

BAYSIDE IMPROVEMENT AND BAY CREEK

**COMMUNITY DEVELOPMENT
DISTRICTS**

July 18, 2025

BOARD OF SUPERVISORS

**JOINT BUDGET
WORKSHOP AGENDA**

**BAYSIDE IMPROVEMENT
AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS**

**AGENDA
LETTER**

Bayside Improvement and Bay Creek

Community Development Districts

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone (561) 571-0010 • Toll-free (877) 276-0889 • Fax (561) 571-0013

July 11, 2025

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Boards of Supervisors

Bayside Improvement and Bay Creek Community Development Districts

Dear Board Members:

The Boards of Supervisors of the Bayside Improvement Community Development District and Bay Creek Community Development District will hold a Joint Budget Workshop on July 18, 2025 at 9:00 a.m., at the Pelican Landing Community Center, 24501 Walden Center Drive, Bonita Springs, Florida 34134. Members of the public may participate in the meeting, via Zoom, at <https://us02web.zoom.us/j/84137772934>, Meeting ID: **841 3777 2934** or via conference call at **1-929-205-6099**, Meeting ID: **841 3777 2934**. The agenda is as follows:

1. Call to Order/Phone Silent Mode/Pledge of Allegiance
2. Roll Call
3. Public Comments: *Agenda Items*
4. Discussion: Fiscal Year 2026 Proposed Budget
5. UPCOMING MEETINGS
 - July 28, 2025 at 2:00 PM [Joint Regular Meeting]
 - August 25, 2025 at 2:00 PM [Joint Public Hearing and Regular Meeting to Adopt Fiscal Year 2026 Budget]

○ QUORUM CHECK: *BAYSIDE IMPROVEMENT CDD*

SEAT 1	KAREN MONTGOMERY	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	GAIL GRAVENHORST	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	WALTER MCCARTHY	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	BERNIE CRAMER	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5		<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

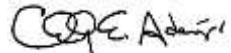
○ QUORUM CHECK: *BAY CREEK CDD*

SEAT 1	JERRY ADDISON	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	ROBERT TRAVERS	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	JIM JANEK	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	MARY MCVAY	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	GARY DURNEY	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

6. Supervisors' Requests
7. Public Comments: *Non-Agenda Items*
8. Adjournment

Should you have any questions, please do not hesitate to contact me directly at (239) 464-7114.

Sincerely,

A handwritten signature in black ink, appearing to read "Chesley E. Adams, Jr.", written over a light blue rectangular background.

Chesley E. Adams, Jr.
District Manager

**BAYSIDE IMPROVEMENT
AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS**

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**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
PROPOSED BUDGET
FISCAL YEAR 2026**

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
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**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
GENERAL FUND 001/101 COMBINED BUDGET - PELICAN LANDING
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed	Budget %	Budget '26
	Adopted Budget FY 2025	Actual through 3/31/25	Projected through 9/30/25	Total Actual & Projected	Budget FY 2026	Change 2025 vs 2026	vs '25 Projected
REVENUES							
Assessment levy: on-roll - gross	\$ 2,841,374				\$ 2,902,366		
Allowable discounts (4%)	(113,655)				(116,094)		
Assessment levy: on-roll - net	2,727,719	\$ 2,577,599	\$ 150,120	\$ 2,727,719	2,786,272	2%	2%
Interest	79,000	14,863	22,000	36,863	40,000	-49%	8%
Street sweeping	-	-	-	-	-	N/A	N/A
Miscellaneous	-	-	2,141	2,141	-	N/A	N/A
Total revenues	2,806,719	2,592,462	174,261	2,766,723	2,826,272	1%	2%
EXPENDITURES							
Professional fees							
Supervisors	19,377	7,750	11,466	19,216	19,377	0%	1%
Engineering	15,000	7,666	13,145	20,811	15,000	0%	-39%
Legal	18,000	4,943	7,313	12,256	18,000	0%	32%
Audit	15,000	6,376	8,624	15,000	15,000	0%	0%
Management	42,000	21,000	21,000	42,000	42,000	0%	0%
Accounting & payroll	16,799	8,399	8,400	16,799	16,799	0%	0%
Computer services	5,040	3,758	1,282	5,040	5,040	0%	0%
Assessment roll preparation	8,476	4,238	4,238	8,476	8,476	0%	0%
Telephone	950	475	475	950	950	0%	0%
Postage & reproduction	1,350	895	766	1,661	1,350	0%	-23%
Printing and binding	4,918	2,459	2,458	4,917	4,918	0%	0%
Legal notices and communications	1,125	373	955	1,328	1,125	0%	-18%
Office supplies	750	669	594	1,263	750	0%	-68%
Subscriptions and memberships	263	263	-	263	263	0%	0%
ADA website compliance	253	158	-	158	253	0%	38%
Insurance	21,575	20,400	-	20,400	27,300	27%	25%
Miscellaneous (bank fees)	5,250	1,468	2,804	4,272	5,250	0%	19%
Total professional fees	176,126	91,290	83,520	174,810	181,851	3%	4%
			-	-	-		
Field management							
Other contractual	37,799	18,899	18,900	37,799	37,799	0%	0%
Total field management	37,799	18,899	18,900	37,799	37,799	0%	0%
Water management services							
NPDES program	3,165	355	1,583	1,938	3,165	0%	39%
Other contractual services: lakes	174,075	87,603	75,621	163,224	174,075	0%	6%
Other contractual services: wetlands	44,310	21,001	22,070	43,071	44,310	0%	3%
Other contractual services: culverts/drains	37,980	15,160	19,957	35,117	50,640	33%	31%
Other contractual services: lake health	6,330	529	2,831	3,360	6,330	0%	47%
Aquascaping	18,990	-	18,990	18,990	18,990	0%	0%
Capital outlay	9,495	-	-	-	9,495	0%	100%
Repairs and maintenance (aerators)	9,495	14,609	-	14,609	9,495	0%	-54%
Total water management	303,840	139,257	141,052	280,309	316,500	4%	11%

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
GENERAL FUND 001/101 COMBINED BUDGET - PELICAN LANDING
FISCAL YEAR 2026**

