

Meeting Date
JULY 7, 2015



AGENDA	
Section	CONSENT
Item No.	<i>II. D.4</i>

AGENDA REPORT
BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

SUBJECT:	FY 2016 PROPOSED BUDGET FOR BAYTREE COMMUNITY DEVELOPMENT DISTRICT
DEPT/OFFICE:	BUDGET OFFICE

Requested Action:

It is requested that the Board acknowledge receipt of the FY 2016 Proposed Budget for Baytree Community Development District.

Summary Explanation & Background:

In accordance with Florida Statute 190.008 (2)(b), the Baytree Community Development District is submitting its FY 2016 Proposed Budget to the Brevard County Board of County Commissioners. The District will be scheduling a public hearing not less than 60 days from the date of the attached letter for adoption of the budget.

Fiscal Impact: There is no financial impact.

Clerk to the Board instruction: Maintain for records retention

Exhibits Attached: FY 2016 Proposed Budget for Baytree Community Development District

Contract /Agreement (If attached):		Reviewed by County Attorney	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	PR	<input type="checkbox"/>
County Manager		Assistant County Manager		Department Director / Extension				
Stockton Whitten				Tom Rosenberg/52854				



Tammy Etheridge, Clerk to the Board, 400 South Street • P.O. Box 999, Titusville, Florida 32781-0999

Telephone: (321) 637-2001
Fax: (321) 264-6972

July 8, 2015

MEMORANDUM

TO: Tom Rosenberg, Budget Office Director

RE: Item II.D.4., Acknowledge Receipt of FY 2016 Proposed Budget for Baytree Community Development District

The Board of County Commissioners, in regular session on July 7, 2015, acknowledged receipt of the FY 2016 Proposed Budget for Baytree Community Development District.

Your continued cooperation is greatly appreciated.

Sincerely yours,

BOARD OF COUNTY COMMISSIONERS
SCOTT ELLIS, CLERK

Tammy Etheridge

Tammy Etheridge, Deputy Clerk

cc: Finance

Baytree
Community Development District



135 West Central Blvd., Suite 320, Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

June 4, 2015

Brevard County Manager

Mr. Stockton Whitten
2725 Judge Fran Jamieson Way, Bldg. C
Melbourne, Florida 32940

Re: Baytree Community Development District
Proposed Budget Fiscal Year 2016

Dear Mr. Whitten:

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 2016 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,



Stacie Vanderbilt
Administrative Assistant

Enclosures



Baytree

Community Development District



Proposed Budget

FY 2016
June 3, 2015

Presented by:



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Baytree
Community Development District
Proposed Budget FY 2016
General Fund

Description	Adopted Budget FY2015	Actual thru 4/30/15	Projected Next 5 Months	Total Projected 09/30/15	Proposed Budget FY 2016
Revenues					
Maintenance Assessments	\$695,968	\$681,280	\$14,688	\$695,968	\$695,968
Interest Income	\$0	\$2	\$0	\$2	\$0
Miscellaneous Income (IOB Cost Share Agreement)	\$27,426	\$14,347	\$13,714	\$28,061	\$27,657
Miscellaneous Income	\$4,000	\$2,255	\$1,745	\$4,000	\$4,000
Total Revenues	\$727,394	\$697,884	\$30,147	\$728,031	\$727,625
Expenditures					
<i>Administrative</i>					
Supervisor Fees	\$8,000	\$4,400	\$3,000	\$7,400	\$8,000
FICA Expenses	\$612	\$337	\$230	\$566	\$612
Engineering	\$25,000	\$9,675	\$10,000	\$19,675	\$25,000
Assessment Administration	\$7,500	\$7,500	\$0	\$7,500	\$7,500
Attorney Fees	\$17,750	\$28,259	\$11,000	\$39,259	\$17,750
Annual Audit	\$3,400	\$500	\$2,900	\$3,400	\$3,600
Management Fees	\$38,588	\$22,510	\$16,078	\$38,588	\$39,746
Computer Time	\$1,000	\$583	\$417	\$1,000	\$1,000
Telephone	\$150	\$6	\$58	\$63	\$150
Postage	\$1,500	\$566	\$625	\$1,191	\$1,500
Insurance	\$13,153	\$12,150	\$0	\$12,150	\$13,700
Tax Collector Fee	\$13,100	\$13,970	\$0	\$13,970	\$13,970
Printing & Binding	\$1,700	\$912	\$750	\$1,662	\$1,700
Legal Advertising	\$1,200	\$185	\$1,015	\$1,200	\$1,200
Website Administration	\$600	\$350	\$250	\$600	\$600
Other Current Charges	\$1,250	\$511	\$500	\$1,011	\$1,250
Office Supplies	\$400	\$122	\$200	\$322	\$400
Property Taxes	\$250	\$228	\$0	\$228	\$250
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Administrative Expenses	\$135,328	\$102,940	\$47,022	\$149,962	\$138,103

