have shuffleboard, as well as pickleball and the tennis court. So, I don't think that's going to be a big issue, as long as it's reasonable. But now that you have \$75,000 to spend, who knows?

Resident (Jackie Curley, 8040 Kingswood Way): Yeah, I'll get more of a number. I did call Artie. I did text him. Of course, I didn't know that he was having surgery today. But anyway, we can get back and talk more numbers with you. But those were just some of the ideas. I will tell you, number one on the list, is to do something for Turnberry.

Mr. Darby: Well, you're just talking about a bench, but that's not hugely expensive.

Mr. Mills: Where they want to put the bench unfortunately, is just down to the ground, so it will have to be filled.

Resident (Jackie Curley, 8040 Kingswood Way): Yes.

Mr. Mills: Then we have to do an ADA pad, so that the wheelchair can go in. That's going to be fairly expensive. Do you want us to get a price on that or do you want your people to get one?

Resident (Jackie Curley, 8040 Kingswood Way): I think you should.

Mr. Mills: Rob. I'll show you where it's at.

Mr. Szozda: Okay.

Resident (Jackie Curley, 8040 Kingswood Way): Yeah, the total cost.

Mr. Mills: It will have to be backfilled and compacted.

Resident (Jackie Curley, 8040 Kingswood Way): I think the second item would be the shuffleboard.

Mr. Darby: Yeah, we need to take a look at some.

Mr. Szozda: I will get some prices.

Mr. Darby: Yeah, they just need to understand that they were talking about using the existing concrete pad. Frankly putting some paint down on it, should be relatively inexpensive.

Mr. Mills: Artie's son-in-law said that he would be happy to give us a price.

Mr. Darby: Fantastic. Mr. Mike Willis?

Mr. Mills: Yes. Mike Willis Construction.

Resident (Jackie Curley, 8040 Kingswood Way): If you need to know where that second bench would be, let me know.

Mr. Szozda: Okay.

Mr. Mills: Yep. I'll show you where that place is, that needs to be filled and then we'll get the prices and give them to you.

Resident (Jackie Curley, 8040 Kingswood Way): Then Artie and I will sit back and talk about the finances of it.

Mr. Mills: Okay, perfect.

Mr. Bosseler: Mel?

Mr. Mills: Yes.

Mr. Bosseler: First of all, thank you. I think the direction you're going in is wonderful and you're going to help the community accelerate our improvements. As far as the canopies, they have improved them immensely over the last few years. I've always wanted one in the corner of the pool area, in that back corner to the right of the restrooms and then we can move the tables out and include a little umbrella. That would be perfect. If you don't mind, I'll work with Rob and we'll start getting bids.

Resident (Jackie Curley, 8040 Kingswood Way): No, I don't mind.

Mr. Bosseler: As far as the playground, you know, we spent a lot of money on that. I would love to get sails over that. Anything to get more use. That would be great.

Resident (Jackie Curley, 8040 Kingswood Way): That would be awesome, because that's what we're hearing why it's not being used. To bring a small child, it's very hot to the touch.

Mr. Darby: That makes sense.

Mr. Mills: The only issue we would have, is during hurricanes, they would have to be taken down and put back up.

Mr. Darby: Right.

Mr. Mills: So, Rob, would you and Rich get a quote on those sails?

Mr. Bosseler: Yes.

Mr. Mills: Both for the pool and the playground.

Mr. Bosseler: They have permanent structures now. Once you put them up, they're up.

Mr. Mills: Oh, really?

Mr. Bosseler: They are hurricane resistant.

Mr. Mills: Oh, wow.

Resident (Jackie Curley, 8040 Kingswood Way): Yeah.

Mr. Mills: Okay? We need that quote by next week. Is that all right? Anything else, Jackie?

Resident (Jackie Curley, 8040 Kingswood Way): That's it. Anything for me from the Board?

Mr. Mills: No. Thank you for all you do. You spend a lot of time and it doesn't show, but it's greatly appreciated.

Resident (Jackie Curley, 8040 Kingswood Way): You're welcome.

SIXTH ORDER OF BUSINESS

Consent Agenda

A. Approval of Minutes of the June 3, 2026 Board of Supervisors Meeting

Mr. Mills: Consent Agenda. Are there any additions or corrections to the minutes? I assume that they have already been given to Jeremy.

Mr. LeBrun: Yes.

On MOTION by Mr. Brown seconded by Mr. Darby with all in favor the Minutes of the June 3, 2026 Board of Supervisors Meeting were approved.

SEVENTH ORDER OF BUSINESS

Agenda

A. Public Hearing

Mr. Mills: Next on the agenda is the public hearing.

Mr. LeBrun: I need a motion to open the public hearing.

On MOTION by Mr. Darby seconded by Mr. Brown with all in favor the Public Hearing on the Budget for Fiscal Year 2027 was opened.

Mr. LeBrun: Alright, the public hearing is officially open. There are two items. If the Board is okay, we will just explain the items and then we can get comments.

i. Consideration of Resolution 2026-02 Adopting the Fiscal Year 2027 Budget and Relating to the Annual Appropriations

Mr. LeBrun: Okay. So, the first item is Resolution 2026-02, adopting the Fiscal Year 2027 budget relating to the annual appropriations. The other item under the public hearing, is Resolution 2026-03, imposing special assessments and certifying an assessment roll. You guys have been working on the budget since March, I believe. This is it. This is the final step of it. You guys approved the Proposed Budget a few months back and today is the day when the Board actually adopts the budget. It has everything included that's been discussed up to this point. It does have the \$100 assessment increase going towards reserves where that money would be earmarked towards. We can take any public comment and then the Board can discuss it.

Mr. Mills: Are there any comments from the Board?

Mr. LeBrun: We should take comments from the public first.

Mr. Mills: Okay. First of all, I would like to thank all of the community. We have gotten no negative responses whatsoever. I think you ought to know, when you go over the expenses that we put into this community this past year, it has been tremendous and it's continually popping up. Upgrades to the front monument electrical situation is \$5,000 and the list just goes on and on and on. So, I'm glad that people do understand that when we raise the budget, it's because we have to. We don't have a choice. The roads are getting bad. When we get to that area, you'll find out. They've given us basically a five-year life on some of the roads. We've come up with some alternatives that the engineers have suggested that we do, that's going to help carry us through. But what we don't want to do, is to come out and assess each homeowner \$4,000 or \$5,000. So, we're trying to build that kitty, so when we do the final work, it won't be that expensive. So, with that being said...

Ms. Hill: I went with the engineer and looked at all of the roads. We can do some stop gap measures now and add life to the roads or we can let them go. But at that point, we would

have to grind and resurface them, which will be much more expensive. This way we will get more life and have our community look better, as well.

Mr. Mills: If there are no further comments, I'll entertain a motion that Resolution 2026-02 be approved.

On MOTION by Mr. Brown seconded by Mr. Darby with all in favor Resolution 2026-02 Adopting the Fiscal Year 2027 Budget and Relating to the Annual Appropriations was adopted.

ii. Consideration of Resolution 2026-03 Imposing Special Assessments and Certifying an Assessment Roll

Mr. LeBrun: We also have Resolution 2026-03. Are there any public comments on imposing the special assessments? Just for the Board, I'm sure you're aware, you guys just adopted your budget with Resolution 2026-02. This resolution imposes the special assessments. This is what actually funds the budget and approves those assessments.

Mr. Mills: Are there any comments from the public? Nope. Alright, again, many thanks.

On MOTION by Ms. Hill seconded by Mr. Brown with all in favor Resolution 2026-03 Imposing Special Assessments and Certifying an Assessment Roll was adopted.

Mr. LeBrun: Then we just need a motion to close the public hearing.

On MOTION by Mr. Brown seconded by Mr. Darby with all in favor the Public Hearing on the Budget for Fiscal Year 2027 was closed.

Mr. Mills: Alright. Thank you very much. Now we're back into our meeting.

B. District Goals and Objectives

i. Consideration of Resolution 2026-04 Adopting Fiscal Year 2027 District Goals and Objectives

Mr. Mills: Rob, do you want to tell us about the electrical situation, for the audience that's here? We've already basically heard about it.

Mr. Brown: What about our goals and objectives?

Mr. Szozda: Are you talking about the two panel replacements?

Mr. LeBrun: I think we're on 7B.

Mr. Darby: Yeah, you want to do the goals and objectives. Right?

Mr. Mills: Oh, okay. I didn't forget it. But we can do it.

Mr. Brown: I'd like to.

Mr. Mills: You can take over.

Mr. LeBrun: I can take us through the goals objectives quickly. Each year, the District has to adopt goals and objectives, according to legislation a few years back. Essentially, the Board has to adopt these goals and objectives and at the end of the year, you say if you met them or not and you just have to put them on your website. That's it. It's more of a compliance type item. For 7B, Resolution 2026-04, adopts the 2027 District goals and objectives. We just carry over the same goals as with all of our Districts. If there's no discussion, we just need a motion to approve Resolution 2026-04.

On MOTION by Ms. Hill seconded by Mr. Darby with all in favor Resolution 2026-04 adopting the Fiscal Year 2027 goals and objectives was adopted.

ii. Review and Approval of Fiscal Year 2026 Goals and Objectives and Authorizing Chair to Execute Final Form

Mr. LeBrun: The next one is the approval of the Fiscal Year 2026 goals and objectives and authorizing the Chair to execute the final form. We don't meet again until after the end of the fiscal year, so this is just authorizing the Chair to sign off on this year's goals, so we can put them on the website.

On MOTION by Mr. Brown seconded by Mr. Darby with all in favor authorizing the Chair or Vice Chair to execute the completed Fiscal Year 2026 goals was approved.

C. Consideration of Fiscal Year 2027 Contract Renewals

i. Aquatic Management Services Agreement with ECOR Industries

Mr. LeBrun: The next item is to consider the Fiscal Year 2027 contract renewals. The first one is with our aquatics vendor, ECOR. We provided an updated contract in your agenda packet. We've got the pricing from them. We factored that already into the budget. Their price

increase was modest. We are extremely happy with them. Your lakes probably look the best out of any District that I see. So, we would recommend continuing with ECOR and renewing that contract, if the Board is okay with that. We just need a motion.

On MOTION by Mr. Darby seconded by Mr. Brown with all in favor the Fiscal Year 2027 contract renewal with ECOR Industries for aquatic management services was approved.

ii. Landscape/Grounds Maintenance Services Agreement with US Lawns

Mr. LeBrun: The next one is the Landscape/Grounds Maintenance Services Agreement with US Lawns. Counsel drafted all of these agreements. This is just a continuing with US Lawns for an additional year, based on the current terms of the contract.

Mr. Mills: There's no increase in price.

Mr. LeBrun: It is what was in the agreement. I believe there's a percentage increase that starts in October.

Mr. Darby: I think it is 5%.

Mr. Mills: It's minimal.

Mr. LeBrun: Yeah. Very minimal.

Mr. Mills: Josh wanted to raise it 7% and I said, "*How about 5%?*"

Mr. LeBrun: Okay. So, if the Board's okay with us continuing with US Lawns, we just need a motion to approve that agreement.

On MOTION by Ms. Hill seconded by Mr. Darby with all in favor the Fiscal Year 2027 contract renewal with US Lawns for landscape/grounds maintenance services was approved.

iii. Security Services Agreement with DSI Security Services

Mr. LeBrun: The last one that I have is the Security Services Agreement with DSI. There was no increase in price. They kept the price level for another year, which was really good. But we did add some money into the budget, because sometimes the Board likes to give raises or bonuses around Christmas time. So, we put that in there just to kind of keep that. If you don't use it, it's still there. It doesn't go anywhere. But that's kind of built in as a buffer. So, if the Board is happy with DSI Security, we just need a motion to approve that.

On MOTION by Mr. Brown seconded by Ms. Hill with all in favor the Fiscal Year 2027 contract renewal with DSI Security Services for security services was approved.

D. Consideration of Agreement for Electrical Service and Lighting Panel Replacements with Beach Electric

Mr. Mills: Now we'll go with the electrical service. Rob?