	Fiscal Year 2025						
	Adopted Budget FY 2025	Actual through 3/31/25	Projected through 9/30/25	Total Actual & Projected	Proposed Budget FY 2026	Budget % Change 2025 vs 2026	Budget '26 vs '25 Projected
EXPENDITURES AND OTHER USES (continued)							
Street lighting							
Contractual services	40,000	-	74,436	74,436	40,000	0%	-86%
Personnel services	-	53,508	-	53,508	-	N/A	N/A
Electricity	55,000	31,439	24,318	55,757	55,000	0%	-1%
Total street lighting	95,000	84,947	98,754	183,701	95,000	0%	-93%
Landscape services							
Supervisors	125,000	43,109	81,891	125,000	128,750	3%	3%
Personnel services	1,235,000	607,612	627,388	1,235,000	1,272,050	3%	3%
Other contractual- horticulturalists	2,000	-	-	-	2,000	0%	100%
Other contractual-training	1,500	-	-	-	1,500	0%	100%
Maintenance tracking software	10,000	-	2,000	2,000	10,000	0%	80%
Capital outlay: equipment	60,000	7,953	45,000	52,953	60,000	0%	12%
Fuel	25,000	12,243	12,500	24,743	25,000	0%	1%
Repairs and maintenance (parts)	40,000	10,512	25,000	35,512	40,000	0%	11%
Insurance	24,608	22,649	-	22,649	31,000	26%	27%
Minor operating equipment	20,000	11,371	12,000	23,371	25,000	25%	7%
Horticulture dumpster	65,000	46,200	30,000	76,200	80,000	23%	5%
Employee uniforms	29,000	8,478	10,000	18,478	20,000	-31%	8%
Chemicals	68,000	36,813	25,000	61,813	68,000	0%	9%
Flower program	130,000	72,594	41,500	114,094	120,000	-8%	5%
Mulch program	83,000	78,941	2,500	81,441	83,000	0%	2%
Plant replacement program	45,000	24,561	20,000	44,561	45,000	0%	1%
Other contractual - tree trimming	12,660	34,905	-	34,905	12,660	0%	-176%
Contractural services-palm pruning	82,000	81,215	-	81,215	85,000	4%	4%
Fountain maintenance	20,000	928	5,000	5,928	10,000	-50%	41%
Office operations	25,000	11,949	12,000	23,949	25,000	0%	4%
Office operations-capital outlay	-	17,545	100,000	117,545	-	N/A	N/A
Monument maintenance	15,000	-	15,000	15,000	15,000	0%	0%
Total landscape services	2,117,768	1,129,578	1,068,779	2,198,357	2,158,960	2%	-2%
Roadway services							
Personnel	7,700	3,462	3,472	6,934	7,700	0%	10%
Repairs and maintenance - parts	4,500	-	3,920	3,920	4,500	0%	13%
Insurance	2,500	2,484	-	2,484	2,500	0%	1%
Total roadway services	14,700	5,946	7,392	13,338	14,700	0%	9%

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
GENERAL FUND 001/101 COMBINED BUDGET - PELICAN LANDING
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed	Budget %	Budget '26
	Adopted	Actual	Projected	Total	Budget	Change	vs
	Budget	through	through	Actual &	FY 2026	2025 vs 2026	'25 Projected
	FY 2025	3/31/25	9/30/25	Projected			
EXPENDITURES (continued)							
Parks & recreation							
Utilities	11,000	5,383	5,015	10,398	11,000	0%	5%
Operating supplies	1,500	1,111	283	1,394	1,500	0%	7%
Total parks and recreation	12,500	6,494	5,298	11,792	12,500	0%	6%
Other fees & charges							
Property appraiser	3,625	3,629	-	3,629	3,625	0%	0%
Tax collector	5,358	6,794	-	6,794	5,358	0%	-27%
Total other fees & charges	8,983	10,423	-	10,423	8,983	0%	-16%
Total expenditures	2,766,716	1,486,834	1,423,695	2,910,529	2,826,293	2%	-3%
Excess/(deficiency) of revenues							
over/(under) expenditures	40,003	1,105,628	(1,249,434)	(143,806)	(21)		
Fund balance - beginning (unaudited)	1,040,433	971,336	2,076,964	971,336	827,530		
Fund balance - ending (projected)	<u>\$ 1,080,436</u>	<u>\$ 2,076,964</u>	<u>\$ 827,530</u>	<u>\$ 827,530</u>	<u>\$ 827,509</u>		

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
GENERAL FUND 001/101 COMBINED BUDGET - PELICAN LANDING
DEFINITIONS OF EXPENDITURES**

EXPENDITURES

Professional fees

Supervisors	\$ 19,377
Statutorily set at \$200 (plus applicable taxes) for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year. The Districts anticipate 12 meetings in fiscal year 2022.	
Engineering	15,000
Barraco and Associates, Inc., provides a broad array of civil engineering and survey services as requested by the Districts, to assist in crafting solutions with sustainability for the long term interest of the Community - recognizing the needs of government, the environment and maintenance of the District's facilities.	
Legal	18,000
Coleman, Yovanovich and Koester, PA serves Bayside and Daniel H. Cox, PA. serves Bay Creek, both provide on-going general counsel and legal representation. Attorneys attend the noticed Board meetings in order to anticipate and deal with possible legal issues as they may arise and to respond to questions. In this capacity, as local government lawyers, realize that this type of local government is very limited in its scope - providing infrastructure and service to the development.	
Audit	15,000
The Districts are required by Florida State Statute to undertake an independent examination of its books, records and accounting procedures on an annual basis. The Districts currently have an agreement with Grau & Associates to perform these services.	
Management	42,000
Wrathell, Hunt and Associates, LLC , specializes in managing community development districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the Districts, develop financing programs, administer the issuance of tax exempt bond financings, and finally operate and maintain the assets of the community.	
Accounting & payroll	16,799
Wrathell, Hunt and Associates, LLC , prepares all financial work related to the Districts' funds (general, debt service, capital projects, etc.). This includes monthly financials, the annual budget and various other items.	
Computer services	5,040
Wrathell, Hunt and Associates, LLC , provides maintenance of the Districts' financial records, which includes accounts payable and profit & loss statements.	
Assessment roll preparation	8,476
Wrathell, Hunt and Associates, LLC , provides this services which includes preparing, maintaining and transmitting the annual lien roll with annual special assessment amounts for capital and operating and maintenance assessments.	
Telephone	950
Telephone and fax machine.	
Postage & reproduction	1,350
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing and binding	4,918
Letterhead, envelopes, copies, etc.	
Legal notices and communications	1,125
The Districts advertise in The News Press for monthly meetings, special meetings, public hearings, bidding, etc. and an electronic newsletter beginning in FY 2013.	

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
GENERAL FUND 001/101 COMBINED BUDGET - PELICAN LANDING
DEFINITIONS OF EXPENDITURES**

Expenditures (Continued)

Office supplies	750
Accounting and administrative supplies.	
Subscriptions and memberships	263
Annual fee paid to the Florida Department of Economic Opportunity.	
ADA website compliance	253
Insurance	27,300
The Districts carry public officials and general liability insurance with policies written by EGIS.	
The limit of liability is set at \$1,000,000 for general liability (\$2,000,000 general aggregate) and \$1,000,000 for public officials liability.	
Miscellaneous (bank fees)	5,250
Bank charges and other miscellaneous expenses incurred during the year.	
Field management	
Other Contractual	37,799
As part of the consulting manager's contract, the Districts retain the services of a field manager. The field manager is responsible for the day-to-day field operations. These responsibilities include, but are not limited to, preparing and bidding of services and commodities, contract administration, hiring and maintaining qualified personnel, preparation of and implementation of operating schedules and policies, ensuring compliance with all operating permits, prepare and implement field operating budgets, provide information/education to public regarding District programs and attends Board meetings.	
This service is provided by Wrathell, Hunt and Associates, LLC.	
Water management services	
NPDES program	3,165
As mandated by the Federal Environmental Protection Agency and the Florida State Department of Environmental Protection, the District must participate in the National Pollutant Discharge Elimination System (NPDES). The purpose of the program is to improve stormwater quality through new facility design review, construction activity monitoring, periodic facility review and inspections, public education and sediment control.	
Other Contractual Services	
The Districts contract with licensed and qualified contractors to provide lake and wetland maintenance services. The District's have completed lake water quality testing and research project and will be implementing recommendations that were offered as a result of the year long review and final analysis. Additionally, the Districts have accepted the responsibility for operating and maintaining the communities culverts and drains that are a part of the primary roadway systems and amenity parking lots.	
Other contractual services: lakes	174,075
Other contractual services: wetlands	44,310
Other contractual services: culverts/drains	50,640
Other contractual services: lake health	6,330
Aquascaping	18,990
Planting of aquatic and wetland plants to ensure the integrity of the storm water management systems.	
Capital outlay	9,495
Purchase and installation of additional aeration systems.	
Repairs and maintenance (aerators)	9,495
Unforeseen costs that may be incurred.	

