

# Baytree

*Community Development District*

## Adopted Budget

*FY 2008*

REVISED

7/19/2007

**Baytree**  
**Community Development District**  
 Adopted Budget FY 2008

Description	Adopted Budget FY2007	Actual thru 4/30/2007	Projected Next 5 Months	Total Projected 9/30/07	Adopted Budget FY 2008
<b>Revenues</b>					
Maintenance Assessments	\$715,250	\$708,135	\$7,115	\$715,250	\$718,529
Interest Income - Investments	\$500	\$14,316	\$3,125	\$17,441	\$10,000
Miscellaneous Income (IOB Cost Share Agreement) <sup>1</sup>	\$40,000	\$10,596	\$29,404	\$40,000	\$40,699
Miscellaneous Income	\$0	\$377	\$0	\$377	\$500
Grants and Donations - Federal	\$0	\$31,146	\$0	\$31,146	\$0
Unappropriated Fund Balance	\$222,117	\$262,096	\$0	\$262,096	\$322,800
<b>Total Revenues</b>	<b>\$977,868</b>	<b>\$1,026,666</b>	<b>\$39,644</b>	<b>\$1,066,310</b>	<b>\$1,092,528</b>

**Expenditures**

*Administrative*

Supervisor Fees	\$10,000	\$4,000	\$3,000	\$7,000	\$8,000
FICA Expenses	\$765	\$306	\$230	\$536	\$612
Engineering	\$35,500	\$22,296	\$13,204	\$35,500	\$31,810
Attorney Fees	\$16,000	\$15,281	\$12,734	\$28,015	\$22,000
Management Fees	\$35,000	\$20,417	\$14,583	\$35,000	\$36,750
Annual Audit	\$9,800	\$2,000	\$3,500	\$5,500	\$6,500
Assessment Administration	\$7,500	\$7,500	\$0	\$7,500	\$7,500
Computer Time	\$500	\$500	\$417	\$917	\$1,000
Trustee Fees	\$4,000	\$0	\$0	\$0	\$0
Telephone	\$250	\$1	\$100	\$101	\$250
Postage	\$2,000	\$1,775	\$1,268	\$3,043	\$3,000
Rentals & Leases	\$1,500	\$250	\$0	\$250	\$0
Insurance	\$12,000	\$10,143	\$3,381	\$13,524	\$14,200
Printing & Binding	\$6,000	\$4,222	\$3,016	\$7,237	\$7,000
Legal Advertising	\$1,000	\$427	\$427	\$854	\$1,000
Other Current Charges	\$900	\$1,200	\$0	\$1,200	\$1,200
Office Supplies	\$500	\$606	\$433	\$1,039	\$1,000
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$1,175
<b>Administrative Expenses</b>	<b>\$143,390</b>	<b>\$91,098</b>	<b>\$56,292</b>	<b>\$147,390</b>	<b>\$142,997</b>

(1) Amount projected is contingent upon discussion with IOB.

**Baytree**  
**Community Development District**  
 Adopted Budget FY 2008

Description	Adopted Budget FY2007	Actual thru 4/30/2007	Projected Next 5 Months	Total Projected 9/30/07	Adopted Budget FY 2008
<i>Operation and Maintenance</i>					
Security	\$146,000	\$83,141	\$59,387	\$142,528	\$136,514
Maintenance - Gatehouse	\$21,500	\$15,063	\$6,503	\$21,566	\$27,500
Telephone - Gatehouse	\$2,700	\$792	\$598	\$1,390	\$2,700
Field Management Fees	\$15,000	\$8,750	\$6,250	\$15,000	\$15,000
Utilities	\$59,000	\$31,897	\$25,631	\$57,529	\$59,255
Maintenance - Lakes	\$30,000	\$18,743	\$10,065	\$28,808	\$30,000
Maintenance - Landscape	\$115,000	\$61,539	\$49,257	\$110,796	\$118,212
Maintenance - Pool	\$11,000	\$5,314	\$2,797	\$8,110	\$12,922
Maintenance - Irrigation	\$10,000	\$3,512	\$3,512	\$7,024	\$10,000
Maintenance - Lighting	\$2,500	\$1,029	\$2,573	\$3,602	\$4,000
Maintenance - Monuments	\$2,000	\$12,940	\$572	\$13,512	\$10,500
Maintenance - Other Field (R&M General)	\$6,000	\$0	\$3,000	\$3,000	\$6,000
Maintenance - Playground	\$0	\$0	\$0	\$0	\$1,000
Maintenance - Tennis Court Area	\$0	\$0	\$0	\$0	\$2,000
Operating Supplies	\$5,500	\$0	\$2,750	\$2,750	\$5,500
Sidewalk Cleaning	\$7,500	\$0	\$3,750	\$3,750	\$7,500
Miscellaneous	\$5,000	\$525	\$2,750	\$3,275	\$5,000
<b>O&amp;M Expenses</b>	<b>\$438,700</b>	<b>\$243,246</b>	<b>\$179,394</b>	<b>\$422,640</b>	<b>\$453,602</b>
<i>Reserves</i>					
Capital Reserve	\$217,958	\$25,620	\$0	\$25,620	\$0
Capital Projects-Paving	\$84,900	\$63,164	\$21,836	\$85,000	\$85,000
Capital Projects-Others	\$80,145	\$6,086	\$44,000	\$50,086	\$54,500
Operating Reserve	\$0	\$0	\$0	\$0	\$100,041
<b>Reserves</b>	<b>\$383,003</b>	<b>\$94,870</b>	<b>\$65,836</b>	<b>\$160,706</b>	<b>\$239,541</b>
<i>Line of Credit</i>					
Principal Expense	\$0	\$0	\$0	\$0	\$250,000
Interest Expense	\$12,775	\$0	\$12,775	\$12,775	\$6,388
<b>Line of Credit</b>	<b>\$12,775</b>	<b>\$0</b>	<b>\$12,775</b>	<b>\$12,775</b>	<b>\$256,388</b>
<b>Total Expenses</b>	<b>\$977,868</b>	<b>\$429,214</b>	<b>\$314,297</b>	<b>\$743,511</b>	<b>\$1,092,528</b>
<b>Excess Revenues</b>	<b>\$0</b>	<b>\$597,453</b>	<b>(\$274,653)</b>	<b>\$322,800</b>	<b>\$0</b>

