

Baytree
Community Development District

Proposed Budget
FY 2025



GMS

Table of Contents

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

Baytree
Community Development District
Proposed Budget FY 2025
General Fund

| Description | Adopted Budget FY2024 | Actuals Thru 03/31/24 | Projected Next 6 Months | Projected Thru 09/30/24 | Proposed Budget FY 2025 |
|---|-----------------------------|--------------------------|-------------------------------|----------------------------|-------------------------------|
| REVENUES: | | | | | |
| Maintenance Assessments | \$ 995,884 | \$ 963,053 | \$ 37,211 | \$ 1,000,264 | \$ 1,132,332 |
| Miscellaneous Income (IOB Cost Share Agreement) | 47,979 | 10,895 | 37,084 | 47,979 | 54,857 |
| Miscellaneous Income | 9,250 | 6,895 | 2,355 | 9,250 | 9,250 |
| Interest | - | 28 | 29 | 57 | 5,000 |
| Carry Forward Surplus | - | 52,148 | - | 52,148 | - |
| TOTAL REVENUES | \$ 1,053,113 | \$ 1,033,020 | \$ 76,679 | \$ 1,109,699 | \$ 1,201,439 |
| EXPENDITURES: | | | | | |
| Administrative | | | | | |
| Supervisor Fees | \$ 12,000 | \$ 5,800 | \$ 6,000 | \$ 11,800 | \$ 12,000 |
| FICA Expense | 918 | 444 | 459 | 903 | 918 |
| Engineering | 36,050 | 3,622 | 3,622 | 7,244 | 37,853 |
| Attorney Fees | 24,000 | 20,693 | 3,308 | 24,000 | 24,000 |
| Annual Audit | 3,350 | - | 3,350 | 3,350 | 3,350 |
| Assessment Administration | 7,875 | 7,875 | - | 7,875 | 8,269 |
| Management Fees | 46,488 | 23,244 | 23,244 | 46,488 | 48,813 |
| Property Appraiser | 250 | 234 | - | 234 | 250 |
| Information Technology | 1,890 | 945 | 945 | 1,890 | 1,985 |
| Website Maintenance | 1,260 | 630 | 630 | 1,260 | 1,323 |
| Telephone | 250 | - | 250 | 250 | 250 |
| Postage | 2,000 | 896 | 896 | 1,792 | 3,000 |
| Insurance General Liability | 39,783 | 32,226 | - | 32,226 | 36,127 |
| Tax Collector Fee | 19,918 | 19,221 | 744 | 19,965 | 22,647 |
| Printing & Binding | 1,500 | 189 | 189 | 378 | 1,500 |
| Legal Advertising | 5,000 | - | 2,500 | 2,500 | 5,000 |
| Other Current Charges | 3,000 | 249 | 228 | 477 | 2,000 |
| Office Supplies | 250 | 58 | 98 | 156 | 250 |
| Property Taxes | 350 | 346 | - | 346 | 350 |
| Dues, Licenses & Subscriptions | 175 | 175 | - | 175 | 175 |
| TOTAL ADMINISTRATIVE | \$ 206,307 | \$ 116,845 | \$ 46,463 | \$ 163,309 | \$ 210,058 |

