

**Baytree**  
**Community Development District**

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May 11, 2022

**Brevard County Manager**

Mr. Frank Abbate  
2725 Judge Fran Jamieson Way, Bldg. C  
Melbourne, Florida 32940

Re: Baytree Community Development District  
Proposed Budget Fiscal Year 2023

Dear Mr. Abbate:

In accordance with chapter 190.008 (2)(b), Florida Statutes, enclosed please find one copy of the District's proposed budget for the Fiscal Year 2023 for purposes of disclosure and information only. The District will schedule a public hearing not less than 60 days from the date of this letter for adoption of the same. Should you have any questions regarding the enclosed, please feel free to contact me.

Sincerely,



Cari Urrutic  
Recording Secretary

Enclosures

RECEIVED

MAY 16 2022

County Manager's  
Office

# **Baytree**

*Community Development District*



**Proposed Budget**  
**FY 2023**



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**Baytree**  
**Community Development District**  
**Proposed Budget FY 2023**  
**General Fund**

Description	Adopted Budget FY2022	Actual thru 03/31/22	Projected Next 6 Months	Total Projected 09/30/22	Proposed Budget FY 2023
<b>Revenues</b>					
Maintenance Assessments	\$905,346	\$873,140	\$32,206	\$905,346	\$996,868
Miscellaneous Income (IOB Cost Share Agreement)	\$43,269	\$11,868	\$32,451	\$44,319	\$48,792
Miscellaneous Income	\$9,250	\$3,139	\$4,625	\$7,764	\$9,250
<b>Total Revenues</b>	<b>\$957,865</b>	<b>\$888,146</b>	<b>\$69,282</b>	<b>\$957,429</b>	<b>\$1,054,910</b>
<b>Expenditures</b>					
<i>Administrative</i>					
Supervisor Fees	\$8,000	\$5,800	\$5,000	\$10,800	\$11,000
FICA Expense	\$612	\$444	\$383	\$826	\$842
Engineering	\$35,000	\$2,635	\$31,000	\$33,635	\$36,050
Assessment Administration	\$7,500	\$7,500	\$0	\$7,500	\$7,500
Attorney Fees	\$18,000	\$9,068	\$12,000	\$21,068	\$24,000
Annual Audit	\$3,265	\$0	\$3,265	\$3,265	\$3,265
Management Fees	\$42,166	\$21,083	\$21,083	\$42,166	\$44,274
Information Technology	\$1,650	\$825	\$825	\$1,650	\$1,800
Website Maintenance	\$1,150	\$575	\$575	\$1,150	\$1,200
Telephone	\$250	\$0	\$125	\$125	\$250
Postage	\$1,500	\$1,382	\$650	\$2,032	\$2,000
Insurance	\$19,058	\$25,917	\$0	\$25,917	\$31,100
Tax Collector Fee	\$18,107	\$17,493	\$644	\$18,137	\$19,937
Printing & Binding	\$1,500	\$507	\$750	\$1,257	\$1,500
Legal Advertising	\$1,500	\$171	\$4,200	\$4,371	\$5,000
Other Current Charges	\$3,000	\$389	\$1,500	\$1,889	\$3,000
Office Supplies	\$250	\$71	\$125	\$196	\$250
Property Taxes	\$250	\$326	\$0	\$326	\$350
Property Appraiser	\$234	\$234	\$0	\$234	\$250
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
<b>Administrative Expenditures</b>	<b>\$163,167</b>	<b>\$94,594</b>	<b>\$82,125</b>	<b>\$176,719</b>	<b>\$193,743</b>