# Baytree

## Community Development District

### O&M Assessment Calculation

	<b>FY2007</b>	<b>FY2008</b>
Net Assessments	\$715,250	\$718,529
Discounts & Collection (4%)	\$33,339	\$29,939
Gross Assessments	\$748,589	\$748,468
Less : Golf Course (2.25%)	\$16,843	\$16,841
Adjusted Gross	\$731,746	\$731,627
Assessable Units:		
Phase 1	304	304
Phase 2	<u>157</u>	<u>157</u>
Total	461	461
Per Unit Assessments	\$1,587	\$1,587

**Baytree**  
 Community Development District  
 Debt Amortization  
 \$500,000 Line of Credit

Date	Principal	Interest	Principal Balance	Annual Total
			\$250,000.00	
11/1/2006		\$0.00	\$250,000.00	
5/1/2007		\$12,775.00	\$250,000.00	\$12,775.00
11/1/2007	\$125,000.00	\$6,387.50	\$125,000.00	
5/1/2008	\$0.00	\$3,193.75	\$125,000.00	\$134,581.25
11/1/2008	\$125,000.00	\$3,193.75	\$0.00	
5/1/2009	\$0.00	\$0.00	\$0.00	\$128,193.75
	<u>\$250,000.00</u>	<u>\$25,550.00</u>		<u>\$275,550.00</u>

# Baytree

## Community Development District

### Adopted Budget FY 2008

Description	Adopted Budget FY 2007	Actual thru 04/30/07	Projected Next 5 Months	Total Projected 9/30/07	Adopted Budget FY 2008
<b>Revenues:</b>					
Fund Balance	\$226	\$67,302	\$0	\$67,302	\$76,474
Special Assessments	\$186,444	\$183,651	\$2,793	\$186,444	\$186,444
Interest Income	\$1,500	\$6,564	\$2,483	\$9,047	\$5,960
<b>Total Revenues</b>	<b>\$188,170</b>	<b>\$257,517</b>	<b>\$5,277</b>	<b>\$262,794</b>	<b>\$268,877</b>
<b>Expenditures:</b>					
Trustee Fees	\$4,000	\$0	\$4,000	\$4,000	\$4,000
Arbitrage Rebate Calculation	\$1,850	\$0	\$0	\$0	\$0
Interest Expense 11/01	\$21,160	\$21,160	\$0	\$21,160	\$17,940
Principal Expense 05/01	\$140,000	\$0	\$140,000	\$140,000	\$145,000
Interest Expense 05/01	\$21,160	\$0	\$21,160	\$21,160	\$17,940
<b>Total Expenditures</b>	<b>\$188,170</b>	<b>\$21,160</b>	<b>\$165,160</b>	<b>\$186,320</b>	<b>\$184,880</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$0</b>	<b>\$236,357</b>	<b>-\$159,883</b>	<b>\$76,474</b>	<b>\$83,997</b>

Net Assessments	\$186,444
Discounts & Collections (4%)	\$7,768
Gross Assessments	<u>\$194,212</u>

Phase	Units W/Debt Assessment	Total Per Unit FY2007	Total Per Unit FY2008
1	269	\$430	\$430
2	157	\$472	\$472
Golf Course	1	\$4,438	\$4,438
Total	<u>427</u>		

# Baytree Community Development District

## AMORTIZATION SCHEDULE

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/01/07	\$ 780,000.00	4.60%		\$ 17,940.00	
05/01/08	\$ 780,000.00	4.60%	\$ 145,000.00	\$ 17,940.00	\$ 177,545.00
11/01/08	\$ 635,000.00	4.60%		\$ 14,605.00	
05/01/09	\$ 635,000.00	4.60%	\$ 150,000.00	\$ 14,605.00	\$ 175,760.00
11/01/09	\$ 485,000.00	4.60%		\$ 11,155.00	
05/01/10	\$ 485,000.00	4.60%	\$ 155,000.00	\$ 11,155.00	\$ 173,745.00
11/01/10	\$ 330,000.00	4.60%		\$ 7,590.00	
05/01/11	\$ 330,000.00	4.60%	\$ 160,000.00	\$ 7,590.00	\$ 171,500.00
11/01/11	\$ 170,000.00	4.60%		\$ 3,910.00	
05/01/12	\$ 170,000.00	4.60%	\$ 170,000.00	\$ 3,910.00	\$ 173,910.00
			\$ 780,000.00	\$ 110,400.00	\$ 872,460.00

**Baytree CDD - Capital Improvement Program**

	<b>FY 2007</b>	<b>FY 2007 Projected</b>	<b>FY 2008</b>	<b>FY 2009</b>	<b>FY 2010</b>
<b>Paving Management <sup>1</sup></b>					
<b>Per Engineer</b>					
Paving	\$ 84,900	\$ 85,000	\$ 85,000	\$ 85,000	\$ 85,000