Baytree
Community Development District
Proposed Budget FY 2016
General Fund

Description	Adopted Budget FY2015	Actual thru 4/30/15	Projected Next 5 Months	Total Projected 09/30/15	Proposed Budget FY 2016
<i>Operation and Maintenance</i>					
Security Contract	\$112,181	\$61,344	\$46,000	\$107,344	\$112,181
Gate Maint. Contract	\$1,200	\$1,100	\$0	\$1,100	\$1,200
Maintenance - Gatehouse	\$10,000	\$7,346	\$2,654	\$10,000	\$10,000
Telephone - Gatehouse/Pool	\$7,500	\$4,059	\$2,941	\$7,000	\$7,500
Transponders	\$3,500	\$2,995	\$505	\$3,500	\$3,500
Field Management Fees	\$26,250	\$15,313	\$10,938	\$26,250	\$27,038
Electric	\$51,900	\$27,733	\$23,267	\$51,000	\$52,530
Water & Sewer	\$21,120	\$11,115	\$9,500	\$20,615	\$21,234
Gas	\$8,850	\$5,907	\$1,574	\$7,481	\$7,705
Maintenance - Lakes	\$36,107	\$19,316	\$14,780	\$34,096	\$37,900
Maintenance - Landscape Contract	\$86,676	\$50,563	\$36,117	\$86,680	\$91,000
Maintenance - Additional Landscape	\$18,000	\$6,750	\$3,000	\$9,750	\$18,000
Maintenance - Pool	\$14,440	\$10,106	\$4,000	\$14,106	\$16,000
Maintenance - Irrigation	\$6,000	\$3,576	\$424	\$4,000	\$6,000
Maintenance - Lighting	\$6,000	\$8,599	\$2,001	\$10,600	\$7,000
Maintenance - Monuments	\$2,500	\$4,858	\$1,000	\$5,858	\$3,500
Maintenance - Other Field (R&M General)	\$4,000	\$1,302	\$625	\$1,927	\$4,000
Maintenance - Playground	\$750	\$0	\$375	\$375	\$500
Maintenance - Tennis Court Area	\$1,000	\$1,389	\$111	\$1,500	\$1,000
Holiday Landscape Lighting	\$4,500	\$3,768	\$0	\$3,768	\$4,000
Operaling Supplies	\$750	\$0	\$375	\$375	\$750
Sidewalk/Curb Cleaning	\$5,000	\$1,095	\$6,000	\$7,095	\$5,000
Miscellaneous	\$1,000	\$0	\$500	\$500	\$1,519
O&M Expenses	\$429,224	\$248,232	\$166,686	\$414,918	\$439,056
<i>Reserves</i>					
Transfer Out - Capital Projects- Paving - Baytree	\$48,842	\$48,842	\$0	\$48,842	\$52,761
Transfer Out - Capital Projects - Paving - IOB Funds	\$15,958	\$15,958	\$0	\$15,958	\$17,239
Transfer Out - Capital Projects - Reserves	\$52,775	\$52,775	\$0	\$52,775	\$35,198
Transfer Out - Community Beautification Fund	\$45,268	\$45,268	\$0	\$45,268	\$45,268
Reserves	\$162,843	\$162,843	\$0	\$162,843	\$150,466
Total Expenses	\$727,394	\$514,014	\$213,708	\$727,722	\$727,625
Excess Revenues/(Expenditures)	(\$0)	\$183,869	(\$183,561)	\$308	\$0