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
GENERAL FUND 001/101 COMBINED BUDGET - PELICAN LANDING
DEFINITIONS OF EXPENDITURES**

Expenditures (continued)

Street lighting

Contractual services 40,000

The Districts contract with a licensed and insured electrician to service their street, landscape
Electricity 55,000

The Districts are charged monthly per Florida Power & Light's streetlight schedule s-1 for
streetlight electric and metered usage for signage and landscape lighting.

Landscape services

Supervisors 128,750

Includes salary, taxes and benefits for the Districts' field manager and irrigation manager.

Personnel services 1,272,050

Includes salary, taxes and benefits for the Districts' in-house landscape maintenance crew.

Other contractual- horticulturalists 2,000

Periodic professional review and report of landscape maintenance practices.

Other contractual-training 1,500

Covers periodic training of staff by Horticulturalists or other Industry Professionals.

Maintenance tracking software 10,000

Continued implementation of a Landscape Services activity tracking program. This service is
provided by Monday and includes an annual subscription.

Capital outlay: equipment 60,000

Department related purchase of vehicles and equipment. The Districts anticipate new
additional equipment needs including replacement mower and a 1 ton truck.

Fuel 25,000

Cost of fuel for vehicles and equipment used by the Districts.

Repairs and maintenance (parts) 40,000

Parts replacement for vehicles and equipment.

Insurance 31,000

Insurance costs for automobiles, property and workers' compensation.

Minor operating equipment 25,000

Costs associated with small equipment purchases.

Horticulture dumpster 80,000

Costs associated with the disposal of the Districts' horticulture debris that accumulates during
pruning operations.

Employee uniforms 20,000

Costs associated with employee uniforms.

Chemicals 68,000

Landscape maintenance requires the use of chemicals for the control of unwanted weeds,
insects and diseases, as well as fertilizers, to promote the growth and health of landscape
materials within the common areas and rights-of way.

Flower program 120,000

The Districts' flower program consists of replacing flowers within certain landscape and
signage areas three times a year.

Mulch program 83,000

The Districts' mulch program is intended to provide aesthetic value while at the same time
providing a barrier to hold moisture, protect plant roots and deter unwanted weed growth in
the landscape planting beds.

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
GENERAL FUND 001/101 COMBINED BUDGET - PELICAN LANDING
DEFINITIONS OF EXPENDITURES**

Expenditures (continued)	
Plant replacement program	45,000
Replacement and renovation of landscape material.	
Other contractual - tree trimming	12,660
Hard wood tree trimming in sensitive locations within the Districts' common areas and parks that exceed the on site capabilities or expertise of staff.	
Contractural services-palm pruning	85,000
This expenditure includes the hiring of a contractor for the annual pruning of palm trees through the CDD areas of responsibility.	
Fountain maintenance	10,000
Cost of maintaining the entry feature.	
Office operations	25,000
Office supplies and maintenance for the field office.	
Monument maintenance	15,000
Annual cost of pressure washing , painting and repairing the monuments. This includes the monuments and brick pavers at the central fountain.	
Roadway services	7,700
Personnel	
Includes salary, taxes and benefits for the Districts' street sweeper.	
Repairs and maintenance - parts	4,500
Insurance	2,500
Insurance costs for automobiles that relate to this department.	
Parks & Recreation	
Utilities	11,000
These expenditures relate to water/sewer and electrical expense for Central Park, which includes a water feature and two (2) floating fountains.	
Operating supplies	1,500
These expenditures include costs related to central park and miscellaneous supplies and part replacement used during the daily activities of the department.	
Other fees & charges	
Property appraiser	3,625
The property appraiser charges \$1.00 per parcel.	
Tax collector	5,358
The tax collector charges \$1.50 per parcel.	
Total expenditures	<u><u>\$ 2,826,293</u></u>

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND 001 BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed	Budget %	Budget '26
	Adopted Budget FY 2025	Actual through 3/31/25	Projected through 9/30/25	Total Actual & Projected	Budget FY 2026	Change 2025 vs 2026	vs '25 Projected
REVENUES							
Assessment levy: on-roll - gross	\$ 2,279,876				\$ 2,340,855		
Allowable discounts (4%)	(91,195)				(93,634)		
Assessment levy: on-roll - net	2,188,681	\$ 2,088,044	\$ 100,637	\$ 2,188,681	2,247,221	3%	3%
Interest	67,000	10,115	15,000	25,115	30,000	-55%	16%
Miscellaneous	-	-	1,606	1,606	-	N/A	N/A
Total revenues	2,255,681	2,098,159	117,243	2,215,402	2,277,221	1%	3%
EXPENDITURES							
Professional fees							
Supervisors**	9,689	3,875	5,733	9,608	9,689	0%	1%
Engineering	12,171	6,220	10,666	16,886	12,171	0%	-39%
Legal	14,605	4,011	5,934	9,945	14,605	0%	32%
Audit**	7,500	3,188	4,312	7,500	7,500	0%	0%
Management	34,079	17,039	17,039	34,078	34,079	0%	0%
Accounting & payroll	13,631	6,815	6,816	13,631	13,631	0%	0%
Computer services	4,089	3,049	1,040	4,089	4,089	0%	0%
Assessment roll preparation	6,877	3,438	3,439	6,877	6,877	0%	0%
Telephone	771	385	385	770	771	0%	0%
Postage & reproduction	1,095	726	622	1,348	1,095	0%	-23%
Printing and binding	3,990	1,995	1,994	3,989	3,990	0%	0%
Legal notices and communications	913	303	775	1,078	913	0%	-18%
Office supplies	609	543	482	1,025	609	0%	-68%
Subscriptions and memberships	213	213	-	213	213	0%	0%
ADA website compliance	205	128	-	128	205	0%	38%
Insurance**	10,788	10,200	-	10,200	13,650	27%	25%
Miscellaneous (bank fees)	4,260	1,060	2,275	3,335	4,260	0%	22%
Total professional fees	125,485	63,188	61,512	124,700	128,347	2%	3%
Field management							
Other contractual	30,670	15,335	15,335	30,670	30,670	0%	0%
Total field management	30,670	15,335	15,335	30,670	30,670	0%	0%
Water management services							
NPDES program	2,568	288	1,284	1,572	2,568	0%	39%
Other contractual services: lakes	141,244	69,780	61,359	131,139	141,244	0%	7%
Other contractual services: wetlands	35,953	17,040	17,908	34,948	35,953	0%	3%
Other contractual services: culverts/dr	30,817	12,301	16,193	28,494	41,089	33%	31%
Other contractual services: lake health	5,136	429	2,297	2,726	5,136	0%	47%
Aquascaping	15,408	-	15,408	15,408	15,408	0%	0%
Capital outlay	7,704	-	-	-	7,704	0%	100%
Repairs and maintenance (aerators)	7,704	13,155	-	13,155	7,704	0%	-71%
Total water management	246,534	112,993	114,449	227,442	256,806	4%	11%