<b>Project Description</b>	<b>FY 2007</b>	<b>FY 2007 Projected</b>	<b>FY 2008</b>	<b>FY 2009</b>	<b>FY 2010</b>
<b>Per Engineer</b>					
Gate Entry System	\$ 40,000	\$ 40,000			
South Gate Enhancements	\$ 4,000	\$ 4,000			
Street Signage	\$ 3,000	\$ 2,700			
Gatehouse Modifications	\$ 5,000				
Sidewalk /Gutter Repair	\$ 6,500	\$ 3,386	\$ 6,500	\$ 7,000	\$ 7,000
Drainage Maintenance			\$ 10,000	\$ 10,000	\$ 10,000
Drainage Contingency					
Special Projects	\$ 5,000		\$ 10,000	\$ 6,000	\$ 6,000
New Sidewalks	\$ 16,645		\$ -	\$ 15,000	\$ 15,000
Grading Parking			\$ 7,000		
Tennis Court Resurfacing					\$ 8,000
Landscape Improvements					
Landscape Design					
<b>Per Onsite Manager</b>					
New Fountain			\$ 6,000		
Playground Equipment				\$ 20,000	
Pool Area Refurbishing			\$ 5,000		
Replace Pump Houses			\$ 10,000		
<b>Total</b>	\$ 80,145	\$ 50,086	\$ 54,500	\$ 58,000	\$ 46,000
Cash Financed	\$ 80,145	\$ 50,086	\$ 54,500	\$ 58,000	\$ 46,000

(1) See pavement rehabilitation schedule for detail

**Isles Of Baytree**

<b>FY2008 Adopted</b>
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Security	\$136,514
Maintenance -Gatehouse	\$27,500
Telephone - Gatehouse	\$2,700
Utilities <sup>1</sup>	\$26,959
Maintenance-Lighting	\$4,000
Capital Reserve <sup>2</sup>	\$28,524
<b>Total</b>	<b>\$226,197</b>

Less: Golf Course Contribution (2.25%) (\$5,089)

Total to be assessed To BayTree CDD & Isles of Baytree HOA \$221,107

Total Number of Lots	
Baytree Phase I	304
Baytree Phase II	157
Isles of Baytree	104
	565

Total Per Lot Assessment \$391

Total Expenses divided by Total Units

Total Amount Assessed for Isles of Baytree HOA \$40,699

Total Per Unit multiplied by 104

1

**Notes**

**Total Utilities**

201 Baytree Dr. Grd House	\$3,152
201 Baytree Dr. Grd House-Water	\$180
8005 Kingswood Way- Street Lights	\$15,804
8005 Kingswood Way-Pump	\$7,823
	\$26,959

2

Capital Reserve Calculation is based on the following areas

- Baytree Boulevard
- National Drive
- Kingswood Dr.
- Guard House
- Nature Trail