**Baytree**  
**Community Development District**  
**Proposed Budget FY 2023**  
**General Fund**

Description	Adopted Budget FY2022	Actual thru 03/31/22	Projected Next 6 Months	Total Projected 09/30/22	Proposed Budget FY 2023
<b><u>Operation and Maintenance</u></b>					
Security Contract	\$185,056	\$89,225	\$105,113	\$194,338	\$215,656
Gate Maintenance Contract	\$1,200	\$650	\$0	\$650	\$1,200
Maintenance - Gatehouse	\$9,500	\$6,216	\$3,284	\$9,500	\$9,500
Telephone/Internet - Gatehouse/Pool	\$14,500	\$2,745	\$2,799	\$5,544	\$6,300
Transponders	\$5,000	\$874	\$4,126	\$5,000	\$5,000
Field Management Fees	\$29,545	\$14,772	\$14,773	\$29,545	\$31,022
Electric	\$51,500	\$25,360	\$26,400	\$51,760	\$54,075
Water & Sewer	\$12,650	\$7,343	\$5,800	\$13,143	\$13,915
Gas	\$6,500	\$5,347	\$1,525	\$6,872	\$7,150
Trash Removal	\$577	\$297	\$297	\$595	\$613
Maintenance - Lakes	\$36,696	\$18,120	\$18,120	\$36,240	\$38,531
Maintenance - Landscape Contract	\$97,650	\$47,555	\$47,766	\$95,321	\$98,398
Maintenance - Additional Landscape	\$15,000	\$7,225	\$7,500	\$14,725	\$15,000
Maintenance - Pool	\$18,700	\$9,064	\$9,802	\$18,866	\$19,944
Maintenance - Irrigation	\$8,775	\$1,441	\$4,388	\$5,829	\$9,214
Maintenance - Lighting	\$8,000	\$3,566	\$1,500	\$5,066	\$5,000
Maintenance - Monuments	\$4,000	\$845	\$6,500	\$7,345	\$4,000
Maintenance - Fountain	\$700	\$175	\$525	\$700	\$700
Maintenance - Other Field (R&M General)	\$4,000	\$2,221	\$3,000	\$5,221	\$5,000
Maintenance - Recreation	\$1,500	\$43	\$750	\$793	\$1,500
Holiday Landscape Lighting	\$14,000	\$10,258	\$0	\$10,258	\$14,000
Operating Supplies	\$750	\$0	\$560	\$560	\$750
Sidewalk/Curb Cleaning	\$15,000	\$0	\$10,000	\$10,000	\$15,000
Miscellaneous	\$1,000	\$0	\$1,000	\$1,000	\$1,000
<b>O&amp;M Expenditures</b>	<b>\$541,799</b>	<b>\$253,344</b>	<b>\$275,526</b>	<b>\$528,869</b>	<b>\$572,466</b>
<b>Total Expenditures</b>	<b>\$704,966</b>	<b>\$347,938</b>	<b>\$357,650</b>	<b>\$705,588</b>	<b>\$766,210</b>
<b><u>Other Financing Uses</u></b>					
Transfer Out - Capital Projects- Paving - Baytree	\$75,370	\$21,608	\$53,762	\$75,370	\$97,981
Transfer Out - Capital Projects - Paving - IOB Funds	\$24,630	\$0	\$24,630	\$24,630	\$32,019
Transfer Out - Capital Projects - Reserves	\$78,392	\$78,392	\$0	\$78,392	\$65,000
Transfer Out - Community Beautification Fund	\$37,265	\$37,265	\$0	\$37,265	\$45,265
Transfer Out - Rebalance First Quarter Operating	\$37,242	\$0	\$0	\$0	\$48,436
<b>Total Other Financing Uses</b>	<b>\$252,899</b>	<b>\$137,265</b>	<b>\$78,392</b>	<b>\$215,657</b>	<b>\$288,701</b>
<b>Total Expenditures &amp; Other Financing</b>	<b>\$957,865</b>	<b>\$485,203</b>	<b>\$436,042</b>	<b>\$921,245</b>	<b>\$1,054,910</b>
<b>Net Change in Fund Balance</b>	<b>\$0</b>	<b>\$402,944</b>	<b>(\$366,760)</b>	<b>\$36,183</b>	<b>\$0</b>

**Baytree**  
**Community Development District**  
**FISCAL YEAR 2023**

**REVENUES:**

**Maintenance Assessments**

The District will levy a non-ad valorem assessment on all taxable property within the Baytree Community Development District in order to pay for operating & maintenance expenditures for the fiscal year.

**Miscellaneous Income (IOB Cost Share Agreement)**

Represents estimated earnings from Isles of Baytree.

**Miscellaneous Income**

Represents estimated earnings from the sale of security gate transponders, pool access cards and tennis court instructor fees.

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**EXPENDITURES**

**Administrative:**

**Supervisor Fees**

Chapter 190 of the Florida Statutes allows for a member of the Board of Supervisors to be compensated \$200 per meeting. This amount for the fiscal year is based upon 5 Supervisors attending 11 monthly meetings.

**FICA Expense**

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

**Engineering**

The District currently has a contract with Dewberry Engineers to provide engineering service to the District. The contract includes preparation for board meetings, contract specifications, bidding, etc.

**Assessment Administration**

Expenditures with Governmental Management Services related to administering the annual assessments on the tax roll with the Brevard County Tax Collector.