Baytree
Community Development District
Proposed Budget FY 2025
General Fund

| Description | Adopted Budget FY2024 | Actuals Thru 03/31/24 | Projected Next 6 Months | Projected Thru 09/30/24 | Proposed Budget FY 2025 |
|---|-----------------------------|--------------------------|-------------------------------|----------------------------|-------------------------------|
| Operations & Maintenance | | | | | |
| Field Expenditures | | | | | |
| Security Contract | \$ 222,284 | \$ 108,118 | \$ 98,166 | \$ 206,284 | \$ 230,746 |
| Gate Maintenance | 15,200 | 22,658 | 641 | 23,299 | 25,000 |
| Security Gatehouse Maintenance | 6,000 | 5,218 | 4,884 | 10,102 | 14,000 |
| Telephone/Internet - Gatehouse/Pool | 6,818 | 3,915 | 3,851 | 7,766 | 8,040 |
| Transponders | 5,000 | 4,972 | 28 | 5,000 | 5,000 |
| Field Management Fees | 32,573 | 16,287 | 16,287 | 32,573 | 34,202 |
| Electric | 56,700 | 34,624 | 33,478 | 68,102 | 74,912 |
| Water & Sewer | 15,120 | 11,176 | 3,824 | 15,000 | 16,500 |
| Gas | 9,115 | 8,572 | 5,000 | 13,572 | 9,350 |
| Trash Removal | 643 | 315 | 315 | 631 | 663 |
| Maintenance - Lakes | 42,440 | 22,975 | 20,645 | 43,620 | 47,801 |
| Maintenance - Landscape Contract | 129,076 | 62,261 | 67,434 | 129,695 | 138,914 |
| Maintenance - Additional Landscape | 20,000 | 33,762 | 10,738 | 44,500 | 31,079 |
| Maintenance - Pool | 30,000 | 17,693 | 15,307 | 33,000 | 37,401 |
| Maintenance - Irrigation | 9,214 | 6,779 | 6,779 | 13,558 | 17,000 |
| Maintenance - Lighting | 6,000 | 6,897 | 9,035 | 15,932 | 18,000 |
| Maintenance - Monuments | 4,000 | - | 2,000 | 2,000 | 4,000 |
| Maintenance - Fountain | 1,180 | 600 | 285 | 885 | 1,180 |
| Maintenance - Other Field (R&M General) | 5,928 | 53,393 | 2,964 | 56,357 | 5,928 |
| Maintenance - Recreation | 1,500 | - | 2,500 | 2,500 | 2,500 |
| Holiday Landscape Lighting | 16,092 | 15,412 | 680 | 16,092 | 16,000 |
| Operating Supplies | 750 | - | 250 | 250 | 750 |
| Sidewalk/Curb Cleaning | 15,000 | 2,290 | 7,710 | 10,000 | 12,000 |
| Miscellaneous | 1,000 | - | 500 | 500 | 2,912 |
| TOTAL FIELD EXPENDITURES | \$ 651,634 | \$ 437,917 | \$ 313,301 | \$ 751,218 | \$ 753,877 |
| TOTAL EXPENDITURES | \$ 857,940 | \$ 554,762 | \$ 359,765 | \$ 914,527 | \$ 963,935 |
| Other Sources/(Uses) | | | | | |
| Transfer Out: | | | | | |
| Capital Projects- Paving - Baytree | \$ (25,051) | \$ (25,051) | \$ - | \$ (25,051) | \$ (58,144) |
| Capital Projects - Paving - IOB Funds | (8,187) | (8,187) | - | (8,187) | (19,002) |
| Capital Projects - Reserves | (65,093) | (65,093) | - | (65,093) | (65,093) |
| Disaster/Emergency Reserve | - | - | - | - | - |
| Community Beautification Fund | (45,265) | (45,265) | - | (45,265) | (45,265) |
| First Quarter Operating | (51,577) | - | (51,577) | (51,577) | (50,000) |
| TOTAL OTHER SOURCES/(USES) | \$ (195,173) | \$ (143,596) | \$ (51,577) | \$ (195,173) | \$ (237,504) |
| EXCESS REVENUES (EXPENDITURES) | \$ - | \$ 334,662 | \$ (334,662) | \$ - | \$ - |

Baytree
Community Development District
Budget Narrative
Fiscal Year 2025

| |
|-----------------|
| REVENUES |
|-----------------|

Maintenance Assessments

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

Miscellaneous Income (IOB Cost Share Agreement)

Represents estimated earnings from Isles of Baytree.

Miscellaneous Income

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

Interest

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

| |
|--------------------------------------|
| Expenditures - Administrative |
|--------------------------------------|

Supervisors Fees

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

FICA Taxes

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

Engineering

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

Attorney

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

Annual Audit

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

Assessment Roll Administration

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

Management Fees

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

Property Appraiser

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

Information Technology

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

Baytree
Community Development District
Budget Narrative
Fiscal Year 2025

Expenditures - Administrative (continued)

Website Maintenance

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

Communication - Telephone

Internet and Wi-Fi service for Office.

Postage and Delivery

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

Insurance General Liability

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

Tax Collector Fee

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

Printing and Binding

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

Legal Advertising

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

Other Current Charges

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

Office Supplies

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

Property Taxes

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

Due, Licenses & Subscriptions

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

Operation and Maintenance:

Security Contract

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

| DESCRIPTION | ANNUAL AMOUNT |
|--|---------------|
| REGULAR HOURS: COST OF \$25.56 PER HOUR FOR 359 DAYS | \$220,225 |
| HOLIDAY HOURS: COST OF \$38.34 PER HOUR FOR 6 DAYS | \$5,521 |
| CONTINGENCY | \$5,000 |
| Total | \$230,746 |

Gate Maintenance

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

Security Gatehouse Maintenance

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

Baytree
Community Development District
Budget Narrative
Fiscal Year 2025

Operation and Maintenance: (continued)