**Baytree CDD**  
**ALL UTILITIES**  
**FISCAL YEAR 2007**

ACCOUNT#	NAME	Oct-06	Nov-06	Dec-06	Jan-07	Feb-07	Mar-07	Apr-07	May-07	Jun-07	Jul-07	Aug-07	Sep-07	TOTAL	FY2008 + 3%
<b>Florida Power &amp; Light</b>															
00533-81406	8002 BRADWICK WAY # WALL	\$13	\$13	\$0	\$30	\$14	\$14	\$13	\$14	\$16	\$16	\$16	\$16	\$177	\$182
02781-39043	8207 NATIONAL DR # POOL HSE	\$517	\$465	\$0	\$1,206	\$513	\$509	\$513	\$532	\$621	\$621	\$621	\$621	\$6,738	\$6,940
04080-73153	609 BAYTREE DR # WALL	\$12	\$12	\$0	\$26	\$13	\$13	\$11	\$13	\$15	\$15	\$15	\$15	\$159	\$164
04396-25492	8205 NATIONAL DR # COURTS	\$32	\$26	\$0	\$71	\$39	\$28	\$22	\$31	\$36	\$36	\$36	\$36	\$394	\$406
09459-03086	8147 OLD TRAMWAY DR # ENTRANCE	\$15	\$15	\$0	\$31	\$15	\$15	\$16	\$15	\$18	\$18	\$18	\$18	\$192	\$198
11105-10375	7948 DAVENTRY DR # WALL	\$10	\$10	\$0	\$19	\$10	\$10	\$10	\$10	\$11	\$11	\$11	\$11	\$123	\$126
14771-79517	345 BAYTREE DR # PUMP	\$64	\$80	\$0	\$152	\$72	\$64	\$61	\$70	\$82	\$82	\$82	\$82	\$890	\$917
15604-14425	8005 KINGSWOOD WAY # FOUNTAIN	\$369	\$369	\$0	\$862	\$361	\$360	\$364	\$384	\$448	\$448	\$448	\$448	\$4,859	\$5,005
36008-52200	602 BAYTREE DR # SIGN	\$9	\$9	\$0	\$18	\$0	\$9	\$9	\$8	\$11	\$11	\$11	\$11	\$104	\$107
46619-40025	8253 OLD TRAMWAY DR # ENT SIGN	\$11	\$11	\$0	\$23	\$11	\$11	\$16	\$12	\$14	\$14	\$14	\$14	\$148	\$153
47131-19107	1409 SOUTHPOINTE CT# ENT SIGN	\$9	\$9	\$0	\$18	\$10	\$12	\$10	\$10	\$11	\$11	\$11	\$11	\$123	\$126
67950-66148	7951 DAVENTRY DR # PUMP STREET	\$61	\$66	\$0	\$142	\$81	\$111	\$75	\$77	\$89	\$89	\$89	\$89	\$970	\$999
73679-10572	201 BAYTREE DR # GRD HSE	\$260	\$247	\$0	\$542	\$226	\$211	\$205	\$242	\$282	\$282	\$282	\$282	\$3,060	\$3,152
83711-46575	8005 KINGSWOOD WAY # STREET LIGHTS	\$1,221	\$1,221	\$1,221	\$0	\$2,420	\$1,199	\$1,199	\$1,211	\$1,413	\$1,413	\$1,413	\$1,413	\$15,344	\$15,804
86596-45173	8005 KINGSWOOD WAY # PUMP	\$549	\$635	\$0	\$1,390	\$581	\$540	\$502	\$600	\$700	\$700	\$700	\$700	\$7,595	\$7,823
88573-27285	687 DEERHURST DR # PUMP	\$177	\$144	\$0	\$277	\$0	\$300	\$113	\$144	\$202	\$202	\$202	\$202	\$1,964	\$2,023
91260-64568	8128 OLD TRAMWAY DR # SIGN	\$9	\$9	\$0	\$19	\$10	\$10	\$9	\$9	\$11	\$11	\$11	\$11	\$119	\$122
99142-26460	8005 KINGSWOOD WAY# GATE	\$0	\$0	\$0	\$0	\$0	\$0	\$512	\$73	\$512	\$512	\$512	\$512	\$2,634	\$2,713
		<b>\$3,338</b>	<b>\$3,340</b>	<b>\$1,221</b>	<b>\$4,826</b>	<b>\$4,375</b>	<b>\$3,415</b>	<b>\$3,658</b>	<b>\$3,453</b>	<b>\$4,491</b>	<b>\$4,491</b>	<b>\$4,491</b>	<b>\$4,491</b>	<b>\$45,592</b>	<b>\$46,959</b>
<b>City of Cocoa Utilities</b>															
121573-112400	201 BAYTREE DR GATEHOUSE	\$21	\$13	\$18	\$13	\$13	\$16	\$13	\$13	\$13	\$13	\$13	\$13	\$175	\$180
		<b>\$21</b>	<b>\$13</b>	<b>\$18</b>	<b>\$13</b>	<b>\$13</b>	<b>\$16</b>	<b>\$13</b>	<b>\$13</b>	<b>\$13</b>	<b>\$13</b>	<b>\$13</b>	<b>\$13</b>	<b>\$175</b>	<b>\$180</b>
<b>Florida City Gas</b>															
\$2,932,702,542	8205 NATIONAL DR POOL HTR	\$0	\$1,739	\$1,465	\$1,560	\$2,023	\$0	\$829	\$829	\$829	\$829	\$829	\$829	\$11,763	\$12,115
		<b>\$0</b>	<b>\$1,739</b>	<b>\$1,465</b>	<b>\$1,560</b>	<b>\$2,023</b>	<b>\$0</b>	<b>\$829</b>	<b>\$829</b>	<b>\$829</b>	<b>\$829</b>	<b>\$829</b>	<b>\$829</b>	<b>\$11,763</b>	<b>\$12,115</b>
<b>Total Utilities</b>		<b>\$3,358</b>	<b>\$5,092</b>	<b>\$2,704</b>	<b>\$6,400</b>	<b>\$6,411</b>	<b>\$3,431</b>	<b>\$4,501</b>	<b>\$4,296</b>	<b>\$5,334</b>	<b>\$5,334</b>	<b>\$5,334</b>	<b>\$5,334</b>	<b>\$57,529</b>	<b>\$59,255</b>
<b>BELLSOUTH</b>															
321 751-0214 454 3143	BELLSOUTH	\$106	\$0	\$0	\$121	\$53	\$59	\$57	\$57	\$57	\$57	\$57	\$57	\$679	\$713
321 254-0017 857 3148	BELLSOUTH	\$64	\$0	\$0	\$142	\$62	\$65	\$63	\$63	\$63	\$63	\$63	\$63	\$711	\$746
		<b>\$170</b>	<b>\$0</b>	<b>\$0</b>	<b>\$263</b>	<b>\$115</b>	<b>\$124</b>	<b>\$120</b>	<b>\$120</b>	<b>\$120</b>	<b>\$120</b>	<b>\$120</b>	<b>\$120</b>	<b>\$1,390</b>	<b>\$1,459</b>