Mr. Szozda: There are actually three panels that need to be replaced. This is for two of them, including the electrical panel for the back gate. The entire bottom is rusted out and it needs to be replaced, just strictly from a safety issue. Then the other one is for the main entrance, where we have the timer. It's doing the same thing. The bottom is basically rusted out. Those panels need to be replaced. I believe these are aluminum. The third one is actually at the pool. They just need to give me the bid for that one. From last year to this year, we went through every electrical panel, everything that needs to be replaced to keep it up to code.

Mr. Mills: So, they are definitely using aluminum now instead of steel?

Mr. Szozda: I can confirm that but I believe that's what I saw.

Mr. Mills: Yeah. Let's make sure that's true.

Mr. Szozda: They're pretty diligent. They actually replaced all of their stainless steel screws.

Mr. Mills: Just from my experience, I have aluminum timer boxes outside. The rivets that are holding the door on, are all broken off. So, make sure that they have stainless steel rivets.

Mr. Szozda: Okay.

Mr. Darby: Rob, would this solve the GFIC issues that we have when the Christmas lights are on?

Mr. Brown: No.

Mr. Szozda: I don't think so. It's rain, it's weather. It's just the sensitivity, the cheapness of the GFIC, is what I would say.

Mr. Darby: So how can we address that?

Mr. Szozda: I will re-address it. We replace almost everything. The power could be coming in really dirty. That's a possibility. Then it's simply between coming on and what is tripping it.

Mr. Mills: But I remember from the meeting after December, we talked about that there is a compound that they can put between the positive and the negative, where they plug them together. You can get it at the Home Depot, so that the water doesn't get into that. I think that's been the issue.

Mr. LeBrun: We were going to ask the vendor to put a cover inside of it where the connection is.

Mr. Mills: Yeah.

Mr. LeBrun: Inside of a case or a box. We can request that.

Mr. Darby: So, have we done that? Jeremy, are they able to do that?

Mr. LeBrun: When they start getting to the installation of them, we're going to ask them to do that.

Mr. Mills: That would be for Rick to handle.

Mr. Brown: That's on the October agenda.

Mr. Szozda: It's not that far away.

Mr. Darby: No.

Mr. Brown: But this proposal is just for two of the panels, right?

Mr. Szozda: Yes.

Mr. Brown: So, we still have to do the one at the pool.

Mr. Szozda: Yes. They're a small company. They scramble to do a lot of work. I'm just waiting for them.

Mr. Brown: But this proposal covers the two? Front and back?

Mr. Szozda: Yes.

Mr. Brown: Okay.

On MOTION by Mr. Brown seconded by Mr. Darby with all in favor the Agreement for Electrical Service and Lighting Panel Replacements with Beach Electric was approved.

E. Consideration of Agreement for Gate Motor Replacement with Gate Control Technologies

Mr. Szozda: The next one for me as well, is the placement of the gate arm up front. Rick has already been ripping me about its performance. It has been a little bit troublesome. He's been

out here a few times. I don't know if he's going to get out here today. I've already notified him about that. I do my tour after this meeting. It's been working on and off. So, we'll make sure he checks it. We approved all of this at the last meeting. So, we're just clarifying. The contract has been approved.

Mr. Brown: Yes.

Mr. LeBrun: We need a motion to accept the gate motor replacement with Gate Control Technologies.

On MOTION by Mr. Brown seconded by Mr. Darby with all in favor the Agreement for Gate Motor Replacement with Gate Control Technologies was approved.

Mr. Mills: I thought that was already budgeted.

Mr. LeBrun: At the workshop, there was consensus to move forward. Counsel drafted the actual agreement.

F. Ratification of Dewberry Work Authorization Number 2026-03 for 2026 Roadway Resurfacing Project

Mr. Mills: Now we do the ratification of the Dewberry Work Authorization. Do I hear a motion?

Mr. Brown: I have a comment. In talking with Greg, I mentioned that we were looking at re-sealing some of the roads. He would like to be advised about that, because he may want to see if he could have them also do the roads coming into the golf course. It would help defray some of the mobilization costs. So, I think as we move forward, we should keep him advised of what's going on.

Mr. Mills: I agree. The only problem is that the roadway needs to be ground and repaved. It's so rough.

Mr. Brown: Maybe parts of it they can seal.

Mr. Mills: Yeah.

Mr. Brown: I can give them the name of our engineer and have him come out and take a look at it.

Mr. Mills: Okay.

Mr. Brown: We're not going to do this until after October, right?

Mr. Mills: Right.

Mr. Brown: I would do it after the hurricane season.

Ms. Hill: We don't want it done when it's raining. The last time it was done was in September and that was a mistake.

Mr. Mills: Don't you think maybe we should wait until January?

Ms. Hill: Yes.

Mr. Brown: I would think.

Mr. Mills: Yeah, let's wait until January to do that.

Ms. Hill: Yeah. That would be much better.

Mr. Mills: We need to ratify that and then we'll just have them start in January.

Ms. Hill: Well, they have to do a bid, an RFP. That's paperwork. The actual structure won't start until January.

Mr. Mills: Yeah.

Mr. Brown: Have we outlined to them what we want done?

Mr. Darby: I think we're waiting for them to do a plan and tell us what needs to be done.

Mr. Brown: Okay. I just wanted to verify.

Ms. Hill: They are going to do an RFP and that's what we're going to look at, to make sure that it is really specific. It should be detailed all the way down.

Mr. Darby: One thing which may be a consideration, under Paragraph 3, where they talk about review and improve the maintenance of traffic, which I assume is a plan for how to manage traffic during the construction but not necessarily the administration of traffic management while under construction.

Mr. Mills: Right.

Mr. Darby: So, due to the issues that we had last time, we need to give that some serious consideration as to exactly how it's going to be done, who's going to do it and how much it's going to cost.

Ms. Hill: Right.

Mr. Mills: Yep. Okay, very good.

Ms. Hill: The contract includes 20 hours of coordination.

Mr. Darby: Yeah, that 20 hours of coordination, just as a matter of point, is for \$5,000 at \$250 an hour, which is their upper rate for all of their engineers and services. So there's no bargain there. But the total project is \$46,000 and it's pretty much just planning.

Mr. Mills: Yes.

Mr. Darby: And administration, to a certain extent.

Ms. Hill: I think the important part is to have better communication.

Mr. Darby: I agree.

Ms. Hill: Make all of the homeowners aware of what's going on, not to park their car on the street and all of that. It will make it so much better.

Mr. LeBrun: We need a motion to ratify.

On MOTION by Mr. Darby seconded by Mr. Brown with all in favor approval of Dewberry Work Authorization Number 2026-03 for 2026 Roadway Resurfacing Project was ratified.
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G. Review and Acceptance of Fiscal Year 2025 Audit Report

Mr. Mills: Next is the review and acceptance of the Fiscal Year 2025 audit report. I was impressed with this report, compared to what we had been getting in the past. These guys really did an outstanding job. By the way, our audit is exceptional.

Ms. Hill: Yes.

Mr. Mills: We have met every obstacle there could be. So, we had a perfect audit, which says a lot about GMS and our Board. They did a thorough audit.

Resident (Jackie Curley, 8040 Kingswood Way): We should put that in the newsletter.

Ms. Hill: Yeah, we should.

Mr. Brown: The management letter has no recommendations.

Mr. Mills: Nope, none whatsoever. What I liked, was they even listed our assets and liabilities, which a lot of times gets missed. I will entertain a motion to approve the audit.

Mr. LeBrun: We need a motion to accept the audit and allow staff transmit it to the State of Florida.

On MOTION by Ms. Hill seconded by Mr. Darby with all in favor accepting the Fiscal Year 2025 Audit Report and directing staff to transmit it to the State of Florida was approved.
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H. Approval of Fiscal Year 2027 Meeting Schedule

Mr. Mills: Alright. The meeting schedule is next.

Ms. Hill: I have a special request.

Mr. Mills: Yes.

Ms. Hill: Can we move October's meeting one week, to the 14th, instead of the 7th?

Mr. Mills: I have no problem with that. Moving the October meeting to the 14th from the 7th. Is that okay with everybody?

Mr. Darby: Yep, I'm okay with that.

Ms. Hill: I'm going to be out of the country.

Mr. Mills: Do you want to call in? I'm just teasing.

Resident (Jackie Curley, 8040 Kingswood Way): Could you give us the dates?

Mr. Mills: Yes. October 14th, November 4th, December 2nd, February 3rd, April 7th, May 5th, June 2nd and August 4th. There are workshops on January 13th, March 10th and July 14th.

Mr. LeBrun: Once this is approved, it will be on the website.

Resident (Jackie Curley, 8040 Kingswood Way): Okay.

Mr. Darby: While we're looking for requested changes, could the May 5th meeting be moved to the 19th or is that too close to the June 2nd meeting?

Mr. LeBrun: We only need three supervisors.

Mr. Darby: Okay.

Mr. LeBrun: Just to keep that in mind.

Mr. Darby: I can't call into that meeting. I can call in on June 2nd. Can we move it to May 19th?

Ms. Hill: Sure.

Mr. Mills: I wouldn't know why not.

Mr. Darby: That's a Wednesday.

Mr. Mills: Do you have a different day before May 5th?

Mr. Darby: I'm available from May 13th to May 20th.

Mr. Mills: Okay.

Ms. Hill: When did we move it to?

Mr. Mills: Well, we haven't decided. We're just discussing that.

Mr. Darby: Discussing moving the May 5th meeting, which is Cinco de Mayo, to May 19th.

Mr. Mills: I have no problem with that. Is the rest of the Board okay with that?

Mr. Brown: That's May 19th?

Mr. Mills: Changing May 5th to the 19th. Is that all right?

Mr. Darby: Yeah. I'll call in on the June one.

Mr. Mills: Alright, we're good.

Mr. LeBrun: So, we are changing the October meeting to October 14th and the May meeting to May 19th.

Mr. Mills: That's right. Now we need to vote on it?

Mr. LeBrun: Yes. We just need a motion to approve it as amended.

On MOTION by Mr. Darby seconded by Mr. Brown with all in favor the Fiscal Year 2027 meeting schedule as amended, moving the October meeting to October 14, 2026 and the May meeting to May 19, 2027 was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

i. Memorandum Regarding 2026 Legislative Update

Mr. Mills: Alright, Scott, sorry for the long delay. Do you have any information for us?

Mr. Cochran: No problem on the delay. Yeah in your agenda books, you'll find our annual legislative update memo. Throughout each year, we track the legislation that is done in Tallahassee that affects special Districts, including CDDs, but also other types. It was kind of a busy year.

Mr. Mills: Yeah.