Telephone/Internet - Gatehouse/Pool

The District has a telephone at the front entrance for the security staff to make local calls. Additionally, the District has a phone

| DESCRIPTION | MONTHLY | ANNUAL AMOUNT |
|----------------------------|---------|---------------|
| 201 BAYTREE DR FRONT GATE | \$288 | \$3,455 |
| 630 BAYTREE DR BACK GATE | \$183 | \$2,196 |
| 8207 NATIONAL DR POOL AREA | \$176 | \$2,115 |
| CONTINGENCY | | \$274 |
| Total | | \$8,040 |

Transponders

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

Field Management Fees

The District has contracted with Governmental Management Services-Central Florida, LLC to provide on-site field management

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

Electric

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

| DESCRIPTION | LOCATION | MONTHLY | ANNUAL AMOUNT |
|-------------|------------------------------------|---------|---------------|
| 00533-81406 | 8002 Bradwick Way # Wall | \$29 | \$350 |
| 02781-39043 | 8207 National Dr # Pool Hse | \$27 | \$324 |
| 04080-73153 | 609 Baytree Dr # Wall | \$32 | \$389 |
| 04396-25492 | 8205 National Dr # Courts | \$70 | \$838 |
| 09459-03086 | 8147 Old Tramway Dr # Entrance | \$43 | \$516 |
| 11105-10375 | 7948 Daventry Dr # Wall | \$28 | \$341 |
| 14771-79517 | 345 Baytree Dr # Pump | \$141 | \$1,694 |
| 15604-14425 | 8005 Kingswood Way # Fountain | \$681 | \$8,167 |
| 36008-52200 | 602 Baytree Dr # Sign | \$30 | \$355 |
| 46619-40025 | 8253 Old Tramway Dr # Ent Sign | \$34 | \$407 |
| 47131-19107 | 1409 SouthPointe Ct# Ent Sign | \$29 | \$347 |
| 67950-66148 | 7951 Daventry Dr # Pump Street | \$156 | \$1,878 |
| 72491-60156 | 7942 Kingswood Way #Lights | \$34 | \$410 |
| 73679-10572 | 201 Baytree Dr # Grd Hse | \$181 | \$2,172 |
| 83711-46575 | 8005 Kingswood Way # Street Lights | \$3,126 | \$37,512 |
| 86596-45173 | 8005 Kingswood Way # Pump | \$305 | \$3,655 |
| 88573-27285 | 687 Deerhurst Dr # Pump | \$108 | \$1,296 |
| 91260-64568 | 8128 Old Tramway Dr # Sign | \$28 | \$331 |
| 99142-26460 | 8005 Kingswood Way# Gate | \$30 | \$359 |
| CONTINGENCY | | | \$13,572 |
| | | | \$74,912 |

Baytree
Community Development District
Budget Narrative
Fiscal Year 2025

| |
|---|
| Operation and Maintenance: (continued) |
|---|

Water & Sewer

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

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

Gas

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

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

Trash Removal

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

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

Maintenance - Lakes

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

| DESCRIPTION | MONTHLY | ANNUAL AMOUNT |
|--|---------|---------------|
| LAKE MAINTENANCE | \$3,292 | \$39,501 |
| NATURAL AREAS MANAGEMENT; CONTRACT COST OF 880 BI-MONTYHLY | | \$5,922 |
| PEST CONTROL | | \$378 |
| CONTINGENCY | | \$2,000 |
| Total | | \$47,801 |

Maintenance - Landscape Contract

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

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

Maintenance - Additional Landscape

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

Baytree
Community Development District
Budget Narrative
Fiscal Year 2025

Operation and Maintenance: (continued)

Maintenance - Pool

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

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

Maintenance - Irrigation

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

Maintenance - Lighting

Estimated cost for routine/replacement of fixtures.

Maintenance - Monuments

Estimated cost to pressure clean and paint monuments.

Maintenance - Fountain

The cost of providing preventative maintenance to the District fountains. The cost of service is \$175 per quarter and \$40 per month.

Maintenance - Other Field

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

Maintenance - Recreation

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

Holiday Landscape Lighting

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

Operating Supplies

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

Sidewalk/Curb Cleaning

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

Miscellaneous

Any other miscellaneous expenses incurred during the year.

Other Financing Uses

Transfer Out - Capital Projects - Paving - Baytree/IOB

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

Transfer Out - Capital Projects - Paving - IOB Funds

Represents estimated expenditures from IOB shared costs.

Transfer Out - Capital Projects - Reserves

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

Transfer Out - Community Beautification Fund

Represents the assessments dedicated to the Community Beautification Fund.