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND 001 BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026	Budget % Change 2025 vs 2026	Budget '26 vs '25 Projected
	Adopted Budget FY 2025	Actual through 3/31/25	Projected through 9/30/25	Total Actual & Projected			
EXPENDITURES (continued)							
Street lighting							
Contractual Services	32,456	-	60,397	60,397	32,456	0%	-86%
Personnel services	-	43,416	-	43,416	-	N/A	N/A
Electricity	44,627	25,510	19,732	45,242	44,627	0%	-1%
Total street lighting	77,083	68,926	80,129	149,055	77,083	0%	-93%
Landscape services							
Supervisor	101,425	34,975	66,446	101,421	104,468	3%	3%
Personnel services	1,002,079	492,939	509,063	1,002,002	1,032,141	3%	3%
Other contractual- horticulturalists	1,623	-	-	-	1,623	0%	100%
Other contractual-training	1,217	-	-	-	1,217	0%	100%
Maintenance tracking software	8,114	-	1,623	1,623	8,114	0%	80%
Capital outlay: equipment	48,684	6,453	36,513	42,966	48,684	0%	12%
Fuel	20,285	9,934	10,143	20,077	20,285	0%	1%
Repairs and maintenance (parts)	32,456	8,529	20,285	28,814	32,456	0%	11%
Insurance	19,967	18,339	-	18,339	25,153	26%	27%
Minor operating equipment	16,228	9,226	9,737	18,963	20,285	25%	7%
Horticulture dumpster	52,741	37,487	24,342	61,829	64,912	23%	5%
Employee uniforms	23,531	6,879	8,114	14,993	16,228	-31%	8%
Chemicals	55,175	29,870	20,285	50,155	55,175	0%	9%
Flower program	105,482	58,903	33,673	92,576	97,368	-8%	5%
Mulch program	67,346	64,053	2,029	66,082	67,346	0%	2%
Plant replacement program	36,513	20,075	16,228	36,303	36,513	0%	1%
Other contractual - tree trimming	10,272	28,176	-	28,176	10,272	0%	-174%
Contractural services-palm pruning	66,535	65,898	-	65,898	68,969	4%	4%
Fountain maintenance	16,228	753	4,057	4,810	8,114	-50%	41%
Office operations	20,285	9,693	9,737	19,430	20,285	0%	4%
Office operations-capital outlay	-	14,236	81,140	95,376	-		
Monument maintenance	12,171	-	12,171	12,171	12,171	0%	0%
Total landscape services	1,718,357	916,418	867,209	1,783,627	1,751,779	2%	-2%
Roadway services							
Personnel	6,248	2,809	2,817	5,626	6,248	0%	10%
Repairs and maintenance - parts	3,651	-	3,181	3,181	3,651	0%	13%
Insurance	2,029	2,011	-	2,011	2,029	0%	1%
Total roadway services	11,928	4,820	5,998	10,818	11,928	0%	9%

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND 001 BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026	Budget % Change 2025 vs 2026	Budget '26 vs '25 Projected
	Adopted Budget FY 2025	Actual through 3/31/25	Projected through 9/30/25	Total Actual & Projected			
EXPENDITURES (continued)							
Parks & recreation							
Utilities	10,560	5,168	4,069	9,237	10,560	0%	13%
Operating supplies	1,440	1,067	230	1,297	1,440	0%	10%
Total parks and recreation	<u>12,000</u>	<u>6,235</u>	<u>4,299</u>	<u>10,534</u>	<u>12,000</u>	0%	12%
Other fees & charges							
Property appraiser	3,480	3,484	-	3,484	3,480	0%	0%
Tax collector	5,144	5,363	-	5,363	5,144	0%	-4%
Total other fees & charges	<u>8,624</u>	<u>8,847</u>	<u>-</u>	<u>8,847</u>	<u>8,624</u>	0%	-3%
Total expenditures	<u>2,230,681</u>	<u>1,196,762</u>	<u>1,148,931</u>	<u>2,345,693</u>	<u>2,277,237</u>	2%	-3%
Excess/(deficiency) of revenues over/(under) expenditures	25,000	901,397	(1,031,688)	(130,291)	(16)		
Fund balance - beginning (unaudited)	646,347	598,128	1,499,525	598,128	467,837		
Fund balance - ending (projected)	<u>\$ 671,347</u>	<u>\$ 1,499,525</u>	<u>\$ 467,837</u>	<u>\$ 467,837</u>	<u>\$ 467,821</u>		

**These items are cost shared 75/25 between the general funds and the enterprise funds. The 75% is then split 50/50 between the

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND 101 BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025						
	Adopted Budget FY 2025	Actual through 3/31/25	Projected through 9/30/25	Total Revenues & Expenditures	Proposed Budget FY 2026	Budget % Change 2025 vs 2026	Budget '26 vs '25 Projected
REVENUES							
Assessment levy: on-roll - gross	\$ 561,498				\$ 561,511		
Allowable discounts (4%)	(22,460)				(22,460)		
Assessment levy: on-roll - net	539,038	\$ 489,555	\$ 49,483	\$ 539,038	539,051	0%	0%
Interest	12,000	4,748	7,000	11,748	10,000	-17%	-17%
Miscellaneous	-	-	535	535	-	N/A	N/A
Total revenues	551,038	494,303	57,018	551,321	549,051	0%	0%
EXPENDITURES							
Professional fees							
Supervisors**	9,689	3,875	5,733	9,608	9,689	0%	1%
Engineering	2,829	1,446	2,479	3,925	2,829	0%	-39%
Legal	3,395	932	1,379	2,311	3,395	0%	32%
Audit**	7,500	3,188	4,312	7,500	7,500	0%	0%
Management	7,921	3,961	3,961	7,922	7,921	0%	0%
Accounting & payroll	3,168	1,584	1,584	3,168	3,168	0%	0%
Computer services	951	709	242	951	951	0%	0%
Assessment roll preparation	1,599	800	799	1,599	1,599	0%	0%
Telephone	179	90	90	180	179	0%	-1%
Postage & reproduction	255	169	144	313	255	0%	-23%
Printing and binding	928	464	464	928	928	0%	0%
Legal notices and communications	212	70	180	250	212	0%	-18%
Office supplies	141	126	112	238	141	0%	-69%
Subscriptions and memberships	50	50	-	50	50	0%	0%
ADA website compliance	48	30	-	30	48	0%	38%
Insurance**	10,788	10,200	-	10,200	13,650	27%	25%
Miscellaneous (bank fees)	990	408	529	937	990	0%	5%
Total professional fees	50,643	28,102	22,008	50,110	53,505	6%	6%
Field management							
Other contractual	7,129	3,564	3,565	7,129	7,129	0%	0%
Total field management	7,129	3,564	3,565	7,129	7,129	0%	0%
Water management services							
NPDES program	597	67	299	366	597	0%	39%
Other contractual services: lakes	32,831	17,823	14,262	32,085	32,831	0%	2%
Other contractual services: wetlands	8,357	3,961	4,162	8,123	8,357	0%	3%
Other contractual services: culverts/drains	7,163	2,859	3,764	6,623	9,551	33%	31%
Other contractual services: lake health	1,194	100	534	634	1,194	0%	47%
Aquascaping	3,582	-	3,582	3,582	3,582	0%	0%
Capital outlay	1,791	-	-	-	1,791	0%	100%
Repairs and maintenance (aerators)	1,791	1,454	-	1,454	1,791	0%	19%
Total water management	57,306	26,264	26,603	52,867	59,694	4%	11%