Mr. Cochran: I'm going to review a few of them with you. We represent different types of Districts, so not all of these will apply to you all, but I'll try to highlight the ones that will. The first thing that I want to note is the first one that's on the first page of the memo, which deals with the increase in the sovereign immunity caps. That was approved by both houses of the legislature. We released this memo after that, but it hadn't yet been presented to the Governor for signature at that time. The governor did veto that bill. That bill was not approved and the sovereign immunity damage caps will stay where they are. They won't increase. The other

provisions in that law, will also remain the same. It should keep your liability insurance premiums more level and also result in less risk as far as risk management goes. Number two, deals with rural communities. That doesn't really apply to you all. Number three, which is on Page 2 of the memo, deals with a very particular type of litigation that I don't really think this District will be involved with, so I'm going to kind of skip over that one. Number 4 on Page 3 of the memo, deals with cybersecurity services. What this new law has done, is created a way for local governments to have the possibility of applying for grants that are done at the State level to procure access to certain cybersecurity related products and services, instead of using grants to purchase those types of services through contracts that are negotiated at the State level. For most CDDs, this is not super important, as we deal with mostly public records and don't have a lot of sensitive information. So, I don't know that this will necessarily be required for this type of District or even beneficial. But we did want to present it, so your management can consider that if the need arises for those types of services. Number 5, which runs from Page 3 to Page 4 of the memo, is kind of a big one. Up until this point, the only way that a Member of a Board of Supervisors could lose their seat is either by voluntarily resigning or by having the Governor remove them, which never really happened. So, there was no way for a Board Member to be removed. But what the legislature has done now, is they've introduced a process where a registered voter within the District, can initiate a process to remove one of the Board Members. Now, there are only very specific grounds that would support a recall effort and those are outlined in the memo. It's malfeasance, misfeasance, neglect of duty, incompetence, drunkenness, permanent inability to perform duties or the conviction of certain types of felonies. Even if there is one of those grounds, the process for the recall is pretty complicated. The first thing that the person would have to do, is get a petition signed by at least 10% of eligible voters within the District. Those signatures are subject to verification processes. If that hurdle gets cleared, they would then have to prepare a formal record at their own expense. If they do that, they would have to do a second petition, which would have to get approved by at least 15% of registered electors. If that succeeds, that triggers a recall referendum. The referendum is just a single-issue vote. It's similar to when you vote for individual constitutional amendments in the General Election. So, it would just be a one issue vote about removing this particular person from office. That referendum would have to be approved by a majority. In addition to those kind of procedural hurdles, the campaign finance requirements that are applicable to normal elections,

are also applicable to these recall processes. There are significant penalties if there's any kind of fraud or abuse of the recall process. So, it's something that probably is not going to be done very often, if at all, but it does at least provide that mechanism. The case in some Districts, unfortunately, where somebody gets appointed or elected to a Board for a four-year term early on and then they just kind of go MIA, there's nothing that the District or the residents can do about it, up until this point. Now there is at least, a method to recall a person in a situation like that because sometimes it even prohibits quorums from being formed, so that the Districts can do their business. I just want to make you all aware of that one. That's kind of a significant one. There's a second Number 5 typo that runs from Page 4 to 5. This one deals with contracting. The main thing that it does, is it kind of tightens up the accountability for contractors who are doing public contracting. It requires them to pay their subcontractors and suppliers within 45 days of receiving payment for those items. It also introduces a process where if there's a contractor who repeatedly fails to do that or otherwise fails to perform public contracts poorly, they can be suspended or barred from public contracting for up to five years. So, that is something that just will enhance the accountability for contractors who are performing public contracts. Number 6 on Page 5, deals with permit fees and things like that. This doesn't directly apply with CDDs since we're not issuing those types of permits or collecting fees for them. But what it does do, is it ensures that local governments who do that, including cities, counties, etc., are only allowed to charge what they need to, to cover the actual administrative costs of doing those things. They can no longer scale those fees way up, based on the size or scope of the construction project or the cost of the construction. So, it hopefully will reduce those fees where appropriate and keep them in line. Then finally, the last one deals with electronic payments. I'm not sure if this District collects any form of payments electronically. If it does, what this law does, is starting in January of 2027, it requires an online vehicle to make those electronic payments. That's something where some Districts that collect those types of fees for certain things will be required to update their websites, probably to allow for online payments. So, I know it's kind of a lot this year, more than usual. But that's my report for now. The only other thing that I'll mention, is since we are already in August, just a reminder that your four hours of annual ethics training are due by December 31st. You just have to complete that training. You don't have to get a certificate. You don't have to take a quiz or anything like that. You just have to watch or listen to or attend one of the trainings that satisfies that requirement. Then next year, when you fill out your Form 1 financial

disclosure, it will certify that you did that training this year. That's all I have. If any of you have any questions, I can try to tackle them or I can pass them along to Mike.

Mr. Mills: Are there any questions for Scott. Well, Scott, thank you very much. I'm going to tell my Mike that you did a better job.

Mr. Cochran: Thank you.

B. District Manager

i. CDD Action Items

Mr. Mills: Alright, moving along. District Manager.

Mr. LeBrun: Yeah. We have our Action Items List. We still have the road repair on there. The county is still supposed to be completing it.

Ms. Hill: They were doing it that Thursday.

Mr. Szozda: They called me twice, to tell me it's not being done. They are supposed to call me again next time. I appreciate them communicating.

Ms. Hill: Is there anything that we can do?

Mr. Szozda: I'm just happy that they're going to do it and do it all in one piece.

Mr. Brown: Do we know who the County Commissioner is that represents this area? Is it Lichter?

Ms. Hill: He's up for re-election.

Mr. Mills: Is it Feltzner ?

Mr. Brown: I don't know. I'm just curious.

Mr. Mills: I'm not sure. Do you know who it is? Is it Feltzner?

Ms. Hill: Yeah.

Mr. Mills: He's up for re-election?

Ms. Hill: Yes.

Mr. Mills: Maybe we should give him a call.

Mr. Brown: I was going to say the same thing.

Ms. Hill: Send them a nice little letter as well.

Mr. Brown: No better time than election time.

Mr. Mills: Jeremy, would you have any opposition in calling the commissioner?

Mr. LeBrun: Sure, if that's what you want to do.

Mr. Mills: I would just make him aware.

Mr. LeBrun: I don't know if you want to use your one phone call on this or you want to save it for something a little more safety related.

Mr. Brown: Well, why should we only be allowed one?

Mr. Mills: I know.

Mr. LeBrun: No, I meant like, if you wanted to use that card for this. I'm just guessing that they don't see it as like a hazard safety issue, so it's at the bottom of their list.

Mr. Mills: It could be, because it's getting deeper and deeper.

Mr. LeBrun: I'm okay doing that. Yeah, if that helps.

Mr. Mills: I could see a kid on a golf cart hitting that hole and upsetting the golf cart.

Mr. LeBrun: Okay. However, you guys want to proceed.

Mr. Mills: Yeah, if you wouldn't mind doing that. Rob can give you all the specifics. Then just call.

Mr. Brown: You are representing 461 homes.

Mr. Mills: We take care of our own roads, except this is their problem, not ours.

Mr. Brown: We have 1,000 votes.

Ms. Hill: If they had done it right in the first place, we wouldn't be in this situation.

Mr. Brown: Well, they only sent five trucks. Maybe they need to have sent six or seven to do it the right way.

Mr. Mills: They sent five trucks, 10 men and five working.

Mr. LeBrun: I'll do a phone call.

Mr. Brown: Seven were on their phones.

Mr. LeBrun: I'll also send an email, so we have a paper trail.

Mr. Mills: Thank you.

Ms. Hill: Absolutely.

Mr. Mills: That's perfect.

Resident (Jackie Curley, 8040 Kingswood Way): Do you have his phone number and contact information?

Mr. LeBrun: Yes.

Mr. Brown: Do you have them on speed dial?

Mr. Mills: Ask Jackie. We need to hire her.

Resident (Jackie Curley, 8040 Kingswood Way): It is Feltzner .

Mr. Mills: Alright. Anything else, Jeremy?

Mr. LeBrun: No. I appreciate the kind words on the audit. There are hundreds of hours that go into the financials. I'm not doing it, but they're going through documents and invoices and making sure everything goes together.

Mr. Mills: Please pass that on to your staff.

Mr. LeBrun: I will, absolutely. I'll let them know.

Mr. Mills: Okay.

C. Field Manager

Mr. Mills: Field Manager, Rob.

Mr. Szozda: I received a call last week from 5544 Deerfield Street in Suntree about some trees over there that need to be raised up. Apparently, we've done it several years ago. She actually called Jason and asked if we can do this again, as it's been a couple years. Josh gave me a bid for it. There are four trees and then another area that is next door to her, that she said is overgrown and she would like for that to be taken care of as well. Do we want to proceed?

Mr. Mills: If it's not ours, no.

Mr. Szozda: Well, it's our property that goes around, just like we had to cut the tree down. Remember the tree that fell over there?

Mr. Mills: Yep.

Mr. Szozda: That same 15 feet off the bank that the CDD owns. I don't look over that way a lot. It's pretty. There are other areas that are a lot worse, but its 15 feet. I think most people there, kind of take care of it down to the water. This lady, when she called me, she's like, "*Yeah, you did this before.*"

Mr. Mills: You know, I've never brought this up at a meeting. Maybe we should put it on the agenda. How could we deed the land that we own over there back to the residents, so that we don't have to be bothered with this bull every time? I mean it's a royal pain.

Mr. Szozda: Oh yeah.

Mr. Mills: Not only that, we have to pay the mowers to go over there and do that side. They catch all kinds of flack. So, I think we need to maybe put it on the agenda for us to discuss that with Mike.

Mr. Szozda: Okay. Do you want to hold this matter?

Mr. Mills: No, I would go ahead and do it if it's ours.

Mr. Szozda: Okay. Will do. I think I've already talked to various Board Members, but I have a crew coming out next week to put in new reflectors and clean out the gutters on both guardhouses. I pulled out the growth, but there is still a lot of stuff in the gutters. So, we'll get those cleaned. I just want to mention, you guys have probably looked at the pool. One umbrella has a hole in one of the poles. I want to replace that umbrella. I will see what I can do to get another green one. I assume that they are the same age and we would just want to replace both of those and keep one as a spare. I will give you pricing.

Mr. Mills: Have you had any contact with Suntree, with the people that are running that now?

Mr. Szozda: No.

Mr. Mills: If you go out the back gate, of course when you come out of our community on the sidewalk, all of those trees on the Suntree side need to be trimmed. They are becoming a hazard. So, you might want to contact the Suntree Homeowners Master Association. I did have the phone number of the gentleman that used to be there, but he's no longer there. He left and I don't know who the new person is, but those trees definitely need to be trimmed. I've gotten two calls and I keep telling our people, *"I'm sorry, that's not ours."*

Mr. Szozda: Okay. I'll reach out to them. I did my landscape light reviews. The lights are basically on, but they need to be put up into a lighting post and a new light needs to be put in. That is going to happen next Thursday. When they put in a lot of lights up front, they just put them in junction boxes. They are starting to fall over. They need to be put into lighting posts.

Mr. Mills: The light on the Turnberry Monument, right before you get to Old Tramway Drive, is out.

Mr. Szozda: Is it? Okay. Alright. That thing in the back, US Lawns got that fixed so now you're aware of it. There is another irrigation issue by the big tree. Josh is going to get that sidewalk repaired. And that is it for me.

Mr. Mills: Are there any questions for Rob?

Mr. Szozda: Are there any questions for me?

Mr. Darby: Yeah, just one, Rob. We had a couple complaints on the lawn cutting or grass cutting on Bradwick Way, on the CDD property. For some reason, US Lawns just happened to miss it. I got a couple phone calls about it. Have we now solved that problem?

Mr. Szozda: Mel and I both resolved it. During my tour with them was last week I said, “*Call me or call Mel.*” They were skipping them. They get jammed up.

Mr. Mills: I called Everardo.

Mr. Szozda: I told him we had a few other complaints. We have a contract and they have to meet the contract. We spoke a couple times about that.

Mr. Mills: Also, the fronds coming in on the right-hand side to the golf course, the deadwoods, they should be picked up.

Mr. Szozda: I will push them to do it.

Mr. Mills: Is there anything else for Rob? Hearing none, we’ll move along.

NINTH ORDER OF BUSINESS

Treasurer’s Report

A. Consideration of Check Register

Mr. Mills: Check Register, Treasurer’s Report, Jeremy?

Ms. Hill: I just have a question. I see on June 4th, it looks like the same checks were cut twice?

Mr. Darby: It went to different accounts. We got a negative balance here and a positive balance here.

Mr. LeBrun: Yeah, one was voided and another was recut. The first one has the negative balance.

Ms. Hill: Okay. Thank you.

Mr. LeBrun: In the Check Register for June, in your General Fund you have Checks #286 through #301 and ACH payments for utilities in the amount of \$71,658.26. In the Payroll Fund, you have Checks #50762 through #50765, in the amount of \$738.80. Your total Check Register is \$72,397.06. I can take any questions on it? If none, we just need a motion to approve the Check Register.

On MOTION by Mr. Darby seconded by Mr. Brown with all in favor the Check Register for June 2026 in the amount of \$72,397.06 was approved.

B. Balance Sheet and Income Statement

Mr. Mills: Balance Sheet and Income Statement.

Mr. LeBrun: Yes. We have your unaudited financials through June 30th. We are in the final two months of the fiscal year. We're trending pretty good in most categories. At the end of the fiscal year, we'll go back and double check and recode things that might fit in a better category or if we underspent one area, we can prevent having to do a budget amendment. So, we'll make sure that everything is coded in the right spot. I talked with Jan before the meeting. I have an updated snapshot of the CDs, the maturity dates and what's in there. I'll send that over.