Transfer Out - Rebalance First Quarter Operating

Represents 1st quarter operating reserve

Baytree
Community Development District
Proposed Budget FY 2025
Capital Projects Reserve

| Description | Adopted Budget FY2024 | Actuals Thru 03/31/24 | Projected Next 6 Months | Projected Thru 09/30/24 | Proposed Budget FY 2025 |
|--|-----------------------------|--------------------------|-------------------------------|-------------------------------|-------------------------------|
| REVENUES: | | | | | |
| Interest Income | \$ - | \$ 2 | \$ - | \$ 2 | \$ - |
| Carry Forward Surplus | 7,762 | 26,763 | - | 26,763 | 25,162 |
| TOTAL REVENUES | \$ 7,762 | \$ 26,765 | \$ - | \$ 26,765 | \$ 25,162 |
| Expenditures: | | | | | |
| Lake Bank Restoration/Evaluation | \$ 35,000 | \$ - | \$ 35,000 | \$ 35,000 | \$ 30,000 |
| Sidewalk/Gutter Repair | 14,500 | - | 14,500 | 14,500 | 14,500 |
| Drainage Maintenance | 10,000 | - | 10,000 | 10,000 | 10,000 |
| Curb -Tree Trimming/Replacements | 6,500 | - | 6,500 | 6,500 | 6,500 |
| Tennis Court Lights | - | - | - | - | 2,000 |
| Disaster/Emergency Reserve | - | - | - | - | - |
| Bank Fees | 600 | 232 | 464 | 696 | 600 |
| TOTAL EXPENDITURES | \$ 66,600 | \$ 232 | \$ 66,464 | \$ 66,696 | \$ 63,600 |
| <u>Other Financing (Uses)/Sources</u> | | | | | |
| Transfer In | \$ 65,093 | \$ 65,093 | \$ - | \$ 65,093 | \$ 65,093 |
| TOTAL OTHER SOURCES/(USES) | \$ 65,093 | \$ 65,093 | \$ - | \$ 65,093 | \$ 65,093 |
| EXCESS REVENUES (EXPENDITURES) | \$ 6,255 | \$ 91,626 | \$ (66,464) | \$ 25,162 | \$ 26,656 |

Baytree
Community Development District
Capital Improvement Program

| Project Description | FY 2024 | FY 2025 | FY 2026 |
|-----------------------------------|------------------|------------------|------------------|
| Lake Bank Restoration | \$ 35,000 | \$ 30,000 | \$ 30,000 |
| Sidewalk /Gutter Repair | 14,500 | 14,500 | 14,500 |
| Flexible Paving Replacement | - | - | - |
| Drainage Maintenance | 10,000 | 10,000 | 10,000 |
| Balmoral Drainage Improvements | - | - | - |
| Curbing Improvements | - | - | - |
| Monuments - Repair | - | - | - |
| Curb - Tree Trimming/Replacements | 6,500 | 6,500 | 6,500 |
| Recreation Center Repaving | - | - | - |
| Tennis Court Lights | - | 2,000 | - |
| Pool Furniture | - | - | 4,000 |
| Disaster/Emergency Reserve | - | - | - |
| | | | |
| Total | \$ 66,000 | \$ 63,000 | \$ 65,000 |

Baytree
Community Development District
Proposed Budget FY 2025
Pavement Management

| Description | Adopted Budget FY2024 | Actuals Thru 03/31/24 | Projected Next 6 Months | Projected Thru 09/30/24 | Proposed Budget FY 2025 |
|---------------------------------------|-----------------------------|--------------------------|-------------------------------|-------------------------------|-------------------------------|
| REVENUES: | | | | | |
| Interest Income | \$ - | \$ 17 | \$ 50 | \$ 67 | \$ 2,000 |
| Carry Forward Surplus | \$ 323,019 | \$ 323,026 | \$ - | \$ 323,026 | \$ 355,731 |
| TOTAL REVENUES | \$ 323,019 | \$ 323,043 | \$ 50 | \$ 323,093 | \$357,731 |
| EXPENDITURES: | | | | | |
| Bank Fees | \$ 600 | \$ 232 | \$ 368 | \$ 600 | \$ 600 |
| Sidewalk Repairs | - | - | - | - | - |
| Roadway Paving | - | - | - | - | - |
| TOTAL EXPENDITURES | \$ 600 | \$ 232 | \$ 368 | \$ 600 | \$600 |
| Other Sources/(Uses) | | | | | |
| Transfer In - Baytree | 25,051 | 25,051 | - | 25,051 | 58,144 |
| Transfer In - IOB | 8,187 | 8,187 | - | 8,187 | 19,002 |
| TOTAL OTHER SOURCES/(USES) | \$ 33,238 | \$ 33,238 | \$ - | \$ 33,238 | \$ 77,146 |
| EXCESS REVENUES (EXPENDITURES) | \$ 355,657 | \$ 356,049 | \$ (318) | \$ 355,731 | \$ 434,277 |