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND 101 BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026	Budget % Change 2025 vs 2026	Budget '26 vs '25 Projected
	Adopted Budget FY 2025	Actual through 3/31/25	Projected through 9/30/25	Total Revenues & Expenditures			
EXPENDITURES (continued)							
Street lighting							
Contractual services	7,544	-	14,039	14,039	7,544	0%	-86%
Personnel services		10,092	-	10,092	-	N/A	N/A
Electricity	10,373	5,929	4,586	10,515	10,373	0%	-1%
Total street lighting	17,917	16,021	18,625	34,646	17,917	0%	-93%
Landscape services							
Supervisor	23,575	8,134	15,445	23,579	24,282	3%	3%
Personnel services	232,921	114,673	118,325	232,998	239,909	3%	3%
Other contractual- horticulturalists	377	-	-	-	377	0%	100%
Other contractual-training	283	-	-	-	283	0%	100%
Maintenance tracking software	1,886	-	377	377	1,886	0%	80%
Capital outlay	11,316	1,500	8,487	9,987	11,316	0%	12%
Fuel	4,715	2,309	2,358	4,667	4,715	0%	1%
Repairs and maintenance (parts)	7,544	1,983	4,715	6,698	7,544	0%	11%
Insurance	4,641	4,310	-	4,310	5,847	26%	26%
Minor operating equipment	3,772	2,145	2,263	4,408	4,715	25%	7%
Horticulture dumpster	12,259	8,713	5,658	14,371	15,088	23%	5%
Employee uniforms	5,469	1,599	1,886	3,485	3,772	-31%	8%
Chemicals	12,825	6,943	4,715	11,658	12,825	0%	9%
Flower program	24,518	13,691	7,827	21,518	22,632	-8%	5%
Mulch program	15,654	14,888	472	15,360	15,654	0%	2%
Plant replacement program	8,487	4,486	3,772	8,258	8,487	0%	3%
Other contractual - tree trimming	2,388	6,729	-	6,729	2,388	0%	-182%
Contractural services-palm pruning	15,465	15,317	-	15,317	16,031	4%	4%
Fountain maintenance	3,772	175	943	1,118	1,886	-50%	41%
Office operations	4,715	2,256	2,263	4,519	4,715	0%	4%
Office operations-capital outlay	-	3,309	18,860	22,169	-		
Monument maintenance	2,829	-	2,829	2,829	2,829	0%	0%
Total landscape services	399,411	213,160	201,572	414,732	407,181	2%	-2%
Roadway services							
Personnel	1,452	653	655	1,308	1,452	0%	10%
Repairs and maintenance - parts	849	-	739	739	849	0%	13%
Insurance	472	473	-	473	472	0%	0%
Total roadway services	2,773	1,126	1,394	2,520	2,773	0%	9%

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND 101 BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025						
	Adopted Budget FY 2025	Actual through 3/31/25	Projected through 9/30/25	Total Revenues & Expenditures	Proposed Budget FY 2026	Budget % Change 2025 vs 2026	Budget '26 vs '25 Projected
EXPENDITURES (continued)							
Parks & recreation							
Utilities	440	215	946	1,161	440	0%	-164%
Operating supplies	60	44	53	97	60	0%	-62%
Total parks and recreation	500	259	999	1,258	500	0%	-152%
Other fees & charges							
Property appraiser	145	145	-	145	145	0%	0%
Tax collector	214	1,431	-	1,431	214	0%	-569%
Total other fees & charges	359	1,576	-	1,576	359	0%	-339%
Total expenditures	536,038	290,072	274,766	564,838	549,058	2%	-3%
Excess/(deficiency) of revenues over/(under) expenditures	15,000	204,231	(217,748)	(13,517)	(7)		
Fund balance - beginning (unaudited)	394,086	373,208	577,439	373,208	359,691		
Fund balance - ending (projected)	<u>\$ 409,086</u>	<u>\$ 577,439</u>	<u>\$ 359,691</u>	<u>\$ 359,691</u>	<u>\$ 359,684</u>		

**These items are cost shared 75/25 between the general funds and the enterprise funds. The 75% is then split 50/50 between

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
GENERAL FUND 002 - THE COLONY BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025					Budget %	
	Adopted Budget FY 2025	Actual through 3/31/25	Projected through 9/30/25	Total Actual & Projected	Proposed Budget FY 2026	Change 2025 vs 2026	Budget '26 vs '25 Projected
REVENUES							
Assessment levy: on-roll - gross	\$ 976,278				\$ 960,637		
Allowable discounts (4%)	(39,051)				(38,425)		
Assessment levy: on-roll - net	937,227	\$901,737	\$ (130,385)	\$ 771,352	922,212	-2%	16%
Interest	20,000	3,293	4,837	8,130	8,000	-60%	-2%
Total revenues	957,227	905,030	(125,548)	779,482	930,212	-3%	16%
EXPENDITURES							
Professional fees							
Accounting & payroll	9,380	4,690	4,690	9,380	9,380	0%	0%
Computer services	3,411	1,706	1,705	3,411	3,411	0%	0%
Assessment roll preparation	1,150	575	575	1,150	1,150	0%	0%
Field management	14,211	7,106	7,105	14,211	14,211	0%	0%
Other current charges	-	463	29	492	-	N/A	N/A
Total professional fees	28,152	14,540	14,104	28,644	28,152	0%	-2%
Street lighting							
Contractual services - lightpoles	131,875	-	4,035	4,035	5,000	-96%	19%
Total street lighting	131,875	-	4,035	4,035	5,000	-96%	19%
Landscape services							
Personnel services	402,000	208,646	200,000	408,646	464,060	15%	12%
Other contractual- horticulturalists	1,500	-	500	500	1,500	0%	67%
Other contractual- training	1,500	250	500	750	1,500	0%	50%
Other Contractual- turf and shrub	100,000	44,183	50,000	94,183	-	-100%	N/A
Capital outlay	20,000	-	15,000	15,000	20,000	0%	25%
Fuel	7,500	-	7,500	7,500	7,500	0%	0%
Repairs & maintenance (parts)	14,000	6,948	7,000	13,948	14,000	0%	0%
Insurance	3,000	3,693	-	3,693	5,000	67%	26%
Minor operating equipment	-	5,405	-	5,405	-	N/A	N/A
Horticulture dumpster	16,000	10,825	10,000	20,825	16,000	0%	-30%
Miscellaneous equipment	2,500	-	2,500	2,500	2,500	0%	0%
Chemicals	3,500	630	2,000	2,630	50,000	1329%	95%
Flower program	70,000	58,937	11,000	69,937	70,000	0%	0%
Mulch program	40,000	31,492	5,000	36,492	40,000	0%	9%
Plant replacement program	40,000	4,674	20,000	24,674	40,000	0%	38%
Other contractual - tree trimming	12,000	9,713	-	9,713	12,000	0%	19%
Monument maintenance	3,000	-	3,000	3,000	3,000	0%	0%
Total landscape services	736,500	385,396	352,760	738,156	747,060	1%	1%