Account	Contractor	Actual							Sub-Total	Projected					Total
		Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.		May	Jun.	Jul.	Aug.	Sep.	
Supervisor Fees		1,000	-	800	200	-	1,000	1,000	4,000	-	1,000	1,000	1,000	-	7,000
		1,000	-	800	200	-	1,000	1,000	4,000	-	1,000	1,000	1,000	-	7,000
FICA Expense		77	-	61	15	-	77	77	306	-	77	77	77	-	536
		77	-	61	15	-	77	77	306	-	77	77	77	-	536
Engineering Fees	PBS&J	-	-	8,887	2,014	9,093	1,113	1,190	22,296	2,641	2,641	2,641	2,641	2,641	35,500
		-	-	8,887	2,014	9,093	1,113	1,190	22,296	2,641	2,641	2,641	2,641	2,641	35,500
Attorney Fees	Billing, Cochran, Heath	-	2,202	3,311	2,275	2,831	2,510	2,152	15,281	2,547	2,547	2,547	2,547	2,547	28,015
		-	2,202	3,311	2,275	2,831	2,510	2,152	15,281	2,547	2,547	2,547	2,547	2,547	28,015
Audit	Grau & Associates	-	-	-	-	500	1,500	-	2,000	-	1,500	1,500	500	-	5,500
		-	-	-	-	500	1,500	-	2,000	-	1,500	1,500	500	-	5,500
Assessment Roll	Severn Trent	7,500	-	-	-	-	-	-	7,500	-	-	-	-	-	7,500
		7,500	-	-	-	-	-	-	7,500	-	-	-	-	-	7,500
Trustee Fees		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	Severn Trent	2,917	2,917	-	-	-	-	-	5,833	-	-	-	-	-	5,833
	Governmental Management Services	-	-	2,917	2,917	2,917	2,917	2,917	14,583	2,917	2,917	2,917	2,917	2,917	29,167
		2,917	2,917	2,917	2,917	2,917	2,917	2,917	20,417	2,917	2,917	2,917	2,917	2,917	35,000
Computer Fees	Severn Trent	42	42	-	-	-	-	-	83	-	-	-	-	-	83
	Governmental Management Services	-	-	83	83	83	83	83	417	83	83	83	83	83	833
		42	42	83	83	83	83	83	500	83	83	83	83	83	917
Telephone	Severn Trent	1	-	-	-	-	-	-	1	20	20	20	20	20	101
		1	-	-	-	-	-	-	1	20	20	20	20	20	101
Postage	Severn Trent	243	-	-	-	-	-	-	243	-	-	-	-	-	243
	FedEx	77	-	386	48	341	29	406	1,287	254	254	254	254	254	2,555
	Governmental Management Services	-	-	8	42	195	-	-	245	-	-	-	-	-	245
		320	-	394	48	383	224	406	1,775	254	254	254	254	254	3,043
Printing & Binding	Severn Trent	981	-	-	-	-	-	-	981	-	-	-	-	-	981
	Governmental Management Services	-	-	-	1,550	215	903	573	3,241	603	603	603	603	603	6,257
		981	-	-	1,550	215	903	573	4,222	603	603	603	603	603	7,238
Rental & Leases	Severn Trent	250	-	-	-	-	-	-	250	-	-	-	-	-	250
		250	-	-	-	-	-	-	250	-	-	-	-	-	250
Insurance	Florida Municipal	3,381	-	3,381	-	-	3,381	-	10,143	-	3,381	-	-	-	13,524
		3,381	-	3,381	-	-	3,381	-	10,143	-	3,381	-	-	-	13,524
Legal Advertising	Florida Today	-	228	88	112	-	-	-	427	85	85	85	85	85	854
		-	228	88	112	-	-	-	427	85	85	85	85	85	854
Other Current Charges	Brevard County Tax Collector	-	20	-	-	-	-	-	20	-	-	-	-	-	20
	Wachovia	83	95	64	-	-	-	33	276	-	-	-	-	-	276
	Supervisor of Elections	-	220	-	-	-	-	-	220	-	-	-	-	-	220
	Rod Northcutt, CFL, CPM	-	494	-	-	-	-	-	494	-	-	-	-	-	494
	Governmental Management Services	-	-	25	-	-	-	-	25	-	-	-	-	-	25
	Hope Episcopal Church	-	-	-	150	-	-	-	150	-	-	-	-	-	150
		-	-	-	-	-	15	-	15	-	-	-	-	-	15
		83	828	89	150	-	15	33	1,200	-	-	-	-	-	1,200

Account	Contractor	Actual						Sub-Total	Projected					Total	
		Oct.	Nov.	Dec.	Jan.	Feb.	Mar.		Apr.	May	Jun.	Jul.	Aug.		Sep.
Office Supplies	Savern Trent Governmental Management Services	522						522							522
				23		2	37	23	85	87	87	87	87	87	518
		522	-	23	-	2	37	23	606	87	87	87	87	87	1,039
Line of Credit								-	12,775					12,775	
								-	12,775	-	-	-	-	12,775	
Dues & Licenses	Department of Community	175						175						175	
		175	-	-	-	-	-	-	175	-	-	-	-	175	
Field Management Fees	Fair/Way Management	1,250	1,250	1,250	1,250	1,250	1,250	1,250	8,750	1,250	1,250	1,250	1,250	15,000	
		1,250	1,250	1,250	1,250	1,250	1,250	1,250	8,750	1,250	1,250	1,250	1,250	15,000	
Security	Security Operation	10,843	11,983	12,383	12,383	11,184	12,383	11,983	83,141	11,877	11,877	11,877	11,877	11,877	142,528
		10,843	11,983	12,383	12,383	11,184	12,383	11,983	83,141	11,877	11,877	11,877	11,877	11,877	142,528
Gate House Telephone	BellSouth	170	-	-	263	115	124	120	792	120	120	120	120	120	1,390
		170	-	-	263	115	124	120	792	120	120	120	120	120	1,390
Gate House Maintenance	Electronic Access Service	985	60			500	435		1,980	495	495	495	495	495	4,455
	J&I Janitorial Service	290	290	358	290	290	290		1,808	301	301	301	301	301	3,314
	Fair/Way Management	307			189	90	264		850	212	212	212	212	212	1,911
	RL Custom Homes, Inc.	1,300				1,595			2,895						2,895
	Kirby Electric Company	654	6,101	296		255			7,306	276	276	276	276	276	8,686
	ECOR Industries							80	80					80	160
	Weather Engineers							145	145						145
			3,536	6,451	654	479	2,730	989	225	15,063	1,285	1,285	1,285	1,285	1,365
Utilities - Electric	FPL	3,338	3,340	1,221	4,826	4,375	3,415	3,658	24,174	3,453	4,491	4,491	4,491	4,491	45,592
Utilities - Water	City of Cocoa Utilities	21	13	18	13	13	16	13	108	13	13	13	13	13	175
Utilities - Gas	Florida City Gas	-	1,739	1,465	1,560	2,023	-	829	7,616	829	829	829	829	829	11,763
		3,358	5,092	2,704	6,400	6,411	3,431	4,501	31,897	4,296	5,334	5,334	5,334	5,334	57,529
Pool Maintenance	Beach Pool Service	470	470	470	470	470	470	470	3,290	470	470	470	470	470	5,640
	Contingency	1,456	169		8	470	91	470	1,724	89	89	89	89	89	2,170
	Annual Permit							300	300					300	
		1,926	639	470	478	470	561	770	5,314	559	559	559	559	559	8,110
Lakes	Aquatic Systems, Inc.	1,953	1,953	1,953	2,013	2,013	2,013	2,013	13,911	2,013	2,013	2,013	2,013	2,013	23,976
	Contingency			2,632				2,200	4,832						4,832
		1,953	1,953	4,585	2,013	2,013	2,013	4,213	18,743	2,013	2,013	2,013	2,013	2,013	28,808
Landscaping	Tropic-Care of Florida	6,951	6,951	6,951	6,951	6,951	6,951	6,951	48,659	6,951	6,951	6,951	6,951	6,951	83,416
	Contingency				5,043	2,050	3,600	2,900	13,593	2,900	2,900	2,900	2,900	2,900	28,093
	Trudell (voided check)	(713)							(713)						(713)
		6,239	6,951	6,951	11,994	9,001	10,551	9,851	61,539	9,851	9,851	9,851	9,851	9,851	110,796
Irrigation Expense	Tropic-Care of Florida		350	962	1,184	350	666		3,512	702	702	702	702	702	7,024
		-	350	962	1,184	350	666	-	3,512	702	702	702	702	702	7,024
Lighting Maintenances					395	272			667	333	333	333	333	333	2,334
	Kirby Electric Company					214	148		362	181	181	181	181	181	1,268
	Fair/Way Management				395	487	148	-	1,029	515	515	515	515	515	3,602
		-	-	-	395	487	148	-	1,029	515	515	515	515	515	3,602
Monuments Maintenance	SignAccess, Inc				490		5,346	3,716	9,551						9,551