**Attorney Fees**

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

# **Baytree**

## **Community Development District**

### **FISCAL YEAR 2023**

#### **Annual Audit**

The District is required by Florida Statutes to arrange for an Independent audit of its financial records on an annual basis. The budget is based on the current rate for the annual audit with our auditors at Berger, Toombs, Elam, Gaines & Frank.

#### **Management Fees**

The District has contracted with Governmental Management Services to provide Management, Accounting and Recording Secretary Services for the District. The services include, but not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reporting, annual audits, etc.

#### **Information Technology**

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

#### **Website Maintenance**

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

#### **Telephone**

Telephone and fax machine.

#### **Postage**

The District incurs charges for mailing Board meeting agenda packages, overnight deliveries, checks for vendors and other required correspondence.

#### **Insurance**

The District's general liability, public official's liability and property insurance coverage is provided by the Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to government agencies.

#### **Tax Collector Fee**

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

#### **Printing & Binding**

The District incurs charges for printing and binding agenda packages and printing computerized checks, correspondence, stationery, envelopes, photocopies and other printed material.

**Baytree**  
**Community Development District**  
**FISCAL YEAR 2023**

**Legal Advertising**

The District does most of its legal advertising in the Florida Today. Publication amount is based on prior years cost for advertising regular meetings, special meetings, public hearings, etc.

**Other Current Charges**

Any other miscellaneous expenditures incurred during the year that does not fall under a budgeted line item.

**Office Supplies**

The District incurs charges for supplies that need to be purchased during the fiscal year, including copier and printer toner cartridges, paper, file folders, binders, pens, paper clips, and other such office supplies.

**Property Taxes**

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

**Property Appraiser**

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

**Dues, License & Subscriptions**

The District is required to pay an annual fee to the Department of Economic Opportunity for \$175.

**Operation and Maintenance:**

**Security Contract**

The District currently has a contract with DSI Security Services to provide security services.

DESCRIPTION	ANNUAL AMOUNT
REGULAR HOURS: CONTRACT COST OF \$23.61 PER HOUR FOR 356 DAYS	\$201,724
HOLIDAY HOURS: CONTRACT COST OF \$35.42 PER HOUR FOR 9 DAYS	\$7,651
CONTINGENCY	\$6,281
	\$215,656

**Gate Maintenance Contract**

Represents annual contract amount from for maintenance of the automated gate entrance systems. The District currently has a contract with Access Control Technologies.



# Baytree Community Development District FISCAL YEAR 2023

**Maintenance - Gatehouse**

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

**Telephone/Internet - Gatehouse/Pool**

The District has a telephone at the front entrance for the security staff to make local calls. Additionally, the District has a phone line at the front and rear entrance for the automated gate access system, and an IP line at the front gate for the access system and the line for the emergency phone at the pool. The amount is based on projected monthly charges from Spectrum.

DESCRIPTION	MONTHLY AMOUNT	ANNUAL AMOUNT
201 BAYTREE DR FRONT GATE	\$200	\$2,400
630 BAYTREE DR BACK GATE	\$145	\$1,740
8207 NATIONAL DR POOL AREA	\$145	\$1,740
CONTINGENCY		\$420
		\$6,300

**Transponders**

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

**Field Management Fees**

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

DESCRIPTION	MONTHLY AMOUNT	ANNUAL AMOUNT
FIELD MANAGEMENT FEES (GMS)	\$2,585	\$31,022
		\$31,022

**Baytree**  
**Community Development District**  
**FISCAL YEAR 2023**

**Electric**

Represents costs for electric for projects such as streetlights, signs, electric for well pumps, guardhouse, entrance features, fountain and pool house. Florida Power & Light provides this service.