CARRY FORWARD SPLIT

BAYTREE
IOB

| FY 2024 | FY 2025 |
|-----------|-----------|
| \$232,934 | \$292,478 |
| \$122,724 | \$141,726 |
| \$355,658 | \$434,204 |

Baytree
Community Development District
Proposed Budget FY 2025
Community Beautification

| Description | Adopted Budget FY2024 | Actuals Thru 03/31/24 | Projected Next 6 Months | Projected Thru 09/30/24 | Proposed Budget FY 2025 |
|---------------------------------------|-----------------------------|--------------------------|-------------------------------|-------------------------------|-------------------------------|
| REVENUES: | | | | | |
| Carry Forward Surplus | \$ 59,410 | \$ 64,675 | \$ - | \$ 64,675 | \$ 85,455 |
| TOTAL REVENUES | \$ 59,410 | \$ 64,675 | \$ - | \$ 64,675 | \$ 85,455 |
| EXPENDITURES: | | | | | |
| Bank Fees | \$ 400 | \$ 150 | \$ 250 | \$ 400 | \$ 400 |
| Beautification Projects | - | 24,085 | - | 24,085 | - |
| TOTAL EXPENDITURES | \$ 400 | \$ 24,235 | \$ 250 | \$ 24,485 | \$ 400 |
| Other Sources/(Uses) | | | | | |
| Transfer In - Baytree | 45,265 | 45,265 | - | 45,265 | 45,265 |
| TOTAL OTHER SOURCES/(USES) | \$ 45,265 | \$ 45,265 | \$ - | \$ 45,265 | \$ 45,265 |
| EXCESS REVENUES (EXPENDITURES) | \$ 104,275 | \$ 85,705 | \$ (250) | \$ 85,455 | \$ 130,320 |

Baytree
Community Development District
Non-Ad Valorem Assessments Comparison
2024-2025

| Neighborhood | O&M Units | Bonds Units 2020 | Annual Maintenance Assessments | | |
|--------------|-----------|---------------------|--------------------------------|------------|-------------------------|
| | | | FY 2025 | FY2024 | Increase/ (decrease) |
| Phase 1 | 304 | 0 | \$2,500.00 | \$2,200.00 | \$300.00 |
| Phase 2 | 157 | | \$2,500.00 | \$2,200.00 | \$300.00 |
| Total | 461 | 0 | | | |

Baytree
Community Development District
IOB Roadway Maintenance Cost Share Schedule

| | Proposed Budget FY 2025 |
|--|------------------------------------|
| Security | \$230,746 |
| Maintenance - Gate/Gatehouse | \$39,000 |
| Telephone - Gatehouse | \$8,040 |
| Utilities ¹ | \$6,293 |
| Maintenance - Lighting | \$1,803 |
| Capital Reserve - Paving Management ² | \$19,001 |
| Total | \$304,883 |
| Less: Golf Course Contribution (2.25%) | (\$6,860) |
| Total to be assessed To Baytree CDD & Isles of Baytree HOA | \$298,023 |
| Total Number of Lots | |
| Baytree Phase I | 304 |
| Baytree Phase II | 157 |
| Isles of Baytree | 104 |
| | 565 |
| Total Per Lot Assessment | \$527 |
| Total Expenses divided by Total Units | |
| Adopted Amount for Isles of Baytree HOA for FY25 | \$54,857 |
| Notes | |
| Total Utilities | |
| 201 Baytree Drive Guardhouse | \$3,710 |
| 201 Baytree Drive Guardhouse - Water | \$780 |
| 8005 Kingswood Way - Street Lights | \$1,803 |
| | \$6,293 |
| Capital Reserve Calculation is based on the following areas: | |
| Baytree Boulevard | |
| National Drive | |
| Kingswood Drive | |
| Total Area of Pavement | 89,711 |
| IOB Shared Roadway Area | 22,093 |
| Fraction of Shared Roadways | 24.63% |
| Total Projected FY24 Paving Management | \$77,146 |
| IOB Shared Cost | \$19,001 |

Baytree
Community Development District

219 E. Livingston Street, Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

May 6, 2024

Brevard County Manager

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

RECEIVED

MAY 10 2024

BUDGET OFFICE

Re: Baytree Community Development District
Proposed Budget Fiscal Year 2025

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 2025 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,

Syanne Hall
Recording Secretary

Enclosures

RECEIVED

MAY - 9 2024

County Manager's
Office