Ms. Hill: Yeah, there's a couple CDs that are maturing this month. We earned \$3,500 in interest that we wouldn't have had, if we hadn't taken it out of the money market and put it in CDs.

Mr. Mills: Yup. Great idea.

TENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Mills: If there's nothing further, we'll go to Supervisor's Requests. Richard?

Mr. Bosseler: I want to ask Rob, did we receive the check for the insurance damage?

Mr. LeBrun: Yep, we got it. We cashed it. We're good.

Mr. Bosseler: What was the final cost on the pickleball/tennis court resurfacing?

Mr. Darby: It was exactly as quoted, whatever that was. I think it was \$29,000. Whatever that Nidy quote was, that's what it was. I think it was \$29,000. Did we get money from the BCA?

Mr. Brown: Yes.

Mr. Darby: Okay.

Resident (Jackie Curley, 8040 Kingswood Way): Immediately.

Mr. Bosseler: Good job on that

Ms. Hill: Yeah.

Mr. Darby: Has anybody used the pickleball court?

Mr. Mills: Oh yeah.

Mr. Bosseler: Yeah.

Mr. Darby: Good.

Ms. Hill: They did a really nice job.

Mr. Darby: It did look nice.

Resident (Jackie Curley, 8040 Kingswood Way): The ones that have played reported that the balls being all over was not an issue.

Mr. Mills: Fantastic.

Mr. Darby: Good.

Mr. Mills: I received two phone calls right after that pickleball court was done, to thank the Board for doing that.

Ms. Hill: Good.

Mr. Mills: Anything else?

Mr. Bosseler: No.

Mr. Mills: Jan?

Ms. Hill: No.

Mr. Mills: Jerry?

Mr. Darby: No sir.

Mr. Mills: I do.

Mr. Darby: There wouldn't be a meeting without it.

Mr. Mills: I had a request for a speed hump for the Board to consider on National Drive. I told the individual that I would bring it up before the Board. But due to all of the harassment that we all received when we did the other ones, I was doubtful that we would. If we decided that we would, we needed to cooperate with the new owners of the golf course. So, I'm bringing it up for discussion. Do we want to consider that? If we do, we need to absolutely get the golf course involved.

Ms. Hill: Yeah.

Resident (Jackie Curley, 8040 Kingswood Way): I think that we should also bring it up at the first meeting with the golf course.

Mr. Brown: I don't think you're going to get a lot of pushback from anybody in the community because the pushback that we got about the speed humps on Old Tramway Drive, were all from people that live in the back, from Balmoral, Southpointe and Arundel.

Mr. Mills: The only problem that I have with that is the expense with regard to satisfying three people.

Mr. Darby: Yeah.

Mr. Bosseler: Yeah.

Mr. Brown: That's true.

Mr. Darby: You know, I would ask the question, sort of devil's advocate, how much speeding is actually going on when you have a relatively short distance from the stop sign at Old Tramway and National Drive to the golf course?

Mr. Mills: Exactly.

Mr. Darby: I mean it's not like you can get a good run down Old Tramway, a good run down Baytree Drive or even Balmoral Drive.

Mr. Mills: I know that the speed humps were like \$12,000?

Mr. Brown: \$15,000.

Mr. Darby: What I would suggest, if you can do a speed hump, do it at the time that you pave the road. Just throw it all in one project, if you're going to do it.

Mr. Mills: Yeah, but still, to satisfy three people, it will cost \$15,000.

Ms. Hill: It doesn't make sense because there's such a short distance.

Mr. Mills: Exactly.

Ms. Hill: Between the stop sign and the parking lot.

Mr. Mills: Exactly.

Ms. Hill: That's not a good use of our money.

Mr. Darby: We did it one time on Kingswood Way and I think a couple other streets, put those monitors on to see how much speeding's actually happened. Kingswood Way was terrible, but you had a 20 mile an hour speed limit, so almost everybody was speeding. If this is really a serious thing, I would say let's find the data first, see if it's really warranted and then think about it. I'm not adverse to it if it's warranted.

Mr. Mills: I've only had one person call me.

Mr. Brown: I know kids on that street.

Resident (Not Identified): I would say if you're looking at National Drive, you really then would need to talk also to those on Kingswood Way that are really upset because of the speeding. It's pretty bad.

Resident (Not Identified): It's very bad.

Mr. Mills: It's the nature of the situation. Go out on I-95. Who travels at 70 miles an hour?

Resident (Not Identified): It's ridiculous.

Ms. Hill: We've done two speed bumps on there and that doesn't slow them down?

Resident (Not Identified): We have one.

Mr. Mills: So what direction does the Board want to give me to give to this resident?

Mr. Bosseler: I don't want to spend that money. I say no.

Mr. Darby: I think I can say that the Board feels it's not warranted at this time without further information.

Ms. Hill: Yes.

Mr. Mills: Okay, very good.

Mr. Brown: Tell them that Jerry didn't want them.

Mr. Mills: No, I'm going to tell him that I didn't want them.

Mr. Darby: Better yet.

Mr. Mills: Jan, do you feel the same way?

Ms. Hill: Yes.

Mr. Mills: Okay.

Resident (Not Identified): What was the consensus?

Mr. Bosseler: No.

Mr. Mills: The consensus is no, not to do it.

Ms. Hill: It's not a good use for our money.

Mr. Brown: Put one in Saddlewood.

Resident (Jane Mercadante, 8017 Kingswood Way): The people in Saddlewood are the ones who are speeding.

Resident (Not Identified): I think right now in view of the fact that we're having what appears to be a very good relationship with the new owners, it might be appropriate to again limit the drainage permits. I again looked up what I had from the St. John's River Water Management District. I had a copy of the original permit to the CDD, dated March 7, 2002, which was a two-year permit. You've seen this before? I sent this to you.

Mr. Mills: I have it.

Resident (Not Identified): I looked at it again and under the requirements of the permit, Item Number 13 is, *"If an entity,"* in this case I'm speaking of the golf course, *"Other than the permittee, which is the CDD, has been approved as the operation and maintenance entity, the permit team may request a transfer of the permit or completed system or an independent portion of the system."* The point of it is right there at the end, previous CDDs have overbuilt this and

that's why we have the problem. The golf course would still not be held responsible for some of the drainage that comes onto private citizen's property, because the CDD owns the permit. So, if I'm upset about the water that comes into my lanai, which it does during hurricane season and the people on the southern fold complain about the water coming off of the golf course onto their property, we should have the ability to give those permits to the golf course so that we can address it with the golf course and they can take care of doing things like blowing out the drains, which in my 25 years of living where I live, I have never seen the drain that causes the problem on my property ever be cleaned or maintained, nothing. The lawyer should have looked into this.

Mr. Mills: I think it's a great idea, but I'm just going to make the suggestion that we wait for a little bit and let them get their hands steady. I don't feel that we should give them a lot of negative right now.

Resident (Not Identified): I totally agree with that. It should be on your to-do-list for somewhere in the future to address that.

Mr. Brown: When I met with Greg, I mentioned to him that there were a number of issues that the community had with the golf course, that basically went unanswered. I said one of them was drainage. I was giving him a lot of information. How much he retained, I don't know. But I know that I mentioned that there are some issues with drainage and how it affects properties. So, my sense is from my meetings with him, I think that they're going to do the right thing.

Resident (Not Identified): That's my feeling too.

Mr. Brown: But right now, he's overwhelmed.

Mr. Mills: Is he an employee of Pinnacle?

Mr. Brown: He said he's his own employee. He's a contractor to Pinnacle.

Mr. Mills: Oh.

Resident (Jane Mercadante, 8017 Kingswood Way): What about the bridge?

Mr. Brown: I told him about the bridge too.

Mr. Darby: You know Rick, when you talk to Greg again. I'm not sure how the conversation would go, but if there was a vehicle by which there was an advisory group of residents or golfers or members or whatever, to just kind of give him feedback from time to time.

Mr. Brown: My sense would be, is to do something like that. But I would probably say that the leadership of the Homeowners Association and the CDD, speak to them. You know like one or two of us from each board.

Mr. Mills: Two of us can't be together.

Mr. Darby: Yeah. There can be only one Board Member from the CDD, due to the Sunshine Law.

Mr. Brown: One of us from the CDD.

Mr. Bosseler: That could be you.

Mr. Brown: I don't care. I would volunteer for it, but I think they would be open to that.

Mr. Darby: Yeah.

Mr. Brown: I talked about how they used to keep the golf course pristine along the lake edges and now they got all of that stuff building up.

Resident (Not Identified): I could give you one other fact from the person that was here earlier, because he's been very much involved. He said that when Scratch Golf owned the golf course, he knew what their maintenance practices were. This is back in 2000 or 2004 or whenever it was. They spent over \$700,000. The next owner spent \$300,000. That's why our golf course had all of these problems.

Mr. Brown: That's why Mr. Gary Player took his name off of it.

Resident (Not Identified): That's something that I don't think is going to be the case with Pinnacle Golf.

Mr. Mills: I'm going to make a suggestion that whenever there are some golf issues coming up before the Board, that we invite Greg to be here. That way he can hear from the Board and not just one individual. The same way with the BCA.

Mr. Brown: That's on the list, but it's further down.

Resident (Jackie Curley, 8040 Kingswood Way): I think that he's going to be very overwhelmed in the beginning. There are so many things. He stood right here and maybe he didn't say it here, but he told me, *"Jackie, I am trying to hire maintenance people. We've not had enough maintenance people to do anything."*

Resident (Not Identified): It probably was a budget issue. The prior owner took a lot of money from Baytree and spent it all on those private country clubs that they also wanted. The money did not stay here. But this is a money-making golf course.

Mr. Brown: I would hope so. Why would somebody buy it, if it wasn't making money?

Mr. Mills: Last year, they made a \$1.2 million net profit.

Mr. Brown: Yeah.

Mr. Mills: They made a \$100,000 net profit per month.

Resident (Jackie Curley, 8040 Kingswood Way): Wow.

Mr. Mills: And look at it.

Ms. Hill: Well, we're turning the corner.

Mr. Mills: Yeah.

Mr. Darby: Jackie, when is your next newsletter?

Mr. Mills: September.

Mr. Darby: So, you'll want to get information about the new ownership?

Resident (Jackie Curley, 8040 Kingswood Way): I already responded to them.

Mr. Darby: Great. Bring on the restaurant.

Mr. Brown: I told him about what we used to have. I said it was great. People would come here on Sundays.

Mr. Mills: Oh yeah. Linda and I used to come here on Sundays.

Mr. Brown: It's an asset to the community.

Mr. Darby: Yeah.

Mr. Brown: I think they wanted to be one.

Resident (Not Identified): Their website was kind of interesting. I would love to see it again. They were bragging about the dining facilities, compared to other golf courses. I would love to see this go back to something that would be bragged about.

Mr. Brown: Sure.

Resident (Jackie Curley, 8040 Kingswood Way): They still use the ad, *"Have your wedding here."*

Mr. Mills: Oh, I happen to understand why we are not getting billed for use of this room. That is because of the Vice President.

Mr. Brown: Chad?

Mr. Mills: Chad. I told Chad, *"Well, you're going to get a bill from us, because you're sharing the expenses. It doesn't make sense."* He said, *"Well, I'll have to look at the agreement between us."*

Resident (Jackie Curley, 8040 Kingswood Way): We have to bring a check before our meeting.

Mr. Mills: We don't have to do that. They're not charging us anything.

Mr. LeBrun: Well, they haven't invoiced us yet.

Mr. Mills: It's been a year.

Mr. Darby: There is new ownership.

Mr. Mills: Yeah.

Resident (Jane Mercadante, 8017 Kingswood Way): When we first moved here in 1997, they had a big Halloween party for the kids. I remember how beautifully maintained it was. People would come here and have parties. It really felt like it was a part of the community, even though it's separate. It is so different now, maybe they can look at that.

Mr. Mills: I hope so.