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
GENERAL FUND 002 - THE COLONY BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025					Budget %	
	Adopted Budget FY 2025	Actual through 3/31/25	Projected through 9/30/25	Total Actual & Projected	Proposed Budget FY 2026	Change 2025 vs 2026	Budget '26 vs '25 Projected
Fountain services							-
Operating supplies	150,000	98,473	82,957	181,430	150,000	0%	-21%
Refurbishment	-	-	-	-	115,000	N/A	100%
Total fountain services	150,000	98,473	82,957	181,430	150,000	0%	-21%
Total expenditures	1,046,527	498,409	453,856	952,265	930,212	-11%	-2%
Excess/(deficiency) of revenues over/(under) expenditures	(89,300)	406,621	(579,404)	(172,783)	-		
Fund balance - beginning (unaudited)	368,526	372,122	778,743	372,122	199,339		
Fund balance - ending (projected)	<u>\$ 279,226</u>	<u>\$ 778,743</u>	<u>\$ 199,339</u>	<u>\$ 199,339</u>	<u>\$ 199,339</u>		

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
ENTERPRISE FUND 401/451 COMBINED BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025						
	Adopted Budget FY 2025	Actual through 3/31/25	Projected through 9/30/25	Total Actual & Projected	Proposed Budget FY 2026	Budget % Change 2025 vs 2026	Budget '26 vs '25 Projected
OPERATING REVENUES							
Charges for services:							
Assessment levy - gross	\$ 339,342				\$ 346,222		
Allowable discounts (4%)	(13,574)				(13,849)		
Assessment levy - net	325,768	\$ 317,706	\$ 9,217	\$ 325,545	332,373	2%	2%
Irrigation revenue	584,000	232,037	312,573	544,610	550,000	-6%	1%
Miscellaneous	50,700	-	20,301	20,301	30,700	-39%	34%
Total revenues	960,468	549,743	342,091	890,456	913,073	-5%	2%
OPERATING EXPENSES							
Professional fees							
Supervisors	6,459	2,584	3,822	6,406	6,459	0%	1%
Engineering	5,000	2,555	4,383	6,938	5,000	0%	-39%
Legal	6,000	1,648	2,437	4,085	6,000	0%	32%
Audit	5,000	2,126	2,874	5,000	5,000	0%	0%
Management	17,067	8,533	8,196	16,729	17,408	2%	4%
Accounting & payroll	5,600	2,800	2,800	5,600	5,600	0%	0%
Computer services	1,680	1,252	428	1,680	1,680	0%	0%
Utility billing	44,000	21,856	20,070	41,926	44,000	0%	5%
Telephone	311	156	156	312	311	0%	0%
Postage & reproduction	450	299	255	554	450	0%	-23%
Printing and binding	1,639	820	819	1,639	1,639	0%	0%
Legal notices and communications	375	124	318	442	375	0%	-18%
Office supplies	250	223	198	421	250	0%	-68%
Subscriptions and memberships	87	88	-	88	87	0%	-1%
ADA website compliance	147	52	-	52	147	0%	65%
Insurance	6,728	6,800	-	6,800	7,140	6%	5%
Miscellaneous (bank fees)	1,750	3,574	-	3,574	1,750	0%	-104%
Total Professional fees	102,543	55,490	46,756	102,246	103,296	1%	1%
Field Management fees							
Other contractual services	12,600	6,300	6,300	12,600	12,600	0%	0%
Total field management fees	12,600	6,300	6,300	12,600	12,600	0%	0%
Water management services							
NPDES program	1,835	205	918	1,123	1,835	0%	39%
Other contractual services: lakes	100,925	54,792	39,846	94,638	100,925	0%	6%
Other contractual services: wetlands	25,690	12,176	7,226	19,402	25,690	0%	24%
Other contractual services: culverts/drains	22,020	8,789	11,571	20,360	29,360	33%	31%
Other contractual services: lake health	3,670	307	1,642	1,949	3,670	0%	47%
Aquascaping	11,010	-	11,011	11,011	11,010	0%	0%
Capital outlay	5,505	-	-	-	5,505	0%	100%
Repairs and maintenance (aerators)	5,505	4,469	-	4,469	5,505	0%	19%
Total water management services	176,160	80,738	72,214	152,952	183,500	4%	17%

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
ENTERPRISE FUND 401/451 COMBINED BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025						
	Adopted Budget FY 2025	Actual through 3/31/25	Projected through 9/30/25	Total Actual & Projected	Proposed Budget FY 2026	Budget % Change 2025 vs 2026	Budget '26 vs '25 Projected
OPERATING EXPENSES (continued)							
Landscape services							
Other contractual - tree trimming	7,340	-	2,447	2,447	7,340	0%	67%
Total landscape services	7,340	-	2,447	2,447	7,340	0%	67%
Roadway Services							
Personnel	4,955	1,058	1,692	2,750	4,955	0%	45%
Repairs and maintenance - parts	3,670	-	2,273	2,273	3,670	0%	38%
Insurance	3,000	1,926	-	1,925	3,000	0%	36%
Minor Operating Equipment	-	-	-	-	-	N/A	N/A
Total Roadway Services	11,625	2,984	3,965	6,948	11,625	0%	40%
Irrigation services							
Personnel	67,000	28,638	30,000	58,638	69,010	3%	15%
Reclaimed water- Bay Creek	100,000	43,690	70,000	113,690	125,000	25%	9%
Repairs and maintenance - parts	25,000	20,942	15,000	35,942	35,000	40%	-3%
Insurance	19,480	16,281	-	16,281	19,480	0%	16%
Meter costs	7,500	5,793	2,500	8,293	7,500	0%	-11%
Other contractual services	9,000	4,651	4,500	9,151	45,000	400%	80%
Electricity	90,000	59,517	60,000	119,517	115,000	28%	-4%
Pumps & machinery	75,000	97,962	20,000	117,962	120,000	60%	2%
Depreciation	60,000	29,256	29,256	58,512	58,512	-2%	0%
Total irrigation services	452,980	306,730	289,894	596,624	594,502	31%	0%
Total operating expenses	763,248	452,242	419,129	871,370	912,863	20%	5%
Operating income/loss	197,220	97,501	(77,038)	19,086	210		
Nonoperating revenues/(expenses)							
Interest income	500	16,847	-	16,847	500	0%	-3269%
Miscellaneous income roof replacement	-	30,272	-	30,272	-		
Total nonoperating revenues/(expenses)	500	47,119	-	47,119	500	0%	-9324%
Change in net assets	197,720	144,620	(77,038)	66,205	710		
Total net assets - beginning (unaudited)	1,589,991	1,606,845	1,751,465	1,606,845	1,673,050		
Total net assets - ending (projected)	<u>\$ 1,787,711</u>	<u>\$ 1,751,465</u>	<u>\$ 1,674,427</u>	<u>\$ 1,673,050</u>	<u>\$ 1,673,760</u>		

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
ENTERPRISE FUND 401/451 COMBINED BUDGET
DEFINITIONS OF EXPENDITURES**