Baytree Community Development District

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.

Interest Income

Represents estimated interest earnings from cash balances in the District's operating account with Wachovia and investments through Regions.

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.

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.

FICA Expenses

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 Adkins Engineering to provide engineering service to the District. The contract includes preparation for board meetings, contract specifications, bidding, etc.

Assessment Administration

Expenses related to administering the Annual Assessments on the tax roll with the Brevard County Tax Collector.

Attorney Fees

The District contracts for legal counsel services. This contract includes preparation for board meetings, contract review, etc.

Baytree Community Development District

Annual Audit

The District is required by Florida Statute 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. The District has contracted with Grau & Associates to provide these services.

Management Fees

The District has contracted with Governmental Management Services-Central Florida, LLC 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.

Computer Time

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a mainframe computer leased by Governmental Management Services-Central Florida, LLC.

Telephone

Telephone and fax machine.

Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's general liability, public official's liability and property insurance coverage is provided by the Florida Insurance Alliance.

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.

Legal Advertising

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

Website Administration

The District costs as they relate to the ongoing maintenance of its own website.

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

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.

Baytree Community Development District

Property Taxes

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

Dues, License & Subscriptions

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

Operation and Maintenance:

Security

The District currently has a contract with Universal Protection Services to provide security service for the District.

DESCRIPTION	ANNUAL AMOUNT
REGULAR HOURS: CONTRACT COST OF \$12.65 PER HOUR FOR 356 DAYS	\$108,082
HOLIDAY HOURS: CONTRACT COST OF \$18.98 PER HOUR FOR 9 DAYS	\$4,099
	\$112,181

Gate Maintenance Contract

Represents annual contract amount from for maintenance of the automated gate entrance systems.

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, etc.

Telephone – 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 AT&T.

DESCRIPTION	MONTHLY AMOUNT	ANNUAL AMOUNT
131679593 201 BAYTREE DR FRONT GATE	\$85	\$1,020
321 254-0017 857 3148 201 BAYTREE DR FRONT GATE	\$335	\$4,020
321 751-1034 001 3145 630 BAYTREE DR BACK GATE	\$85	\$1,020
321 751-0214 454 3143 8207 NATIONAL DR POOL AREA	\$120	\$1,440
		\$7,500

Transponders

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

Field Management Fees

The District has a contract with Governmental Management Services-Central Florida, LLC to provide on-site management services for the District.

Baytree Community Development District

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	\$15	\$185
02781-39043	8207 NATIONAL DR # POOL HSE	\$583	\$6,993
04080-73153	609 BAYTREE DR # WALL	\$26	\$309
04396-25492	8205 NATIONAL DR # COURTS	\$52	\$618
09459-03086	8147 OLD TRAMWAY DR # ENTRANCE	\$26	\$309
11105-10375	7948 DAVENTRY DR # WALL	\$15	\$185
14771-79517	345 BAYTREE DR # PUMP	\$82	\$989
15604-14425	8005 KINGSWOOD WAY # FOUNTAIN	\$273	\$3,275
36008-52200	602 BAYTREE DR # SIGN	\$21	\$247
46619-40025	8253 OLD TRAMWAY DR # ENT SIGN	\$21	\$247
47131-19107	1409 SOUTHPOINTE CT# ENT SIGN	\$15	\$185
67950-66148	7951 DAVENTRY DR # PUMP STREET	\$51	\$606
73679-10572	201 BAYTREE DR # GRD HSE	\$288	\$3,461
83711-46575	8005 KINGSWOOD WAY # STREET LIGHTS	\$2,369	\$28,428
86596-45173	8005 KINGSWOOD WAY # PUMP	\$309	\$3,708
88573-27285	687 DEERHURST DR # PUMP	\$88	\$1,051
91260-64568	8128 OLD TRAMWAY DR # SIGN	\$10	\$124
99142-26460	8005 KINGSWOOD WAY# GATE	\$15	\$185
	Contingency		\$1,424
			\$52,530