Mr. Brown: I think so.

ELEVENTH ORDER OF BUSINESS

Adjournment

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

SECTION VII

SECTION A

September 10, 2026

Baytree Community Development District
Board of Supervisors

We are pleased to confirm our understanding of the services we are to provide Baytree Community Development District, ("the District") for the fiscal year ended September 30, 2026 and with an option for additional annual renewals. This letter serves to renew our agreement and establish the terms and fee for the 2026 audit.

Audit Scope and Objectives

We will audit the financial statements of the governmental activities, the aggregate discretely presented component units, each major fund (general fund, debt service fund, capital projects fund), and the aggregate remaining fund information, and the disclosures, which collectively comprise the basic financial statements of the District as of and for the year ended September 30, 2026. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Accounting standards generally accepted in the United States of America (GAAP) provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America (GAAS). These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient appropriate evidence to express an opinion or provide any assurance. The following RSI is required by GAAP and will be subjected to certain limited procedures, but will not be audited.

1. Management's Discussion and Analysis
2. Budgetary comparison schedule

The objectives of our audit are to obtain reasonable assurance as to whether the financial statements as a whole are free from material misstatement, whether due to fraud or error; issue an auditor's report that includes our opinion about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP; and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements.

Auditor's Responsibilities for the Audit of the Financial Statements

We will conduct our audit in accordance with GAAS and will include tests of your accounting records and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of receivables and certain assets and liabilities by correspondence with selected customers, creditors, and financial institutions. We will also request written representations from your attorneys as part of the engagement.

We may, from time to time and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers.

Our audit of the financial statements does not relieve you of your responsibilities.

Audit Procedures—Internal Control

We will obtain an understanding of the government and its environment, including internal control relevant to the audit, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

Other Services

We will also prepare the financial statements of Baytree Community Development District in conformity with accounting principles generally accepted in the United States of America based on information provided by you.

We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

You agree to assume all management responsibilities for the financial statement preparation services and any other nonattest services we provide; oversee the services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of the services; and accept responsibility for them.

Responsibilities of Management for the Financial Statements

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for designing, implementing, and maintaining internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including monitoring ongoing activities; for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements in conformity with accounting principles generally accepted in the United States of America with the oversight of those charged with governance.

Management is responsible for making information available for the drafting of financial statements, all financial records, and related information available to us and for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) additional information that we may request for the purpose of the audit; and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about the financial statements and related matters.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws and regulations.

You are responsible for the preparation of the supplementary information in conformity with accounting principles generally accepted in the United States of America (GAAP). You agree to include our report on the supplementary information in any document that contains, and indicates that we have reported on, the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon. Your responsibilities include acknowledging to us in the representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

Subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of DiBartolomeo, McBee, Hartley & Barnes, P.A. personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Jim Hartley is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it. Our fees for these services are not to exceed \$3,500. The fee estimate is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary or if additional Bonds are issued, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket expenditures through the date of termination.

Either party may unilaterally terminate this agreement, with or without cause, upon thirty (30) days written notice. Upon any termination of this Agreement, the District will pay all invoices for services rendered prior to the date of the notice of termination but subject to any offsets that the District may have. Pursuant to Section 218.391, Florida Statutes, all invoices for fees or other compensation must be submitted in sufficient detail to demonstrate compliance with the terms of this engagement.

We shall take all necessary steps to ensure that the audit is completed in a timely fashion so that the financial reports and audits may be approved by the District's Board of Supervisors within 180 days after the end of the fiscal year under review.

We agree and understand that Chapter 119, Florida Statutes, may be applicable to documents prepared in connection with the services provided hereunder and agree to cooperate with public record requests made there under. In connection with this Agreement, we agree to comply with all provisions of Florida's public records laws, including but not limited to Section 119.0701, Florida Statutes, the terms of which are incorporated herein. Among other requirements, we will:

- a. Keep and maintain public records required by the District to perform the service.
- b. Upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes or as otherwise provided by law.
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the auditor does not transfer the records to the District.
- d. Upon completion of this Agreement, transfer, at no cost, to the District all public records in possession of the auditor or keep and maintain public records required by the District to perform the service. If the auditor transfers all public records to the District upon completion of this Agreement, the auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the auditor

keeps and maintains public records upon completion of the Agreement, the auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

- e. If auditor has questions regarding the application of Chapter 119, Florida statutes, to its duty to provide public records relating to this agreement, contact the public records custodian at: c/o Governmental Management Services – Central Florida LLC, 5385 N Nob Hill Road, Sunrise, Florida 33351, or recordrequest@gmssf.com, phone: (954) 721-8681.

Reporting

We will issue a written report upon completion of our audit of Baytree Community Development District's financial statements. Our report will be addressed to the Board of Supervisors of the District. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditor's report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or withdraw from this engagement.

We appreciate the opportunity to be of service to Baytree Community Development District and believe this letter accurately summarizes the terms of our engagement, and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between DiBartolomeo, McBee, Hartley & Barnes and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the attached copy and return it to us.

DiBartolomeo, McBee, Hartley & Barnes

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

RESPONSE:

This letter correctly sets forth the understanding of Baytree Community Development District.

Signature: _____

Title: _____

Date: _____

SECTION VIII

SECTION B

SECTION i

Item #	Action Item	Assigned To:	Status	Date Added	Estimated Start	Estimated Completion	Comments
1	Road Report	Engineer	Updated Report Repair Areas per Work Authorization	7/1/26	Jul-26	TBA	Working on repair list and map, work authorization approved

SECTION C

SECTION i

Kenneth Horn's
Roof Cleaning & Pressure Cleaning Services
1189 Sunnybrook Lane, Rockledge, FL 32955
321-693-6453



Licensed and Insured

ESTIMATE

Date: September 10, 2026

Prepared for: Baytree CDD % Rob Szozda

Address: 201 Baytree Dr.

Phone: 865-603-3650

Email: RSZozda@gmscfl.com

DESCRIPTION	PRICE
Wash of all common area sidewalks, Entry and exit islands	\$8,900
Wash of guard house gutters, walls and rinse of window and door areas	\$200
Wash of pool house roof and walls	\$400
Wash of pool deck and patio floor	\$470
Wash of pavilion columns, soffit, outside of gutters, picnic tables and rinse concrete	\$290
Wash of circle driveway and parking spaces at pool/tennis area	\$1075

Water to be provided and paid for by Baytree CDD by means of
hydrant meter on Glastonbury with 2 inch ball valve

Thank-you for contacting Kenneth Horn's Roof Cleaning and Pressure Washing.
Cleaning up Brevard County's home since 2003!

SECTION ii

PROPOSAL

INTEGRITY PAINTING OF BREVARD INC.

4155 DOW RD. STE M.
MELBOURNE, FL 32934.
321-557-4938

TO: BAYTREE COMMUNITY DEVELOPMENT DISTRICT
8207 NATIONAL DR
MELBOURNE, FL 32940

SCOPE OF WORK

EXTERIOR PAINT POOL HOUSE AND SURROUNDING WALL:

1. We will start by pressure washing entire pool house and surrounding wall. All loose paint will be scraped to a sound edge. We will also dig a one to two-inch trench in all grassy areas. This ensures our products go below surface level.
2. A low pressure chlorinated solution will be applied to any moldy areas.
3. Any downspouts will be removed so we can paint the surface behind.
4. We will then recaulk all windows, doors, trim, and intrusion points in exterior walls of the building with Shermax, a lifetime urethane caulk.
5. All non-paintable surfaces will be covered with paper, plastic, or drop cloths.
6. Any surface cracks will be repaired with elastomeric stucco patch.
7. Then applying one coat of Loxon sealer / surface conditioner to masonry surfaces on the exterior of the pool house and knee walls. *In the event Loxon sealer is unavailable we will then use an Emulsion Bond (EB) added to the first coat of paint.
8. Apply two coats of chosen Sherwin-Williams exterior paint to walls, and trim. One coat will be applied to doors (coating to cover) and porch ceilings. (This includes any garage doors, and side / back doors).
9. Downspouts will be rehung.

Additional Comments:

. *Areas where bedding between the column and the knee walls have cracked will be resealed.

***There are 6 areas where the wood fascia has rotted. Those areas will be removed and new fascia board
Installed prior to painting.**

BUDGET:

The following options are singular prices including all paint and labor.

SHERWIN-WILLIAMS:

Exterior

- | | |
|----------------------------------|------------|
| 1. Latitude Paint: | \$5,630.00 |
| (10 Year Warranty or equivalent) | |

- | | |
|---------------------|----------|
| 2. Soffits & Facia: | Included |
|---------------------|----------|

Additional Options:

- | | |
|---------------------------|----------|
| • Pavillion painted areas | \$875.00 |
|---------------------------|----------|

*40% due when signing the contract, remainder due at completion of paint.

Thank you for your consideration!
www.paintingwithintegrityinc.com

SECTION iii

ESTIMATE

Gate Control Technologies
395 Richard Rd Ste B
Rockledge, FL 32955

gate.control.tech@gmail.com
1-321-863-8070

Bill to
Baytree
c/o Govern219 E Livingston Street
Orlando, FL 32801

Ship to
Baytree
201 Baytree
Melbourne, FL 32940

Estimate details
Estimate no.: 10780
Estimate date: 10/06/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Commercial Labor	Commercial Labor	8	\$95.00	\$760.00
2.			The labor estimate is high because of the additional electronics in and on the existing operator will need to be moved or removed. We will not know for sure what will be required until we remove the existing operator and figure out what all is involved.			
3.		MegaTower	DC TOWER BARRIER GATE OP. HEAVY DUTY, 110/220V, 1PH 6000 CYCLES/DAY. - BUILT IN 850LM RADIO REC - USE 811LMX TRANSMITTERS - remember to ship the batteries(2)	1	\$4,400.00	\$4,400.00
4.			This will use the existing arm and lights.			
Total						\$5,160.00

Accepted date

Accepted by

SECTION iv

**PLAY
LIMITED TO
1 HOUR
IF OTHERS
ARE
WAITING**

**PLAY LIMITED
TO 1 HOUR
IF OTHERS
ARE WAITING**

**CAUTION
GATE ARM
CLOSES
BEHIND
EACH
VEHICLE**

**CAUTION
GATE ARM
CLOSES BEHIND
EACH VEHICLE**

SECTION IX

SECTION A

Baytree

COMMUNITY DEVELOPMENT DISTRICT

Summary of Check Register

Fiscal Year 2026

<i>Fund:</i>	<i>Date:</i>	<i>check #'s:</i>	<i>Amount:</i>
Jul 2026			
General Fund	Bank United GF Utilities	302 - 316 ACH	\$66,262.08
			\$7,871.28
			\$74,133.36
Payroll	Richard L Brown	50766	\$184.70
	Jerome S.Darby	50767	\$184.70
	Gilbert M Mills Jr.	50768	\$184.70
	Janice Hill	50769	\$184.70
	Richard C Bosseler	50770	\$184.70
		\$923.50	
Aug 2026			
General Fund	Bank United GF Utilities	317 - 333 ACH	\$88,412.72
			\$7,046.81
			\$95,459.53
Payroll	Richard L Brown	50771	\$184.70
	Jerome S.Darby	50772	\$184.70
	Gilbert M Mills Jr.	50773	\$184.70
	Janice Hill	50774	\$184.70
	Richard C Bosseler	50775	\$184.70
		\$923.50	
		TOTAL	\$171,439.89