OPERATING EXPENSES

Professional fees

Supervisors	\$ 6,459
Statutorily set at \$200 (plus applicable taxes) for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year. The Districts anticipate 12 meetings in fiscal year 2022.	
Engineering	5,000
Barraco and Associates, Inc., provides a broad array of engineering, consulting and construction services to the Districts, which assist in crafting solutions with sustainability for the long term interest of the community - recognizing the needs of government, the environment and maintenance of the Districts' facilities.	
Legal	6,000
Coleman, Yovanovich and Koester, PA serves Bayside and Daniel H. Cox, PA. serves Bay Creek, both provide on-going general counsel and legal representation. Attorneys attend the noticed Board meetings in order to anticipate and deal with possible legal issues as they may arise and to respond to questions. In this capacity, as local government lawyers, realize that this type of local	
Audit	5,000
The Districts are required by Florida State Statute to undertake an independent examination of its books, records and accounting procedures on an annual basis. The Districts currently have an agreement with Grau & Associates to perform these services.	
Management	17,408
Wrathell, Hunt and Associates, LLC , specializes in managing community development districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the Districts, develop financing programs, administer the issuance of tax exempt bond financings, and finally, operate and maintain the assets of the community.	
Accounting & payroll	5,600
Wrathell, Hunt and Associates, LLC , prepares all financial work related to the Districts' funds (general, debt service and capital projects, etc.). This includes monthly financials, the annual budget and various other items.	
Computer services	1,680
Wrathell, Hunt and Associates, LLC , provides maintenance of the Districts' financial records, which includes accounts payable and profit & loss statements.	
Utility billing	44,000
Utility billing is contracted with Coral Springs Improvement District (CSID). CSID inputs the provided monthly readings into their billing software, generates the monthly bills, administer the collections, provide customer service and administer the delinquencies and shut offs as needed.	
Telephone	311
Telephone and fax machine.	

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
ENTERPRISE FUND 401/451 COMBINED BUDGET
DEFINITIONS OF EXPENDITURES**

EXPENDITURES (continued)

Postage & reproduction	450
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing and binding	1,639
Letterhead, envelopes, copies, etc.	
Legal notices and communications	375
The Districts advertise in The News Press for monthly meetings, special meetings, public hearings, bidding, etc.	
Office supplies	250
Accounting and administrative supplies.	
Subscriptions and memberships	87
Annual fee paid to the Department of Community Affairs.	
ADA website compliance	147
Insurance	7,140
The Districts carry public officials and general liability insurance with policies written by Florida Municipal Insurance Trust. The limit of liability is set at \$1,000,000 for general liability (\$2,000,000 general aggregate) and \$1,000,000 for public officials liability limit.	
Miscellaneous (bank fees)	1,750
Bank charges and other miscellaneous expenses incurred during the year.	

Field Management fees

Other contractual services	12,600
As part of the consulting manager's contract, the Districts retain the services of a field manager. The field manager is responsible for the day-to-day field operations. These responsibilities include, but are not limited to, preparing and bidding of services and commodities, contract administration, hiring and maintaining qualified personnel, preparation of and implementation of operating schedules and policies, ensuring compliance with all operating permits, prepare and implement field operating budgets, provide information/education to public regarding District programs and attends Board meetings. This service is provided by Wrathell, Hunt and Associates, LLC .	

Water management services

Other Contractual services	
The Districts contract with licensed and qualified contractors to provide lake, wetland, underground and biologists to provide the needed maintenance services.	
Other contractual services: lakes	100,925
Other contractual services: wetlands	25,690
Other contractual services: culverts/drains	29,360
Other contractual services: lake health	3,670

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
ENTERPRISE FUND 401/451 COMBINED BUDGET
DEFINITIONS OF EXPENDITURES**

EXPENDITURES (continued)

Aquascaping	11,010
Planting of aquatic and wetland plants to ensure the integrity and permit compliance of the storm water management system.	
Capital outlay	5,505
Purchase and installation of new aeration equipment.	
Repairs and maintenance (aerators)	5,505
This covers any unforeseen costs that may be incurred.	
Other contractual - tree trimming	
Hard wood tree trimming in sensitive locations within the Districts' common areas and parks that exceed the on site capabilities or expertise of staff.	7,340
Roadway Services	
Personnel	4,955
Includes salary, taxes and benefits for the Districts' street sweeper.	
Repairs and maintenance - parts	3,670
Parts replacement for vehicles and equipment.	
Insurance	3,000
Insurance costs for automobiles, property and worker's compensation related to	
Irrigation services	
Personnel	69,010
Includes salary, taxes and benefits for the Districts' maintenance supervisor and irrigation manager.	
Reclaimed water- Bay Creek	125,000
Surplus RCS Water- Bayside	-
Repairs and maintenance - parts	35,000
Parts replacement for vehicles and equipment.	
Insurance	19,480
Insurance costs for automobiles, property and workers' compensation.	
Meter costs	7,500
Costs associates with installation of single family residential meters. Revenue to support these costs come directly from the meter fee assessed at the time of the application to connect to the system	
Other contractual services	45,000
The District contractors with a qualified provider for services related to plant meters and equipment.	
Electricity	115,000
Cost of electricity for operation of Districts' well fields and high service pump.	
Pumps & machinery	120,000
Repairs and maintenance for the irrigation supply system, including main line, valves and well repairs.	
Depreciation	58,512
The District's capital assets that relate to the irrigation funds are depreciated by the straight line method over their estimated useful lives.	
Total expenditures	<u><u>\$ 912,863</u></u>

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND 401 BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025						
	Adopted Budget FY 2025	Actual through 3/31/25	Projected through 9/30/25	Total Actual & Projected	Proposed Budget FY 2026	Budget % Change 2025 vs 2026	Budget '26 vs '25 Projected
OPERATING REVENUES							
Charges for services:							
Assessment levy - gross	\$ 254,322				\$ 254,305		
Allowable discounts (4%)	(10,181)				(10,172)		
Assessment levy - net	244,141	\$ 234,924	\$ 9,217	\$ 244,141	244,133	0%	0%
Irrigation revenue	325,000	149,498	173,949	323,447	325,000	0%	0%
Miscellaneous/interest	50,000	-	20,000	20,000	30,000	-40%	33%
Total revenues	619,141	384,422	203,166	587,588	599,133	-3%	2%
OPERATING EXPENSES							
Professional fees							
Supervisors**	3,230	1,292	1,911	3,203	3,230	0%	1%
Engineering	3,750	1,916	3,287	5,203	3,750	0%	-39%
Legal	4,500	1,236	1,828	3,064	4,500	0%	32%
Audit**	2,500	1,063	1,437	2,500	2,500	0%	0%
Management	12,800	6,400	6,147	12,547	13,056	2%	4%
Accounting & payroll	4,200	2,100	2,100	4,200	4,200	0%	0%
Computer services	1,260	939	321	1,260	1,260	0%	0%
Utility billing	33,000	16,392	15,053	31,445	33,000	0%	5%
Telephone	233	117	117	234	233	0%	0%
Postage & reproduction	338	224	191	415	338	0%	-23%
Printing and binding	1,229	615	614	1,229	1,229	0%	0%
Legal notices and communications	281	93	239	332	281	0%	-18%
Office supplies	188	167	149	316	188	0%	-68%
Subscription and memberships	65	66	-	66	65	0%	-2%
ADA website compliance	110	39	-	39	110	0%	65%
Insurance**	3,364	3,400	-	3,400	3,570	6%	5%
Miscellaneous	1,313	3,174	-	3,174	1,313	0%	-142%
Total professional fees	72,361	39,233	33,394	72,627	72,823	1%	0%
Field management fees							
Other contractual services	9,450	4,725	4,725	9,450	9,450	0%	0%
Total field management fees	9,450	4,725	4,725	9,450	9,450	0%	0%
Water management services							
NPDES program	1,376	154	689	843	1,376	0%	39%
Other contractual services: lakes	75,694	41,094	29,885	70,979	75,694	0%	6%
Other contractual services: wetlands	19,268	9,132	5,420	14,552	19,268	0%	24%
Other contractual services: culverts/drain:	16,515	6,592	8,678	15,270	22,020	33%	31%
Other contractual services: lake health	2,753	230	1,232	1,462	2,753	0%	47%
Aquascaping	8,258	-	8,258	8,258	8,258	0%	0%
Capital outlay	4,129	-	-	-	4,129	0%	100%
Repairs and maintenance (aerators)*	4,129	3,352	-	3,352	4,129	0%	19%
Total water management services	132,122	60,554	54,162	114,716	137,627	4%	17%