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	\$51.50	\$618.00
167895-118058	8207 NATIONAL DR #POOL	\$1,545.00	\$18,540.00
	CONTINGENCY		\$2,595.00
			\$21,753.00

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	\$580.00	\$6,960.00
	CONTINGENCY		\$745.00
			\$7,705.00

Baytree Community Development District

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	\$2,534	\$30,404
NATURAL AREAS MANAGEMENT: CONTRACT COST OF \$350 BI-MONTHLY		\$2,205
GRASS CARP INSTALLATION		\$4,000
CONTINGENCY		\$1,291
		\$37,900

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	\$7,583	\$91,000
		\$91,000

Maintenance- Additional Landscape

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

Maintenance- Pool

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

DESCRIPTION	MONTHLY AMOUNT	ANNUAL AMOUNT
VENDOR: OHANA POOLS		
POOL MAINTENANCE		
SEPTEMBER THRU MAY - 3 DAYS/WEEK	\$600	\$5,400
JUNE THRU AUGUST - 5 DAYS/WEEK	\$800	\$2,400
CONTINGENCY - POOL REPAIRS		\$3,268
VENDOR: J & I JANITORIAL SERVICES		
JANITORIAL SERVICEES	\$336	\$4,032
SUPPLIES		\$900
		\$16,000

Maintenance- Irrigation

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

Maintenance- Lighting

Estimated cost for routine/replacement of fixtures.

Baytree Community Development District

Maintenance- Monuments

Estimated cost to pressure clean and paint monuments.

Maintenance- Other Field

Miscellaneous cost related to light fixture repair and replacement, dead tree removals, additional pond work, cleaning storm drains, etc

Maintenance- Playground

Estimated cost for routine maintenance, such as paint, mulch, or repairs.

Maintenance- Tennis Court Area

Estimated cost for routine maintenance, such as nets, facility repair, or minor improvements.

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 pool, gatehouse, etc.

Sidewalk/Curb Cleaning

Estimated cost for pressure washing the CDD 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 Reserve Account in order to pay for resurfacing of roadways

Transfer Out - Capital Projects- Reserves

Renewal and replacement cost such as replacement cost of the sidewalks, drainage repair, playground equipment, etc. See attached capital improvement program.

Transfer Out – Community Beautification Fund

Represents the assessments dedicated to the Community Beautification Fund.

Transfer Out – Projected Excess Revenues

Represents additional funds in previous FY dedicated to reserve funds.

Baytree
Community Development District
Exhibit " A "
Allocation of Operating Reserve

Allocation of Operating Reserves	
<u><i>Estimated Funds Available</i></u>	
Beginning Fund Balance - Fiscal Year 2015	\$114,125
Projected FY 2015 Excess (Deficit)	<u>\$308</u>
Total Estimated Funds Available First Quarter Operating Reserve- 9/30/15	\$114,433
<u><i>Allocation of Reserves</i></u>	
Estimated Capital Reserve Fund Balance (Carryforward Plus New FY 16 Funds)	\$153,642
Estimated Beautification Fund Balance (Carryforward Plus New FY 16 Funds)	<u>\$50,441</u>
Total Reserves for Capital Projects (Start of FY 16)	<u><u>\$204,083</u></u>