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
7/24/26	00279	5/14/26 4798	202605 320-53800-49100	RACCOON REMOVAL	*	129.00	
		5/18/26 4821	202605 320-53800-49100	RACCOON REMOVAL	*	129.00	
			AAAC WILDLIFE REMOVAL				258.00 000302
7/24/26	00260	6/26/26 9078825	202606 310-51300-42000	FY27-ASSESS.ROLL MAILINGS	*	595.41	
			ACTION MAIL SERVICES				595.41 000303
7/24/26	00266	7/01/26 24426	202607 320-53800-47500	RP.FRNT&BCK.ENT.BXS&LGHTS	*	1,635.00	
			BEACH ELECTRIC INC.				1,635.00 000304
7/24/26	00019	7/01/26 23257	202607 320-53800-46200	JUL 26 - POOL MAINTENANCE	*	1,100.00	
		7/01/26 23257	202607 320-53800-46900	JUL 26 - FOUNTAIN MAINT	*	40.00	
			BEACH POOL SERVICE				1,140.00 000305
7/24/26	00004	5/31/26 198943	202605 310-51300-31500	MAY 26 - LEGAL SERVICES	*	3,547.50	
		6/30/26 199417	202606 310-51300-31500	JUN 26 - LEGAL SERVICES	*	1,795.00	
			BILLING COCHRAN, P.A.				5,342.50 000306
7/24/26	00193	7/01/26 10006489	202607 320-53800-48000	JUL 26 - JANITORIAL SVCS	*	431.00	
			COVERALL NORTH AMERICA, INC DBA				431.00 000307
7/24/26	00200	6/17/26 11077	202606 320-53800-34500	SECURITY-(06/11-06/17/26)	*	4,429.84	
		6/24/26 11406	202606 320-53800-34500	SECURITY-(06/18-06/24/26)	*	4,430.03	
		7/01/26 12092	202606 320-53800-47500	SECURITY-(06/25-07/01/26)	*	4,429.84	
		7/08/26 12625	202607 320-53800-34500	SECURITY-(07/02-07/08/26)	*	4,745.02	
		7/15/26 12939	202607 320-53800-34500	SECURITY-(07/09-07/15/26)	*	4,429.84	
			DSI SECURITY SERVICES				22,464.57 000308
7/24/26	00039	7/01/26 422788	202607 320-53800-47000	JUL 26-AQUATIC WEED CNTRL	*	3,500.00	
		7/06/26 521287	202607 320-53800-41200	PEST CNTRL POOL&GUARD HSE	*	100.00	

BAYT --BAYTREE-- SNEER00A

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		7/17/26	522683	202607 320-53800-47000		*	1,060.00		
			JUL26-NAT VEGETATION MGMT		ECOR INDUSTRIES			4,660.00	000309
7/24/26	00127	7/09/26	63946	202607 320-53800-47600		*	575.00		
			MONU.LETTERS.-REP-50% BAL						
		7/09/26	63947	202607 320-53800-47600		*	725.00		
			MONU.LETTERS.REP.- 50%BAL		EXTREME PLASTERING & STUCCO			1,300.00	000310
7/24/26	00052	7/01/26	691742	202607 320-53800-47500		*	163.90		
			2/2 KNUCKLE LUMENS&SATCO		FLORIDA BULB & BALLAST INC.			163.90	000311
7/24/26	00210	6/25/26	39526A	202606 320-53800-46900		*	185.00		
			QTRLY FOUNT.CLNG- JUN-AUG		FOUNTAIN DESIGN GROUP			185.00	000312
7/24/26	00276	6/30/26	8563	202606 320-53800-41400		*	315.00		
			06/30-GATE ARM LED CONTR.						
		7/09/26	8573	202607 320-53800-41400		*	127.47		
			07/09-RP.MOTOR PULLY.LOOS		GATE CONTROL TECHNOLOGIES			442.47	000313
7/24/26	00021	5/29/26	564	202605 320-53800-51200		*	399.63		
			SIDEWALK - 8201 NTN'L DRV						
		6/20/26	567	202606 320-53800-49000		*	778.55		
			INST. POST & STREET SIGNS						
		6/30/26	567	202606 320-53800-49000		*	778.55		
			INST. POST & SET STRT SGN						
		7/01/26	565	202607 320-53800-34000		*	3,021.17		
			JUL 26 - FIELD MANAGEMENT						
		7/01/26	565	202607 320-53800-51500		*	209.94		
		7/01/26	565	202607 320-53800-51500		*	12.80		
		7/01/26	565	202607 320-53800-51500		*	7.69		
		7/01/26	565	202607 320-53800-51500		*	98.09		
		7/01/26	565	202607 320-53800-51500		*	98.05		
		7/01/26	565	202607 320-53800-51500		*	178.79		
		7/01/26	565	202607 320-53800-51500		*	228.01		

BAYT --BAYTREE-- SNEER00A

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
		7/01/26 566	202607 310-51300-34000		*	4,311.83	
		JUL 26 -	MANAGEMENT FEES				
		7/01/26 566	202607 310-51300-35200		*	175.33	
		JUL 26 -	WEBSITE ADMIN				
		7/01/26 566	202607 310-51300-35100		*	175.33	
		JUL 26 -	INFO TECHNOLOGY				
		7/01/26 566	202607 310-51300-51000		*	.03	
		JUL 26 -	OFFICE SUPPLIES				
		7/01/26 566	202607 310-51300-42000		*	181.19	
		JUL 26 -	POSTAGE				
		7/01/26 566	202607 310-51300-42500		*	.75	
		JUL 26 -	COPIES				
GOVERNMENTAL MANAGEMENT SERVICES							10,655.73 000314
7/24/26 00280		7/08/26 REIMB.	202607 320-53800-49000		*	225.00	
		LANDSCAPE REPAIR REIMB.					
LYNN BATTERSBY							225.00 000315
7/24/26 00252		6/26/26 40036	202606 320-53800-47400		*	362.50	
		WET CHECK ON (06/22/2026)					
		6/30/26 40210	202606 320-53800-47200		*	3,750.00	
		RMVL MULCH BEDS TENNIS CT					
		7/01/26 40058	202607 320-53800-47300		*	11,801.00	
		JUL 26 -	LANDSCAPE MAINT				
		7/17/26 40256	202607 320-53800-49000		*	850.00	
		DRAIN CLEANUP- BAYTREE DR					
US LAWNS OF BREVARD							16,763.50 000316
TOTAL FOR BANK H						66,262.08	
TOTAL FOR REGISTER						66,262.08	

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
7/31/26	00005	7/06/26 112400-M	202605 320-53800-43100	MAY26- W&S-201 BAYTREE DR	*	69.70	
		7/06/26 118058-M	202605 320-53800-43100	MAY26- W&S-8207 NATN'L DR	*	1,392.32	
				CITY OF COCOA UTILITIES			1,462.02 000091
7/31/26	00009	7/06/26 4139750-	202606 320-53800-43200	JUN 26 - FL CITY GAS	*	55.01	
				FLORIDA CITY GAS - AUTOPAY			55.01 000092
7/31/26	00255	6/30/26 JUN26-FP	202606 320-53800-43000	JUN 26 - ELECTRICITY	*	1,805.44	
		6/30/26 JUN26-FP	202606 320-53800-43000	MAY 26 - STREETLIGHTS	*	3,707.32	
				FPL - AUTOPAY			5,512.76 000093
7/31/26	00253	6/22/26 12308970	202607 320-53800-41000	JUL26 SPEC-201 BAYTREE DR	*	346.41	
		6/29/26 11726770	202607 320-53800-41000	JUL26 SPEC-8207 NTN'L DR	*	225.05	
		7/07/26 12335290	202607 320-53800-41000	JUL26 SPEC-630 BAYTREE DR	*	214.25	
				SPECTRUM - CHARTER COMMUNICATIONS			785.71 000094
7/31/26	00225	6/30/26 0281441-	202607 320-53800-43300	JUL 26 - TRASH REMOVAL	*	55.78	
				WASTE MANAGEMENT CORPORATE SERVICES			55.78 000095
				TOTAL FOR BANK Y		7,871.28	
				TOTAL FOR REGISTER		7,871.28	

BAYT --BAYTREE-- SNEER00A

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50766		RICHARD L BROWN	184.70	7/27/2026
50767		JEROME S. DARBY	184.70	7/27/2026
50768		GILBERT M MILLS JR.	184.70	7/27/2026
50769		JANICE HILL	184.70	7/27/2026
50770		RICHARD C BOSSELER	184.70	7/27/2026
TOTAL FOR REGISTER			923.50	

*** CHECK DATES 08/01/2026 - 08/31/2026 ***
 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 #
8/18/26	00193	8/01/26 10006732	202608 320-53800-48000 AUG 26 - JANITORIAL SVCS	COVERALL NORTH AMERICA, INC DBA	*	431.00	431.00 000317
8/18/26	00039	8/01/26 524774	202608 320-53800-47000 AUG 26-AQUATIC WEED CNTRL	ECOR INDUSTRIES	*	3,500.00	3,500.00 000318
8/18/26	00021	8/01/26 568	202608 320-53800-34000 AUG 26 - FIELD MANAGEMENT		*	3,021.17	
		8/01/26 569	202608 310-51300-34000 AUG 26 - MANAGEMENT FEES		*	4,311.83	
		8/01/26 569	202608 310-51300-35200 AUG 26 - WEBSITE ADMIN		*	175.33	
		8/01/26 569	202608 310-51300-35100 AUG 26 - INFO TECHNOLOGY		*	175.33	
		8/01/26 569	202608 310-51300-51000 AUG 26 - OFFICE SUPPLIES		*	12.56	
		8/01/26 569	202608 310-51300-42000 AUG 26 - POSTAGE		*	179.54	
		8/01/26 569	202608 320-53800-49000 NCOURT-DP TERM POOL LIEN		*	24.59	
		8/01/26 569	202608 320-53800-49000 MIGHTY POSTS		*	824.40	
			GOVERNMENTAL MANAGEMENT SERVICES				8,724.75 000319
8/18/26	00252	7/24/26 40303	202607 320-53800-47400 RP MNLNE BRK UNDER SDWLK		*	969.00	
		7/31/26 40506	202607 320-53800-47400 HUNTER CLOCK ZONE 5 REPS		*	642.00	
		8/04/26 40513	202608 320-53800-47400 WET CHECK ON (08/03/2026)		*	50.50	
		8/04/26 40514	202608 320-53800-47400 WET CHECK ON (08/03/2026)		*	194.50	
		8/11/26 40525	202608 320-53800-49000 BEE/WASP RMVL N. ENTRANCE		*	350.00	
			US LAWNS OF BREVARD				2,206.00 000320
8/18/26	00004	7/31/26 199923	202607 310-51300-31500 JUL 26 - LEGAL SERVICES	BILLING COCHRAN, P.A.	*	3,852.50	3,852.50 000321
8/18/26	00224	7/14/26 22496050	202606 310-51300-31100 ENGINEERING SVCS - JUN 26	DEWBERRY ENGINEERS, INC	*	2,550.00	2,550.00 000322

BAYT --BAYTREE-- SNEER00A

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	 #
8/18/26	00200	7/29/26	13575	202607	320-53800	34500			DSI SECURITY SERVICES	*	4,429.84	4,429.84	000323
8/18/26	00276	7/27/26	8605	202607	320-53800	41400			GATE CONTROL TECHNOLOGIES	*	4,938.64	4,938.64	000324
8/18/26	00252	4/24/26	39475	202604	300-13100	10400			US LAWN OF BREVARD	*	15,252.00	15,752.00	000325
		7/21/26	40261	202607	320-53800	47200			US LAWN OF BREVARD	*	500.00		
8/19/26	00252	7/29/26	40314	202607	300-13100	10400			US LAWN OF BREVARD	*	15,252.00	15,252.00	000326
8/31/26	00266	8/13/26	24685	202608	320-53800	47500			BEACH ELECTRIC INC.	*	905.00	905.00	000327
8/31/26	00224	8/20/26	22500573	202607	310-51300	31100			DEWBERRY ENGINEERS, INC	*	3,350.00	3,611.00	000328
		8/20/26	22500582	202607	310-51300	31100			DEWBERRY ENGINEERS, INC	*	261.00		
8/31/26	00200	8/26/26	15353	202608	320-53800	34500			DSI SECURITY SERVICES	*	4,429.84	4,429.84	000329
8/31/26	00281	7/28/26	64058	202607	320-53800	47600			EXTREME PLASTERING & STUCCO INC.	*	575.00	1,300.00	000330
		7/28/26	64059	202607	320-53800	47600			EXTREME PLASTERING & STUCCO INC.	*	725.00		
8/31/26	00276	8/27/26	8674	202608	320-53800	47500			GATE CONTROL TECHNOLOGIES	*	105.00	105.00	000331
8/31/26	00021	7/31/26	570	202607	320-53800	49000			GOVERNMENTAL MANAGEMENT SERVICES	*	1,144.15	2,024.15	000332
		7/31/26	571	202607	320-53800	51500			GOVERNMENTAL MANAGEMENT SERVICES	*	880.00		