DESCRIPTION		MONTHLY AMOUNT	ANNUAL AMOUNT
00533-81406	8002 BRADWICK WAY # WALL	\$16	\$189
02781-39043	8207 NATIONAL DR # POOL HSE	\$525	\$6,300
04080-73153	609 BAYTREE DR # WALL	\$16	\$189
04396-25492	8205 NATIONAL DR # COURTS	\$47	\$567
09459-03086	8147 OLD TRAMWAY DR # ENTRANCE	\$21	\$252
11105-10375	7948 DAVENTRY DR # WALL	\$16	\$189
14771-79517	345 BAYTREE DR # PUMP	\$42	\$504
15604-14425	8005 KINGSWOOD WAY # FOUNTAIN	\$315	\$3,780
36008-52200	602 BAYTREE DR # SIGN	\$21	\$252
46619-40025	8253 OLD TRAMWAY DR # ENT SIGN	\$26	\$315
47131-19107	1409 SOUTHPOINTE CT# ENT SIGN	\$16	\$189
67950-66148	7951 DAVENTRY DR # PUMP STREET	\$47	\$567
724916-0156	7942 KINGSWOOD WAY #LIGHTS	\$21	\$252
73679-10572	201 BAYTREE DR # GRD HSE	\$116	\$1,386
83711-46575	8005 KINGSWOOD WAY # STREET LIGHTS	\$2,835	\$34,020
86596-45173	8005 KINGSWOOD WAY # PUMP	\$147	\$1,764
88573-27285	687 DEERHURST DR # PUMP	\$74	\$882
91260-64568	8128 OLD TRAMWAY DR # SIGN	\$16	\$189
99142-26460	8005 KINGSWOOD WAY# GATE	\$21	\$252
	Contingency		\$2,037
			<b>\$54,075</b>

**Water & Sewer**

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

DESCRIPTION		MONTHLY AMOUNT	ANNUAL AMOUNT
121573-112400	201 BAYTREE DR #GUARDHOUSE	\$63	\$756
167895-118058	8207 NATIONAL DR #POOL	\$840	\$10,080
	CONTINGENCY		\$3,079
			<b>\$13,915</b>

**Baytree**  
**Community Development District**  
**FISCAL YEAR 2023**

**Gas**

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

DESCRIPTION	MONTHLY AMOUNT	ANNUAL AMOUNT
2932702542 8205 NATIONAL DR POOL HEATER	\$525	\$6,300
CONTINGENCY		\$850
		<u>\$7,150</u>

**Trash Removal**

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

DESCRIPTION	MONTHLY AMOUNT	ANNUAL AMOUNT
96 Gallon Trash Toter	\$51	\$613
		<u>\$613</u>

**Maintenance - Lakes**

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

DESCRIPTION	MONTHLY AMOUNT	ANNUAL AMOUNT
LAKE MAINTENANCE	\$2,625	\$31,500
NATURAL AREAS MANAGEMENT: CONTRACT COST OF		\$4,740
\$790 BI-MONTHLY		\$2,291
CONTINGENCY		<u>\$38,531</u>

**Maintenance - Landscape Contract**

The District currently has a contract with Tropic Care, Inc. to maintain its 352,000 Square Feet of Landscaping.

DESCRIPTION	MONTHLY AMOUNT	ANNUAL AMOUNT
LANDSCAPE MAINTENANCE	\$7,961	\$95,532
CONTINGENCY		<u>\$2,866</u>
		\$98,398

**Maintenance - Additional Landscape**

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

**Baytree  
Community Development District  
FISCAL YEAR 2023**

**Maintenance - Pool**

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

DESCRIPTION	MONTHLY AMOUNT	ANNUAL AMOUNT
<b>VENDOR: BEACH POOLS</b>		
<b>POOL MAINTENANCE</b>		
SEPTEMBER THRU MAY - 3 DAYS/WEEK	\$721	\$6,497
JUNE THRU AUGUST - 5 DAYS/WEEK	\$924	\$2,772
CONTINGENCY - POOL REPAIRS		\$3,500
<b>VENDOR: COVERALL OF ORLANDO</b>		
JANITORIAL SERVICES	\$431	\$5,172
SUPPLIES		\$2,003
		<b>\$19,944</b>

**Maintenance - Irrigation**

Represents estimated cost for repairing irrigation line breaks, replacement of sprinklers, etc.

**Maintenance - Lighting**

Estimated cost for routine/replacement of fixtures.

**Maintenance - Monuments**

Estimated cost to pressure clean and paint monuments.

**Maintenance - Fountain**

The cost of providing preventative maintenance to the District fountains. The cost of service is \$175 per quarter.

**Maintenance - Other Field**

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

**Maintenance - Recreation**

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

**Holiday Landscape Lighting**

Estimated cost for installation of holiday lights and décor as well as supplies.

**Operating Supplies**

Purchase of supplies for the District's gatehouse, etc.

**Baytree**  
**Community Development District**  
**FISCAL YEAR 2023**

**Sidewalk/Curb Cleaning**

Estimated cost for pressure washing the District-owned sidewalks throughout the community.

**Miscellaneous**

Any other miscellaneous expenses incurred during the year.

**Reserves:**

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

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

**Transfer Out - Capital Projects - Reserves**

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

**Transfer Out - Community Beautification Fund**

Represents the assessments dedicated to the Community Beautification Fund.