Account	Contractor	Actual						Sub-Total	Projected					Total	
		Oct.	Nov.	Dec.	Jan.	Feb.	Mar.		Apr.	May	Jun.	Jul.	Aug.		Sep.
	Fair/Way Management SignAccess, Inc.				161	68		229	114	114	114	114	114	114	800
						3,160		3,160							3,160
				490	161	8,573	3,716	12,940	114	114	114	114	114	114	13,512
Miscellaneous	Contingency	525						525	550	550	550	550	550	550	3,275
		525	-	-	-	-	-	525	550	550	550	550	550	550	3,275
Maintenance Other	Contingency							-	600	600	600	600	600	600	3,000
								-	600	600	600	600	600	600	3,000
Operating Supplies	Contingency							-	550	550	550	550	550	550	2,750
								-	550	550	550	550	550	550	2,750
Sidewalk Cleaning	Contingency							-	750	750	750	750	750	750	3,750
								-	750	750	750	750	750	750	3,750
Capital Reserves	FPL		16,431					16,431							16,431
	PBS&J			6,102	170	2,130	787	9,189							9,189
			16,431	6,102	170	2,130	787	25,620	-	-	-	-	-	-	25,620
Capital Projects- Paving	Goodson Paving, Inc. Reserves		57,932					57,932					21,836		57,932
	FPL			5,232				5,232							5,232
			57,932	-	5,232	-	-	63,164	-	-	-	-	21,836	-	85,000
Capital Projects - Other	SignAccess, Inc. PW Construction Gate entry system					2,700		2,700							2,700
							3,386	3,386			44,000				3,386
						2,700	3,386	6,086	-	-	-	-	-	-	44,000
						2,700	3,386	6,086	-	-	-	-	-	-	50,086
<b>Total</b>		<b>47,047</b>	<b>115,249</b>	<b>56,096</b>	<b>52,093</b>	<b>52,325</b>	<b>57,935</b>	<b>48,469</b>	<b>429,214</b>	<b>57,044</b>	<b>51,264</b>	<b>47,883</b>	<b>68,719</b>	<b>45,387</b>	<b>743,511</b>