BAYT --BAYTREE-- SNEER00A

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
8/31/26	00252	8/25/26 40600	202608 320-53800-47200		*	2,600.00	
		LFTD 4 OAK TREES WTR BANK					
		9/01/26 40624	202609 320-53800-47300		*	11,801.00	
		SEP 26 - LANDSCAPE MAINT					
US LAWNS OF BREVARD							14,401.00 000333

TOTAL FOR BANK H						88,412.72	
TOTAL FOR REGISTER						88,412.72	

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
8/31/26	00005	8/05/26 112400-J	202606 320-53800-43100	JUN26- W&S-201 BAYTREE DR	*	69.70	
		8/05/26 118058-J	202606 320-53800-43200	JUN26- W&S-8207 NATN'L DR	*	499.99	
CITY OF COCOA UTILITIES							569.69 000096
8/31/26	00009	8/04/26 4139750-	202607 320-53800-43200	JUL 26 - FL CITY GAS	*	55.01	
FLORIDA CITY GAS - AUTOPAY							55.01 000097
8/31/26	00255	7/30/26 JUL26-FP	202607 320-53800-43000	JUL 26 - ELECTRICITY	*	1,872.56	
		7/30/26 JUL26-FP	202607 320-53800-43000	JUL 26 - STREETLIGHTS	*	3,707.32	
FPL - AUTOPAY							5,579.88 000098
8/31/26	00253	7/22/26 12308970	202608 320-53800-41000	AUG26 SPEC-201 BAYTREE DR	*	346.99	
		7/29/26 11726770	202608 320-53800-41000	AUG26 SPEC-8207 NTN'L DR	*	225.21	
		8/07/26 12335290	202608 320-53800-41000	AUG26 SPEC-630 BAYTREE DR	*	214.25	
SPECTRUM - CHARTER COMMUNICATIONS							786.45 000099
8/31/26	00225	7/29/26 0286237-	202608 320-53800-43300	AUG 26 - TRASH REMOVAL	*	55.78	
WASTE MANAGEMENT CORPORATE SERVICES							55.78 000100
TOTAL FOR BANK Y						7,046.81	
TOTAL FOR REGISTER						7,046.81	

BAYT --BAYTREE-- SNEER00A

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50771		RICHARD L BROWN	184.70	8/07/2026
50772		JEROME S. DARBY	184.70	8/07/2026
50773		GILBERT M MILLS JR.	184.70	8/07/2026
50774		JANICE HILL	184.70	8/07/2026
50775		RICHARD C BOSSELER	184.70	8/07/2026
TOTAL FOR REGISTER			923.50	

SECTION B

Baytree
Community Development District

Unaudited Financial Reporting
August 31, 2026



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Baytree
Community Development District
Combined Balance Sheet
August 31, 2026

	<i>General Fund</i>	<i>Capital Reserve Fund</i>	<i>Pavement Fund</i>	<i>C. Beautification Fund</i>	<i>Totals Governmental Funds</i>
Assets:					
<u>Cash:</u>					
Operating Fund	\$ 112,093	\$ -	\$ -	\$ -	\$ 112,093
Due from Community Beautification	66,745	-	-	-	66,745
Due from General Fund	-	-	77,146	-	77,146
<u>Investments:</u>					
US Bank Custody	263,406	-	-	-	263,406
MMA - Bank United - Surplus	106,418	-	-	-	106,418
MMA - Truist Bank - Capital Reserves	-	141,837	-	-	141,837
MMA - Truist Bank - Community Beautification	-	-	-	45,364	45,364
MMA - Regions Bank - Pavement Management	-	-	134,743	-	134,743
CD - Seacoast Bank - Pavement Management	-	-	176,610	-	176,610
CD - Seacoast Bank - Community Beautification	-	-	-	47,548	47,548
Total Assets	\$ 548,663	\$ 141,837	\$ 388,498	\$ 92,912	\$ 1,171,910
Liabilities:					
Accounts Payable	\$ 3,382	\$ -	\$ -	\$ -	\$ 3,382
Due to General Fund - Comm. Beautification	-	-	-	66,745	66,745
Due to Pavement Mgmt	77,146	-	-	-	77,146
Total Liabilities	\$ 80,528	\$ -	\$ -	\$ 66,745	\$ 147,273
Fund Balance:					
Assigned for:					
Capital Reserves	\$ -	\$ 141,837	\$ -	\$ -	\$ 141,837
Pavement Management	-	-	388,498	-	388,498
Community Beautification	-	-	-	26,167	26,167
Unassigned	468,135	-	-	-	468,135
Total Fund Balances	\$ 468,135	\$ 141,837	\$ 388,498	\$ 26,167	\$ 1,024,637
Total Liabilities & Fund Balance	\$ 548,663	\$ 141,837	\$ 388,498	\$ 92,912	\$ 1,171,910

Baytree
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
Revenues:				
Maintenance Assessments	\$ 1,177,624	\$ 1,177,624	\$ 1,183,205	\$ 5,581
IOB Cost Share Agreement	59,257	44,442	44,442	-
Miscellaneous Income	9,250	8,479	32,108	23,628
Interest Income	10,000	9,167	19,876	10,709
Total Revenues	\$ 1,256,130	\$ 1,239,712	\$ 1,279,631	\$ 39,919

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 11,000	\$ 10,400	\$ 600
FICA Expense	918	842	796	46
Engineering	30,000	27,500	29,988	(2,488)
Attorney Fees	24,000	22,000	27,850	(5,850)
Annual Audit	3,500	3,500	3,350	150
Assessment Administration	8,765	8,765	8,765	0
Management Fees	51,742	47,430	47,430	(0)
Information Technology	2,104	1,929	1,929	0
Website Maintenance	2,104	1,929	1,929	0
Telephone	250	229	-	229
Postage	2,500	2,292	1,962	330
Printing & Binding	1,000	917	32	884
Office Supplies	500	458	101	358
Legal Advertising	4,000	3,667	360	3,306
Insurance General Liability	39,442	39,442	34,398	5,044
Tax Collector Fee	23,557	23,557	23,626	(69)
Property Taxes	450	450	488	(38)
Property Appraiser	350	321	281	40
Other Current Charges	1,800	1,650	2,491	(841)
Dues, Licenses & Subscriptions	175	175	175	-
Subtotal General & Administrative	\$ 209,157	\$ 198,051	\$ 196,350	\$ 1,701

Baytree
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
<u>Operations & Maintenance</u>				
Field Management Fees	\$ 36,254	\$ 33,233	\$ 33,233	\$ 0
Security Contract	235,374	215,759	192,958	22,801
Gate Maintenance	25,320	23,210	14,648	8,562
Security Gatehouse Maintenance	10,000	9,167	21,296	(12,130)
Telephone/Internet - Gatehouse/Pool	9,000	8,250	8,351	(101)
Transponders	4,500	4,500	3,850	650
Utility - Electric	68,250	62,563	52,852	9,711
Utility - Water & Sewer	18,025	16,523	5,905	10,618
Utility - Gas	9,350	8,571	16,104	(7,533)
Maintenance - Lakes	49,750	45,604	45,540	64
Maintenance - Landscape Contract	141,612	129,811	118,010	11,801
Maintenance - Additional Landscape	25,000	22,917	22,590	327
Maintenance - Pool Contract	18,000	16,500	11,734	4,766
Maintenance - Pool Parts & Repairs	10,000	9,167	9,711	(544)
Maintenance - Pool Painting	6,000	5,500	-	5,500
Maintenance - Irrigation	17,000	15,583	11,737	3,846
Maintenance - Lighting	18,000	16,500	18,565	(2,065)
Maintenance - Monuments	4,000	3,667	4,618	(951)
Maintenance - Fountain	1,500	1,375	2,395	(1,020)
Maintenance - Recreation	2,500	2,292	4,189	(1,897)
Amenity - Refuse Service	800	733	558	176
Amenity - Janitorial Services	7,500	6,875	7,334	(459)
Holiday Lighting	17,500	17,500	17,122	378
Operating Supplies	750	688	1,409	(722)
Sidewalk/Curb Cleaning	12,000	12,000	12,255	(255)
Misc. Contingency	30,600	28,050	24,537	3,513
Subtotal Operations & Maintenance	\$ 778,585	\$ 716,536	\$ 661,500	\$ 55,036
Total Expenditures	\$ 987,741	\$ 914,587	\$ 857,849	\$ 56,738
Excess (Deficiency) of Revenues over Expenditures	\$ 268,389	\$ 325,125	\$ 421,782	\$ 96,657
<u>Other Financing Sources/(Uses):</u>				
<u>Transfers</u>				
Capital Projects- Paving - Baytree	\$ (83,907)	\$ -	\$ -	\$ -
Capital Projects - Paving - IOB Funds	(19,000)	-	-	-
Capital Projects - Reserves	(149,100)	(149,100)	(149,100)	-
Community Beautification Fund	(45,265)	(45,265)	(45,265)	-
First Quarter Operating	(48,500)	-	-	-
Total Other Financing Sources/(Uses)	\$ (345,772)	\$ (194,365)	\$ (194,365)	\$ -
Net Change in Fund Balance	\$ (77,383)	\$ 130,760	\$ 227,417	\$ 96,657
Fund Balance - Beginning	\$ 77,383		\$ 240,718	
Fund Balance - Ending	\$ -		\$ 468,135	

Baytree
Community Development District
Capital Projects Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budge Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues:				
Interest Income	\$ 2,000	\$ 1,833	\$ 1,680	\$ (154)
Total Revenues	\$ 2,000	\$ 1,833	\$ 1,680	\$ (154)
Expenditures:				
Lake Bank Restoration/Evaluation	\$ 30,000	\$ 30,000	\$ 30,000	\$ -
Sidewalk/Gutter Repair	14,000	-	-	-
Drainage Maintenance	10,000	-	-	-
Electrical Infrastructure	20,000	20,000	4,784	15,216
Tennis Court Resurface	18,000	-	-	-
Pool Resurface	50,000	50,000	66,514	(16,514)
Benches	-	-	1,936	(1,936)
Disaster/Emergency Reserve	6,500	-	-	-
Bank Fees	600	-	-	-
Total Expenditures	\$ 149,100	\$ 100,000	\$ 103,234	\$ (3,234)
Excess (Deficiency) of Revenues over Expenditures	\$ (147,100)	\$ (98,167)	\$ (101,554)	\$ (3,388)
Other Financing Sources/(Uses):				
Transfer In - Baytree	\$ 149,100	\$ 149,100	\$ 149,100	\$ -
Total Other Financing Sources/(Uses)	\$ 149,100	\$ 149,100	\$ 149,100	\$ -
Net Change in Fund Balance	\$ 2,000	\$ 50,933	\$ 47,546	\$ (3,388)
Fund Balance - Beginning	\$ 25,164		\$ 94,292	
Fund Balance - Ending	\$ 27,164		\$ 141,837	

Baytree
Community Development District
Pavement Management
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
<u>Revenues</u>				
Interest Income	\$ 2,000	\$ 1,833	\$ 7,368	\$ 5,534
Total Revenues	\$ 2,000	\$ 1,833	\$ 7,368	\$ 5,534
<u>Expenditures:</u>				
Bank Fees	\$ 600	\$ 550	\$ 315	\$ 235
Total Expenditures	\$ 600	\$ 550	\$ 315	\$ 235
Excess (Deficiency) of Revenues over Expenditures	\$ 1,400	\$ 1,283	\$ 7,053	\$ 5,769
<u>Other Financing Sources/(Uses)</u>				
Transfer In - Baytree	\$ 83,907	\$ 83,907	\$ -	\$ (83,907)
Transfer In - IOB	19,000	19,000	-	(19,000)
Total Other Financing Sources (Uses)	\$ 102,907	\$ 102,907	\$ -	\$ (102,907)
Net Change in Fund Balance	\$ 104,307	\$ 104,190	\$ 7,053	\$ (97,138)
Fund Balance - Beginning	\$ 427,018		\$ 381,446	
Fund Balance - Ending	\$ 531,325		\$ 388,498	