**Baytree**  
**Community Development District**  
**Proposed Budget FY 2023**  
**Capital Projects Reserve**

Description	Adopted Budget FY2022	Actual thru 03/31/22	Projected Next 6 Months	Total Projected 09/30/22	Proposed Budget FY2023
<b>Revenues:</b>					
BCA Contribution	\$40,000	\$33,000	\$0	\$33,000	\$0
Interest Income	\$100	\$2	\$3	\$5	\$0
<b>Total Revenues</b>	<b>\$40,100</b>	<b>\$33,002</b>	<b>\$3</b>	<b>\$33,005</b>	<b>\$0</b>
<b>Expenses:</b>					
Lake Bank Restoration/Evaluation	\$30,000	\$30,840	\$0	\$30,840	\$30,000
Sidewalk/Gutter Repair	\$10,000	\$0	\$10,000	\$10,000	\$10,000
Drainage Maintenance	\$8,000	\$0	\$8,000	\$8,000	\$8,000
Curb - Tree Trimming/Replacements	\$4,000	\$0	\$4,000	\$4,000	\$4,000
Recreation Area Improvements	\$30,000	\$0	\$40,000	\$40,000	\$5,000
Pool Furniture	\$4,000	\$0	\$0	\$0	\$0
Pool Refurbishing	\$15,000	\$0	\$0	\$0	\$0
Bank Fees	\$0	\$264	\$528	\$792	\$600
Capital Outlay	\$10,000	\$14,580	\$4,810	\$19,390	\$0
<b>Total Expenditures</b>	<b>\$111,000</b>	<b>\$45,684</b>	<b>\$67,338</b>	<b>\$113,022</b>	<b>\$57,600</b>
<b>Other Financing Sources</b>					
Transfer In	\$78,392	\$78,392	\$0	\$78,392	\$65,000
Beginning Fund Balance	\$2,046	\$3,847	\$0	\$3,847	\$2,221
<b>Total Other Financing Sources</b>	<b>\$80,438</b>	<b>\$82,239</b>	<b>\$0</b>	<b>\$82,239</b>	<b>\$67,221</b>
<b>Net Change in Fund Balance</b>	<b>\$9,538</b>	<b>\$69,557</b>	<b>(\$67,335)</b>	<b>\$2,221</b>	<b>\$9,621</b>

<b>Baytree CDD - Capital Improvement Program</b>				
<b>Project Description</b>	<b>FY 2023</b>	<b>FY 2024</b>	<b>FY 2025</b>	<b>FY 2026</b>
Lake Bank Restoration	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000
Sidewalk /Gutter Repair	\$ 10,000	\$ 14,500	\$ 14,500	\$ 14,500
Drainage Maintenance	\$ 8,000	\$ 10,000	\$ 10,000	\$ 10,000
Curb - Tree Trimming/Replacements	\$ 4,000	\$ 6,500	\$ 6,500	\$ 6,500
Tennis Court Lights	\$ -	\$ -	\$ 2,000	\$ -
Pool Refurbishment	\$ -	\$ -	\$ -	\$ -
Recreational Area Improvements	\$ 5,000	\$ -	\$ -	\$ -
Pool Furniture	\$ -	\$ -	\$ -	\$ 4,000
Gate Operators	\$ -	\$ -	\$ -	\$ -
<b>Total</b>	<b>\$ 57,000</b>	<b>\$ 61,000</b>	<b>\$ 63,000</b>	<b>\$ 65,000</b>

**Baytree**  
**Community Development District**  
**Proposed Budget FY 2023**  
**Pavement Management**

Description	Adopted Budget FY2022	Actual thru 03/31/22	Projected Next 6 Months	Total Projected 09/30/22	Proposed Budget FY 2023
<b>Revenues:</b>					
Interest Income	\$75	\$18	\$0	\$18	\$0
<b>Total Revenues</b>	<b>\$75</b>	<b>\$18</b>	<b>\$0</b>	<b>\$18</b>	<b>\$0</b>
<b>Expenses:</b>					
Bank Fees	\$0	\$207	\$228	\$435	\$500
<b>Total Expenditures</b>	<b>\$0</b>	<b>\$207</b>	<b>\$228</b>	<b>\$435</b>	<b>\$500</b>
<i>Other Financing Sources</i>					
Beginning Fund Balance	\$378,345	\$357,795	\$0	\$357,795	\$457,379
Transfer In - Baytree	\$75,370	\$21,608	\$53,762	\$75,370	\$97,981
Transfer In - IOB	\$24,630	\$0	\$24,630	\$24,630	\$32,019
<b>Total Other Financing Sources</b>	<b>\$478,345</b>	<b>\$379,403</b>	<b>\$78,392</b>	<b>\$457,795</b>	<b>\$587,379</b>
<b>Net Change in Fund Balance</b>	<b>\$478,420</b>	<b>\$379,215</b>	<b>\$78,164</b>	<b>\$457,379</b>	<b>\$586,879</b>