2006-2007 Condition Rating*	Street	Approx. Area (SY)	Traffic Condition (Heavy, Mod., Lt.)	Last Treatment	Est. Time to Rehab	Rehab Type (M, S, O)**	Current Cost	Current Underdrain Replace Cost	Total Cost of Rehab**	Street	12-YEAR PAVEMENT REHABILITATION SCHEDULE OF VALUES													
											2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	
5	Andover Way	450	L		7	O	\$3,825		\$4,866	Andover Way	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,866	\$0	\$0	\$0	\$0	\$0	
7	Arundel Way	592	L		9	O	\$5,032		\$6,858	Arundel Way										\$6,858	\$0	\$0	\$0	\$0
6	Ashbourne Court	1097	L		8	O	\$9,325		\$12,279	Ashbourne Court									\$12,279	\$0	\$0	\$0	\$0	
6	Ashwell Court	775	L		8	O	\$6,588		\$8,674	Ashwell Court									\$8,674	\$0	\$0	\$0	\$0	
6	Balmoral Way	2235	M		6	O	\$18,998		\$23,353	Balmoral Way						\$23,353			\$0	\$0	\$0	\$0	\$0	
5	Baytree Drive (Davenport to S. Entrance)	5273	H		3	O	\$44,821		\$49,693	Baytree Drive (Davenport to S. Entrance)			\$49,693						\$0	\$0	\$0	\$0	\$0	
4	Baytree Drive (Bradwick to Davenport)	3088	H		2	O	\$26,248		\$28,118	Baytree Drive (Bradwick to Davenport)		\$28,118							\$0	\$0	\$0	\$0	\$0	
4	Baytree Drive (DunCASTLE to Bradwick)	1579	H		2	O	\$13,422		\$14,377	Baytree Drive (DunCASTLE to Bradwick)		\$14,377							\$0	\$0	\$0	\$0	\$0	
5	Baytree Drive (Glastonbury to DunCASTLE)	2911	H		3	O	\$24,744		\$27,434	Baytree Drive (Glastonbury to DunCASTLE)			\$27,434						\$0	\$0	\$0	\$0	\$0	
5	Baytree Drive (North of Glastonbury)	2724	H		3	O	\$23,154		\$25,671	Baytree Drive (North of Glastonbury)			\$25,671						\$0	\$0	\$0	\$0	\$0	
6	Belford Way	415	L		8	O	\$3,528		\$4,645	Belford Way								\$4,645	\$0	\$0	\$0	\$0	\$0	
7	Berwick Way	1438	L		9	O	\$12,223		\$16,659	Berwick Way									\$0	\$16,659	\$0	\$0	\$0	\$0
7	Birchington Lane	2790	M		7	O	\$23,715		\$30,172	Birchington Lane							\$30,172		\$0	\$0	\$0	\$0	\$0	
5	Bradwick Way (East of Baytree Drive)	4349	M		5	O	\$36,967		\$43,905	Bradwick Way (East of Baytree Drive)			\$43,905						\$0	\$0	\$0	\$0	\$0	
6	Bradwick Way (West of Baytree Drive)	2420	M		6	O	\$20,570		\$25,286	Bradwick Way (West of Baytree Drive)						\$25,286			\$0	\$0	\$0	\$0	\$0	
6	Chatham Court	726	L		8	O	\$6,171		\$8,126	Chatham Court								\$8,126	\$0	\$0	\$0	\$0	\$0	
6	Chatsworth Drive	1371	M		6	O	\$11,654		\$14,325	Chatsworth Drive						\$14,325			\$0	\$0	\$0	\$0	\$0	
10	Compton Way (East of Chatsworth)	1365	L	2006	12	O	\$11,603	\$25,000	\$55,309	Compton Way (East of Chatsworth)									\$0	\$0	\$0	\$0	\$55,309	
5	Compton Way (West of Chatsworth)	800	L		7	O	\$6,800		\$8,651	Compton Way (West of Chatsworth)							\$8,651			\$0	\$0	\$0	\$0	
8	Cromwell Place	208	L		10	O	\$1,768		\$2,494	Cromwell Place									\$0	\$0	\$2,494	\$0	\$0	
7	Davenport Drive	2391	M		7	O	\$20,324		\$25,857	Davenport Drive							\$25,857			\$0	\$0	\$0	\$0	
6	Deerhurst Drive	3560	M		6	O	\$30,260		\$37,197	Deerhurst Drive						\$37,197			\$0	\$0	\$0	\$0	\$0	
7	Dorset Place (West of Balmoral)	325	L		9	O	\$2,763		\$3,765	Dorset Place (West of Balmoral)									\$0	\$0	\$3,765	\$0	\$0	
3	Dorset Place (East of Balmoral)	260	L		5	O	\$2,210		\$2,625	Dorset Place (East of Balmoral)						\$2,625			\$0	\$0	\$0	\$0	\$0	
5	DunCASTLE Court	1431	L		7	O	\$12,164		\$15,475	DunCASTLE Court							\$15,475			\$0	\$0	\$0	\$0	
9	Eddystone Way	184	L	2005	11	O	\$1,564		\$2,283	Eddystone Way									\$0	\$0	\$0	\$0	\$2,283	
7	Glastonbury Place	1753	L		9	O	\$14,901		\$20,308	Glastonbury Place									\$0	\$20,308	\$0	\$0	\$0	\$0
6	Kessington Court	724	L		8	O	\$6,154		\$8,104	Kessington Court								\$8,104	\$0	\$0	\$0	\$0	\$0	
6	Kingswood Way	5711	H		4	O	\$48,544		\$55,705	Kingswood Way			\$55,705						\$0	\$0	\$0	\$0	\$0	
10	Linford Court	933	L	2006	12	O	\$7,931		\$11,984	Linford Court									\$0	\$0	\$0	\$0	\$11,984	
5	Montrose Way	220	L		7	O	\$1,870		\$2,379	Montrose Way								\$2,379			\$0	\$0	\$0	
6	National Drive	2580	H		4	O	\$21,930		\$25,165	National Drive			\$25,165						\$0	\$0	\$0	\$0	\$0	
10	Old Tramway (Baytree to Montrose)	4275	H	2006	8	O	\$36,338	\$90,000	\$166,362	Old Tramway (Baytree to Montrose)									\$0	\$166,362	\$0	\$0	\$0	
6	Old Tramway (Montrose to End)	4495	H		4	O	\$38,208		\$43,844	Old Tramway (Montrose to End)			\$43,844						\$0	\$0	\$0	\$0	\$0	
6	Royston Lane	1237	L		8	O	\$10,515		\$13,846	Royston Lane									\$0	\$0	\$13,846	\$0	\$0	
9	Sandhurst Drive	3530	M	2005	9	O	\$30,005	\$60,000	\$122,668	Sandhurst Drive									\$0	\$0	\$122,668	\$0	\$0	
7	Southpointe Court	904	M		7	O	\$7,684		\$9,776	Southpointe Court							\$9,776			\$0	\$0	\$0	\$0	
Annual Cost of Improvements											SEE	\$0	\$42,495	\$102,798	\$124,714	\$46,529	\$100,161	\$97,178	\$222,036	\$170,257	\$2,494	\$2,283	\$67,292	
Annual Revenue											BREAKDO	\$85,000	\$85,000	\$85,000	\$85,000	\$85,000	\$85,000	\$85,000	\$85,000	\$85,000	\$85,000	\$85,000	\$85,000	
Starting Account Balance											WN	\$157,677	\$242,677	\$285,182	\$267,384	\$227,670	\$266,141	\$250,980	\$238,802	\$101,766	\$16,509	\$99,015	\$181,732	
Final Reserve Account Balance ***												\$72,677	\$157,677	\$200,182	\$182,384	\$142,670	\$181,141	\$165,980	\$153,802	\$16,766	-\$68,491	\$14,015	\$96,732	\$114,439