Baytree
Community Development District
Community Beautification
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
<u>Revenues</u>				
Interest Income	\$ -	\$ -	\$ 1,602	\$ 1,602
Total Revenues	\$ -	\$ -	\$ 1,602	\$ 1,602
<u>Expenditures:</u>				
Beautification Projects	\$ 45,265	\$ 45,265	\$ 69,701	\$ (24,436)
Bank Fees	-	-	15	(15)
Total Expenditures	\$ 45,265	\$ 45,265	\$ 69,716	\$ (24,451)
Excess (Deficiency) of Revenues over Expenditures	\$ (45,265)	\$ (45,265)	\$ (68,114)	\$ (22,849)
<u>Other Financing Sources/(Uses)</u>				
Transfer In - Baytree	\$ 45,265	\$ 45,265	\$ 45,265	\$ -
Total Other Financing Sources (Uses)	\$ 45,265	\$ 45,265	\$ 45,265	\$ -
Net Change in Fund Balance	\$ -	\$ -	\$ (22,849)	\$ (22,849)
Fund Balance - Beginning	\$ -		\$ 49,016	
Fund Balance - Ending	\$ -		\$ 26,167	

Baytree
Community Development District
General Fund
Cash and Investment Report
For The Period Ending August 31, 2026

Account Name	Maturity Date	Bank Name	Original Investment	Yield	Balance
General Fund					
Checking Account - Operating		Bank United		0.00%	\$ 84,702
Interest Checking Account - Operating		Truist Bank		0.36%	\$ 27,391
Sub Total					\$ 112,093
Money Market Account - Surplus		Bank United		3.37%	\$ 106,418
Custodian Account		US Bank		3.50%	\$ 263,406
Total General Fund					\$ 481,918
Reserve Funds					
<u>Capital Reserve</u>					
Money Market Account		Truist Bank		1.71%	\$ 141,837
<u>Pavement Reserve</u>					
Money Market Account		Regions Bank		2.02%	\$ 134,743
12-Month CD*	8/29/2027	Seacoast Bank	\$ 170,367	3.75%	\$ 176,610
Total Pavement					\$ 311,352
<u>Community Beautification</u>					
7-Month CD**	11/29/2026	Seacoast Bank	\$ 45,180	3.50%	\$ 47,548
Total Reserve Funds					\$ 500,737

Note:

*Rolled over another 12 months maturing on 08/29/27.

** Rolled over another 7 month maturing on 11/29/26.

Baytree
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts - Brevard County
Fiscal Year 2026

ON ROLL ASSESSMENTS

Gross Assessments \$ 1,226,201 \$ 1,226,201
Net Assessments \$ 1,177,153 \$ 1,177,153

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>
11/14/25	\$ 21,800	\$ (1,080)	\$ (414)	\$ -	\$ 20,306	\$ 20,720	\$ 20,720
12/02/25	236,600	(9,464)	(4,543)	-	222,593	227,136	227,136
12/10/25	750,401	(30,016)	(14,408)	-	705,977	720,385	720,385
12/19/25	88,300	(3,195)	(1,702)	-	83,403	85,105	85,105
01/09/26	46,400	(1,392)	(900)	-	44,108	45,008	45,008
01/30/26	-	-	-	1,679	1,679	1,679	1,679
02/12/26	18,200	(390)	(356)	-	17,414	17,810	17,810
03/06/26	7,800	(78)	(154)	-	7,568	7,722	7,722
04/11/26	31,931	-	(639)	-	31,292	31,931	31,931
04/20/26	-	-	-	128	128	128	128
05/12/26	9,169	254	(188)	-	9,235	9,423	9,423
06/05/26	5,200	156	(107)	-	5,249	5,356	5,356
06/22/26	10,400	312	(214)	-	10,498	10,712	10,712
08/04/26	-	-	-	90	90	90	90
TOTAL	\$ 1,226,201	\$ (44,892)	\$ (23,626)	\$ 1,897	\$ 1,159,539	\$ 1,183,205	\$ 1,183,205

*Note: Commissions are posted as admin. expenditures.

100%	Gross Assessments Collected
\$ -	Balance Remaining to Collect

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	\$ -	\$ 20,720	\$ 1,032,626	\$ 46,688	\$ 17,810	\$ 7,722	\$ 32,059	\$ 9,423	\$ 16,068	\$ -	\$ 90	\$ -	\$ 1,183,205
IOB Cost Share Agreement	-	-	-	14,814	-	-	14,814	-	-	-	14,814	-	44,442
Miscellaneous Income	264	2,191	275	1,037	175	772	210	530	25,645	745	266	-	32,108
Interest Income	1,179	938	1,762	2,470	2,486	2,429	2,261	2,177	1,427	1,391	1,357	-	19,876
Total Revenues	\$ 1,442	\$ 23,849	\$ 1,034,663	\$ 65,008	\$ 20,471	\$ 10,922	\$ 49,344	\$ 12,130	\$ 43,140	\$ 2,136	\$ 16,526	\$ -	\$ 1,279,631
<u>Expenditures:</u>													
<u>General & Administrative:</u>													
Supervisor Fees	\$ 800	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 800	\$ 800	\$ 1,000	\$ 1,000	\$ -	\$ 10,400
FICA Expense	61	77	77	77	77	77	77	61	61	77	77	-	796
Engineering	613	913	2,750	1,568	1,345	4,411	250	7,613	2,550	3,611	4,366	-	29,988
Attorney Fees	2,805	2,063	2,860	2,448	3,328	1,578	2,035	3,548	1,795	3,853	1,540	-	27,850
Annual Audit	-	-	-	-	-	-	-	3,350	-	-	-	-	3,350
Assessment Administration	8,765	-	-	-	-	-	-	-	-	-	-	-	8,765
Management Fees	4,312	4,312	4,312	4,312	4,312	4,312	4,312	4,312	4,312	4,312	4,312	-	47,430
Information Technology	175	175	175	175	175	175	175	175	175	175	175	-	1,929
Website Maintenance	175	175	175	175	175	175	175	175	175	175	175	-	1,929
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage	159	151	1	160	40	302	2	1	788	181	180	-	1,962
Printing & Binding	-	-	2	26	3	-	2	-	-	1	-	-	32
Office Supplies	13	13	0	13	13	-	13	13	13	0	13	-	101
Legal Advertising	-	-	188	-	-	-	-	172	-	-	-	-	360
Insurance General Liability	33,186	-	-	-	-	1,212	-	-	-	-	-	-	34,398
Tax Collector Fee	-	414	20,653	900	356	154	639	188	321	-	-	-	23,626
Property Taxes	-	488	-	-	-	-	-	-	-	-	-	-	488
Property Appraiser	-	-	281	-	-	-	-	-	-	-	-	-	281
Other Current Charges	117	248	259	152	178	244	267	257	337	220	213	-	2,491
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 51,355	\$ 10,028	\$ 32,732	\$ 11,004	\$ 11,001	\$ 13,639	\$ 8,945	\$ 20,664	\$ 11,327	\$ 13,605	\$ 12,049	\$ -	\$ 196,350

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	\$ 3,021	\$ 3,021	\$ 3,021	\$ 3,021	\$ 3,021	\$ 3,021	\$ 3,021	\$ 3,021	\$ 3,021	\$ 3,021	\$ 3,021	\$ -	\$ 33,233
Security Contract	17,722	22,502	18,907	18,042	22,152	13,262	22,154	22,464	17,720	13,605	4,430	-	192,958
Gate Maintenance	3,482	740	986	444	2,133	-	-	760	315	5,066	720	-	14,648
Security Gatehouse Maintenance	8,975	7,701	600	3,521	-	500	-	-	-	-	-	-	21,296
Telephone/Internet - Gatehouse/Pool	725	725	725	725	734	786	786	786	786	786	786	-	8,351
Transponders	-	-	-	3,850	-	-	-	-	-	-	-	-	3,850
Utility - Electric	4,756	4,835	5,064	5,587	5,455	5,423	5,115	5,525	5,513	5,580	-	-	52,852
Utility - Water & Sewer	1,723	968	236	570	466	341	70	1,462	70	-	-	-	5,905
Utility - Gas	903	1,731	2,787	3,190	2,384	1,309	3,136	55	555	55	-	-	16,104
Maintenance - Lakes	3,600	4,560	3,500	4,660	3,500	5,900	3,600	4,560	3,500	4,660	3,500	-	45,540
Maintenance - Landscape Contract	11,801	11,801	11,801	11,801	11,801	11,801	11,801	11,801	11,801	11,801	-	-	118,010
Maintenance - Additional Landscape	1,500	-	-	2,105	6,250	2,150	-	-	6,550	500	3,535	-	22,590
Maintenance - Pool Contract	914	1,770	1,100	900	900	900	1,250	900	1,100	1,100	900	-	11,734
Maintenance - Pool Parts & Repairs	4,815	823	72	-	-	36	88	3,877	-	-	-	-	9,711
Maintenance - Pool Painting	-	-	-	-	-	-	-	-	-	-	-	-	-
Maintenance - Irrigation	2,312	233	1,682	130	2,096	575	249	933	363	2,921	245	-	11,737
Maintenance - Lighting	3,864	-	3,191	414	6,130	-	493	1,172	150	2,141	1,010	-	18,565
Maintenance - Monuments	-	-	-	-	-	-	23	-	1,995	2,600	-	-	4,618
Maintenance - Fountain	40	40	225	1,440	40	225	40	40	225	40	40	-	2,395
Maintenance - Recreation	-	-	1,440	246	-	-	440	51	23	1,713	275	-	4,189
Amenity - Refuse Service	56	56	56	56	56	-	56	56	56	56	56	-	558
Amenity - Janitorial Services	631	431	431	431	931	931	1,231	431	431	431	1,024	-	7,334
Holiday Lighting	-	17,122	-	-	-	-	-	-	-	-	-	-	17,122
Operating Supplies	373	990	-	-	-	-	-	-	46	-	-	-	1,409
Sidewalk/Curb Cleaning	-	10,465	-	1,390	-	-	-	400	-	-	-	-	12,255
Misc. Contingency	2,921	10,454	430	-	1,189	-	-	1,183	1,557	2,219	4,582	-	24,537
Subtotal Operations & Maintenance	\$ 74,134	\$ 100,967	\$ 56,254	\$ 62,522	\$ 69,238	\$ 47,160	\$ 53,554	\$ 59,476	\$ 55,775	\$ 58,294	\$ 24,125	\$ -	\$ 661,500
Total Expenditures	\$ 125,489	\$ 110,995	\$ 88,986	\$ 73,526	\$ 80,239	\$ 60,799	\$ 62,499	\$ 80,140	\$ 67,102	\$ 71,899	\$ 36,174	\$ -	\$ 857,849
Excess (Deficiency) of Revenues over Expenditures	\$ (124,047)	\$ (87,146)	\$ 945,677	\$ (8,518)	\$ (59,768)	\$ (49,877)	\$ (13,156)	\$ (68,010)	\$ (23,962)	\$ (69,764)	\$ (19,648)	\$ -	\$ 421,782
<u>Other Financing Sources/Uses:</u>													
<u>Transfers</u>													
Capital Projects- Paving - Baytree	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Projects - Paving - IOB Funds	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Projects - Reserves	-	-	-	-	-	-	-	-	(149,100)	-	-	-	(149,100)
Community Beautification Fund	-	-	-	-	-	-	-	-	-	(45,265)	-	-	(45,265)
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (149,100)	\$ (45,265)	\$ -	\$ -	\$ (194,365)
Net Change in Fund Balance	\$ (124,047)	\$ (87,146)	\$ 945,677	\$ (8,518)	\$ (59,768)	\$ (49,877)	\$ (13,156)	\$ (68,010)	\$ (173,062)	\$ (115,029)	\$ (19,648)	\$ -	\$ 227,417