	CARRY FORWARD SPLIT	
	FY 2022	FY 2023
BAYTREE	\$342,842	\$440,323
IOB	\$114,537	\$146,556
	<b>\$457,379</b>	<b>\$586,879</b>



**Baytree**  
**Community Development District**  
**Proposed Budget FY 2023**  
**Community Beautification**

Description	Adopted Budget FY2022	Actual thru 03/31/22	Projected Next 6 Months	Total Projected 09/30/22	Proposed Budget FY 2023
<b>Expenses:</b>					
Bank Fees	\$400	\$200	\$50	\$250	\$400
Beautification Projects	\$0	\$30,650	\$0	\$30,650	\$0
<b>Total Expenditures</b>	<b>\$400</b>	<b>\$30,850</b>	<b>\$50</b>	<b>\$30,900</b>	<b>\$400</b>
<b>Other Financing Sources</b>					
Beginning Fund Balance	\$24,125	\$13,145	\$0	\$13,145	\$19,510
Transfer In - Baytree	\$37,265	\$37,265	\$0	\$37,265	\$45,265
<b>Total Other Financing Sources</b>	<b>\$61,390</b>	<b>\$50,410</b>	<b>\$0</b>	<b>\$50,410</b>	<b>\$64,775</b>
<b>Net Change in Fund Balance</b>	<b>\$60,990</b>	<b>\$19,560</b>	<b>(\$50)</b>	<b>\$19,510</b>	<b>\$64,375</b>

**Baytree**  
**Community Development District**  
**O&M Assessment Calculation**

	<b>FY 2022</b>	<b>FY 2023</b>	
Net Assessments	\$905,346	\$996,868	
Discounts (4%)	\$37,875	\$41,704	
Gross Assessments	<u>\$943,221</u>	<u>\$1,038,572</u>	
Less : Golf Course (2.25%)	<u>\$21,222</u>	<u>\$23,368</u>	
Adjusted Gross	<u>\$921,999</u>	<u>\$1,015,204</u>	
Assessable Units:			
Phase 1	304	304	
Phase 2	<u>157</u>	<u>157</u>	
Total	461	461	
			<u>Change From</u>
			<u>2022</u>
Per Unit O & M Assessments	<u>\$2,000.00</u>	<u>\$2,202.18</u>	<u>\$202.18</u>

FY 2023 Baytree CDD Assessments	Phase 1	Phase 2
Per Unit O & M	\$2,202	\$2,202

**Isles of Baytree**  
**Baytree Roadway Maintenance Cost Sharing Agreement**  
**Proposed Budget FY2023**

	<b>FY23 Proposed Budget</b>
Security	\$215,656
Maintenance - Gatehouse/Agreement	\$10,700
Telephone - Gatehouse	\$6,300
Utilities <sup>1</sup>	\$4,001
Maintenance - Lighting	\$2,500
Capital Reserve - Paving Management <sup>2</sup>	\$32,019
<b>Total</b>	<b>\$271,176</b>
Less: Golf Course Contribution (2.25%)	(\$6,101)
Total to be assessed To Baytree CDD & Isles of Baytree HOA	\$265,074
 Total Number of Lots	
Baytree Phase I	304
Baytree Phase II	157
Isles of Baytree	104
	565
 Total Per Lot Assessment	\$469
Total Expenses divided by Total Units	
 Proposed Amount for Isles of Baytree HOA for FY23	\$48,792
 <b>Notes</b>	
<b>Total Utilities</b>	
201 Baytree Drive Guardhouse	\$1,419
201 Baytree Drive Guardhouse - Water	\$632
8005 Kingswood Way - Street Lights	\$1,950
	\$4,001
 Capital Reserve Calculation is based on the following areas:	
Baytree Boulevard	
National Drive	
Kindswood Drive	
 Total Area of Pavement	89,711
IOB Shared Roadway Area	22,093
Fraction of Shared Roadways	24.63%
 Total Projected FY21 Paving Management	\$130,000
IOB Shared Cost	\$32,019