\*Based on a scale of 1-10, 10 being new pavement condition

\*\* Total future cost is adjusted by adjusting inflation rate

Current Mill and Overlay Cost \$8.50 Based on overlay @ \$7.00/SY + \$1.50/SY milling

Assumed Rate of Construction Inflation 3.5%

\*\*\*Does not include interest

**ISLES OF BAYTREE CALCULATION**

Total Area of Pavement (SY)	71119 SY
Baytree Shared Roadway Area (Baytree, National, Kingswood)	23866 SY
Fraction of Shared Roadways	0.3356
Current annual Roadway Budget	\$ 85,000
Isles of Baytree Shared Cost	\$ 28,524
Baytree Residence Qty	\$ 461
Isles of Baytree Quantity	\$ 104
Isles of Baytree Total Per Household	\$ 50
Isles Total	\$ 5,250
Baytree CDD Total	\$ 79,750
Baytree Total Per Household	\$ 173

**ROADWAY RELATED CAPITAL RESERVE ITEMS - TO DATE**

Fiscal Year	Reserve Amt.	FY 2005 - 2006 Roadway Costs Incurred	FY 2006 - 2007 Costs Incurred
FY 1998	\$7,663	PW Const. Invoice - Underdrain	\$7,500
FY 1999	\$7,663	PW Const. Invoice - Underdrain	\$31,556
FY 2000	\$7,663	PW Const. Invoice - Underdrain	\$11,372
FY 2001	\$7,663	Pipe Plug	\$1,590
FY 2002	\$7,663	Old Tramway and Compton Patc	\$3,334
FY 2003	\$9,796	Tidexflex Valves	\$2,335
FY 2004	\$9,796	Underdrain Materials	\$5,929
FY 2005	\$9,796		
TOTAL	\$67,703	TOTAL	\$63,615
1998 - 2005 Roadway Costs		BUDGETED	\$85,000
Brewer Paving (BSE)	\$10,942	RESERVE FORWARD	\$21,385
Sandhurst and Eddystone Overlay (5/05)	\$27,305	SERVE FORWARD	\$72,677
RESERVE FORWARD	\$29,456		

**Baytree**  
**Community Development District**  
**Cash Flow FY2007**

I. Cash as of April 30,2007		\$722,048
II. Disbursements:		
Road Reserve FY06	(\$50,841)	
Accounts payables	(\$73,755)	
Total Disbursements		<u>(\$124,596)</u>
Total Cash Available		<u><u>\$597,453</u></u>

I. Cash as of September 30,2006		\$421,431
II. Disbursements:		
Road Reserve FY06	(\$50,841)	
Accounts payables	(\$108,494)	
Total Disbursements		<u>(\$159,335)</u>
Unappropriated Fund Balance		<u><u>\$262,096</u></u>

# 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 and investment on the State Board of Administration.

### Miscellaneous Income (IOB Cost Share Agreement)

Represents estimated earnings from Isles of Baytree.

### Miscellaneous Income

Represents estimated earnings from the sale of security gate transmitters.

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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.

#### 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 PBS&J Engineering to provide engineering service to the District. The contract includes preparation for monthly board meetings, contract specifications, bidding, etc. This contract expires when the scope of the work is completed or termination occurs.

#### Attorney Fees

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

#### 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.

#### Annual Audit

The District is required by Florida Statute to arrange for an Independent audit of its financial records on an annual basis. The District's auditing firm is Grau and Company, P.A.

# Baytree Community Development District

## Assessment Administration

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

## 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 officials liability and property insurance coverages are provided by the Florida League of Cities through their Florida Municipal Insurance Trust program (FMIT). FMIT specializes in providing insurance coverage to governmental agencies.

## 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 monthly meetings, special meetings, public hearings, etc. the amount should not exceed \$1,000.

## 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.

## Dues, License & Subscriptions

The District is required to pay an annual fee to the Department of Community Affairs for \$175. Also included is \$1,000 for the Florida Association of Special Districts.

## Operation and Maintenance:

### Security

The District currently has a contract with Security Operations and Solutions, Inc. to provide security service for the District.

### 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.

# Baytree Community Development District

## Telephone- Gatehouse

The District has a telephone in the gate house which is only used for local phone calls. The amount is based on minimum monthly charges from BellSouth.

## Field Management Fees

The District has a contract with Fairway Management Co. to provide on-site management services for the District.

## Utilities

The District currently pays for electric, water/sewer and gas. (see attached utility schedule)

## Maintenance- Lakes

The District currently has a contract with Aquatic Systems, Inc. to maintain its 66.46 acres of lakes. Includes additional funds for grass carp and algae/weed removal.

## Maintenance- Landscape

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

## Maintenance- Pool

The District has constructed a community swimming pool which requires monthly maintenance service.

## Maintenance- Irrigation

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

## Maintenance- Lighting

Estimated cost for routine/replacement of fixtures. In addition, \$1,300 has been included to install lights on the Windsor monument.

## Maintenance- Monuments

Estimated cost to pressure clean and paint monuments. In addition, \$2,500 has been included to install electrical outlets on all 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.

## Maintenance- Tennis Court Area

Estimated cost for routine maintenance.

## Operating Supplies

Purchase of supplies for the District's pool, gate house, purchase of gate cards, etc.

## Sidewalk Cleaning

Estimated cost for pressure washing the sidewalks.

# Baytree Community Development District

## Miscellaneous

Any other miscellaneous expenses incurred during the year.

## Reserves:

### Capital Projects- Paving

The District has established a Reserve Account in order to pay for resurfacing of roadways

### Capital Projects- Other

Renewal and replacement cost such as replacement cost of the guard house, pool cabana, sidewalks, playground equipment, etc. See attached capital improvement program.

### Operating Reserves

Includes a specific amount of funds allocated annually for unforeseen items and to fund daily operations until assessment reserve is received.