Baytree
Community Development District
Proposed Budget FY 2016
Capital Projects Reserve

Description	Adopted Budget FY2015	Actual thru 4/30/15	Projected Next 5 Months	Total Projected 09/30/15	Proposed Budget FY 2016
Revenues:					
Beginning Fund Balance	\$196,289	\$180,530	\$0	\$180,530	\$118,444
Transfer In - Baytree	\$52,775	\$52,775	\$0	\$52,775	\$35,198
Transfer In - Projected Excess Revenue	\$0	\$13,410	\$0	\$13,410	\$0
Interest Income	\$100	\$80	\$60	\$140	\$100
Total Revenues	\$249,164	\$246,794	\$60	\$246,854	\$153,742
Expenses:					
Lake Bank Restoration	\$15,000	\$0	\$0	\$0	\$15,000
Sidewalk/Gutter Repair	\$12,000	\$1,740	\$10,000	\$11,740	\$12,000
Drainage Maintenance	\$10,000	\$1,750	\$5,000	\$6,750	\$10,000
Curb-Tree Trimming/Replacements	\$6,500	\$0	\$5,000	\$5,000	\$6,500
Recreation Center Repaving	\$0	\$0	\$0	\$0	\$2,000
Pool Roof	\$16,000	\$0	\$16,000	\$16,000	\$0
Pool Resurface	\$28,000	\$37,517	\$0	\$37,517	\$0
Pool House	\$10,000	\$0	\$5,000	\$5,000	\$0
Boccee Ball Court	\$14,500	\$0	\$14,500	\$14,500	\$0
Irrigation Improvements	\$15,000	\$0	\$15,000	\$15,000	\$0
Street Lights - Phase IV	\$0	\$1,706	\$0	\$1,706	\$0
Golf Course/Signage Improvements	\$0	\$1,166	\$0	\$1,166	\$0
Christmas Tree Electric Install	\$0	\$7,871	\$0	\$7,871	\$0
Front Gate Parking Lot	\$0	\$6,160	\$0	\$6,160	\$0
Bank Fees	\$250	\$0	\$0	\$0	\$250
Total Expenses	\$127,250	\$57,910	\$70,500	\$128,410	\$45,750
Excess Revenues/(Expenditures)	\$121,914	\$188,884	(\$70,440)	\$118,444	\$107,992

Baytree CDD - Capital Improvement Program

Project Description	FY 2015					FY 2017	FY 2018	FY 2019
	Projected	FY 2016	FY 2017	FY 2018	FY 2019			
Sidewalk /Gutter Repair	\$ 11,740	\$ 12,000	\$ 12,500	\$ 12,500	\$ 12,500	\$ 13,000		
Drainage Maintenance	\$ 6,750	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000		
Curbing Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Curb - Tree Trimming/Replacements	\$ 5,000	\$ 6,500	\$ 6,500	\$ 6,500	\$ 6,500	\$ 6,500		
Recreation Center Repaving	\$	\$ 2,000						
Street Lights - Phase 4	\$ 1,706							
Front Gate Parking	\$ 6,160							
Golf Course/Signage Improvements	\$ 1,166							
Pool Refurbishment	\$ 5,000							
Christmas Tree Electric Install	\$ 7,871							
Pool Roof	\$ 16,000							
Pool House Refurbishment	\$ 37,517							
Bocce Ball Court	\$ 14,500							
Irrigation Improvements	\$ 15,000							
Tennis Court Surface						\$ 82,000		
Pool Equipment			\$ 15,000	\$ -	\$ -	\$ -		
Total	\$ 128,410	\$ 30,500	\$ 44,000	\$ 29,000	\$ 111,500			

Baytree
Community Development District
Proposed Budget FY 2016
Pavement Management

Description	Adopted Budget FY2015	Actual thru 4/30/15	Projected Next 5 Months	Total Projected 09/30/15	Proposed Budget FY 2016
Revenues:					
Beginning Fund Balance	\$254,785	\$254,785	\$0	\$254,785	\$95,805
Transfer In - Baytree	\$48,842	\$48,842	\$0	\$48,842	\$52,761
Transfer In - IOB	\$15,958	\$15,958	\$0	\$15,958	\$17,239
Interest Income	\$75	\$127	\$94	\$220	\$75
Total Revenues	\$84,875	\$319,712	\$94	\$319,805	\$165,880
Expenses:					
Roadway Paving	\$0	\$196,953	\$27,047	\$224,000	\$0
Total Expenses	\$0	\$196,953	\$27,047	\$224,000	\$0
Excess Revenues/(Expenditures)	\$18	\$122,758	(\$223,907)	\$95,805	\$165,880

	CARRY FORWARD SPLIT	
BAYTREE	\$77,087	\$129,923
IOB	\$18,718	\$35,957
	\$95,805	\$165,880

Baytree
Community Development District
Proposed Budget FY 2016
Community Beautification

Description	Adopted Budget FY2015	Actual thru 4/30/15	Projected Next 5 Months	Total Projected 09/30/15	Proposed Budget FY 2016
Revenues:					
Beginning Fund Balance	\$22,665	\$22,645	\$0	\$22,645	\$5,173
Transfer In - Baytree	\$45,268	\$45,268	\$0	\$45,268	\$45,268
Total Revenues	\$45,268	\$67,913	\$0	\$67,913	\$50,441
Expenses:					
Monument Reconstruction	\$0	\$43,740	\$19,000	\$62,740	\$0
Bank Fees	\$0	\$1	\$0	\$1	\$0
Total Expenses	\$0	\$43,741	\$19,000	\$62,740	\$0
Excess Revenues/(Expenditures)	\$16	\$24,172	(\$62,740)	\$5,173	\$50,441

Baytree

Community Development District

O&M Assessment Calculation

	FY 2015	FY 2016	
Net Assessments	\$695,968	\$695,968	
Discounts (4%)	\$29,116	\$29,116	
Gross Assessments	\$725,084	\$725,084	
Less : Golf Course (2.25%)	\$16,314	\$16,314	
Adjusted Gross	\$708,769	\$708,769	
Assessable Units:			
Phase 1	304	304	
Phase 2	157	157	
Total	461	461	
			Change From
			2015
Per Unit O & M Assessments	\$1,537.46	\$1,537.46	\$0.00

FY 2014 Baytree CDD Assessments	Phase 1	Phase 2
Per Unit O & M	\$1,537	\$1,537

Isles of Baytree
Baytree Roadway Maintenance Cost Sharing Agreement
Adopted FY 2016

	FY2016 Proposed Budget
Security	\$112,181
Maintenance - Gatehouse/Agreement	\$11,200
Telephone - Gatehouse	\$7,500
Utilities ¹	\$5,340
Maintenance-Lighting	\$250
Capital Reserve - Paving Management ²	\$17,239
Total	\$153,710
Less: Golf Course Contribution (2.25%)	(\$3,458)
Total to be assessed To BayTree CDD & Isles of Baytree HOA	\$150,251
Total Number of Lots	
Baytree Phase I	304
Baytree Phase II	157
Isles of Baytree	104
	565
Total Per Lot Assessment	\$266
Total Expenses divided by Total Units	
Proposed Amount for Isles of Baytree HOA for FY 16	\$27,657

Notes

Total Utilities

201 Baytree Dr. Grd House	\$3,360
201 Baytree Dr. Grd House-Water	\$480
8005 Kingswood Way- Street Lights	\$1,500
	\$5,340

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Capital Reserve Calculation is based on the following areas:

Baytree Boulevard
National Drive
Kingswood Dr.

Total Area of Pavement	89,711
IOB Shared Roadway Area	22,093
Fraction of Shared Roadways	24.63%
Total Projected 16 Paving Management	\$70,000
IOB Shared Cost	\$17,239