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND 401 BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025						
	Adopted Budget FY 2025	Actual through 3/31/25	Projected through 9/30/25	Total Actual & Projected	Proposed Budget FY 2026	Budget % Change 2025 vs 2026	Budget '26 vs '25 Projected
OPERATING EXPENSES (continued)							
Landscape services							
Other contractual - tree trimming	5,505	-	1,835	1,835	5,505	0%	67%
Total landscape services	5,505	-	1,835	1,835	5,505	0%	67%
Roadway Services							
Personnel	3,716	794	1,269	2,063	3,716	0%	44%
Repairs and maintenance - parts	2,753	-	1,705	1,705	2,753	0%	38%
Insurance	2,250	1,445	-	1,445	2,250	0%	36%
Total Roadway Services	8,719	2,239	2,974	5,213	8,719	0%	40%
Irrigation services							
Personnel	50,250	21,479	22,500	43,979	51,758	3%	15%
Fuel	-	-	-	-	-	N/A	N/A
Reclaimed water- Bay Creek	-	-	-	-	-	N/A	N/A
Surplus RCS Water- Bayside	-	-	-	-	-	N/A	N/A
Repairs and maintenance - parts	18,750	15,705	11,250	26,955	26,250	40%	-3%
Insurance	14,610	12,211	-	12,211	14,610	0%	16%
Meter costs	5,625	4,345	1,875	6,220	5,625	0%	-11%
Other contractual services	6,750	3,488	3,375	6,863	33,750	400%	80%
Electricity	67,500	44,638	45,000	89,638	86,250	28%	-4%
Pumps & machinery	56,250	73,471	15,000	88,471	90,000	60%	2%
Depreciation	45,000	21,756	21,942	43,698	43,884	-2%	0%
Total irrigation services	264,735	197,093	164,921	362,014	352,127	33%	-3%
Total operating expenses	492,892	303,844	260,176	564,020	586,251	19%	4%
Operating income/loss	126,249	80,578	(57,010)	23,568	12,882	-90%	-83%
Nonoperating revenues/(expenses)							
Interest income	375	16,687	-	16,687	375	0%	-4350%
Miscellaneous income roof replacement	-	22,704	-	22,704	-		
Total nonoperating revenues/(expenses)	375	39,391	-	39,391	375	0%	-10404%
Change in net assets	126,624	119,969	(57,010)	62,959	13,257		
Total net assets - beginning (unaudited)	1,578,914	1,605,946	1,725,915	1,605,946	1,668,905		
Total net assets - ending (projected)	<u>\$1,705,538</u>	<u>\$1,725,915</u>	<u>\$1,668,905</u>	<u>\$1,668,905</u>	<u>\$1,682,162</u>		

**These items are cost shared 75/25 between the general funds and the enterprise funds. The 75% is then split 50/50 between the respective general funds and the 25% is split 50/50 between the respective enterprise funds.

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND 451 BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025						
	Adopted Budget FY 2025	Actual through 3/31/25	Projected through 9/30/25	Total Actual & Projected	Proposed Budget FY 2026	Budget % Change 2025 vs 2026	Budget '26 vs '25 Projected
OPERATING REVENUES							
Charges for services:							
Assessment levy - gross	\$ 84,836				\$ 143,488		
Allowable discounts (4%)*	(3,394)				(5,740)		
Assessment levy - net	81,442	\$82,782	\$ -	\$ 82,782	137,748	69%	40%
Irrigation revenue	259,000	82,539	138,624	221,163	225,000	-13%	2%
Miscellaneous/interest	700	-	301	301	700	0%	57%
Total revenues	341,142	165,321	138,925	304,246	363,448	7%	16%
OPERATING EXPENSES							
Professional fees							
Supervisors**	3,230	1,292	1,911	3,203	3,230	0%	1%
Engineering	1,250	639	1,096	1,735	1,250	0%	-39%
Legal	1,500	412	609	1,021	1,500	0%	32%
Audit**	2,500	1,063	1,437	2,500	2,500	0%	0%
Management	4,267	2,133	2,049	4,182	4,352	2%	4%
Accounting & payroll	1,400	700	700	1,400	1,400	0%	0%
Computer services	420	313	107	420	420	0%	0%
Utility billing	11,000	5,464	5,018	10,482	11,000	0%	5%
Telephone	78	39	39	78	78	0%	0%
Postage & reproduction	113	75	64	139	113	0%	-23%
Printing and binding	410	205	205	410	410	0%	0%
Legal notices and communications	94	31	80	111	94	0%	-18%
Office supplies	63	56	50	106	63	0%	-68%
Subscription and memberships	22	22	-	22	22	0%	0%
ADA website compliance	37	13	-	13	37	0%	65%
Insurance**	3,364	3,400	-	3,400	3,570	6%	5%
Miscellaneous	438	400	-	400	438	0%	9%
Total professional fees	30,186	16,257	13,365	29,622	30,477	1%	3%
Field management fees							
Other contractual services	3,150	1,575	1,575	3,150	3,150	0%	0%
Total field management fees	3,150	1,575	1,575	3,150	3,150	0%	0%
Water management services							
NPDES program	459	51	230	281	459	0%	39%
Other contractual services: lakes	25,231	13,698	9,962	23,660	25,231	0%	6%
Other contractual services: wetlands	6,423	3,044	1,807	4,851	6,423	0%	24%
Other contractual services: culverts/drains	5,505	2,197	2,893	5,090	7,340	33%	31%
Other contractual services: lake health	918	77	411	488	918	0%	47%
Aquascaping	2,753	-	2,753	2,753	2,753	0%	0%
Capital outlay	1,376	-	-	-	1,376	0%	100%
Repairs and maintenance (aerators)*	1,376	1,117	-	1,117	1,376	0%	19%
Total water management services	44,041	20,184	18,056	38,240	45,876	4%	17%

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND 451 BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025						
	Adopted Budget FY 2025	Actual through 3/31/25	Projected through 9/30/25	Total Actual & Projected	Proposed Budget FY 2026	Budget % Change 2025 vs 2026	Budget '26 vs '25 Projected
OPERATING EXPENSES (continued)							
Landscape services							
Other contractual - tree trimming	1,835	-	612	612	1,835	0%	67%
Total landscape services	1,835	-	612	612	1,835	0%	67%
Roadway Services							
Personnel	1,239	264	423	687	1,239	0%	45%
Repairs and maintenance - parts	918	-	568	568	918	0%	38%
Insurance	750	481	-	481	750	0%	36%
Total Roadway Services	2,907	745	991	1,736	2,907	0%	40%
Irrigation services							
Personnel	16,750	7,159	7,500	14,659	17,253	3%	15%
Reclaimed water- Bay Creek	100,000	43,690	70,000	113,690	125,000	25%	9%
Surplus RCS Water- Bayside	-	-	-	-	-	N/A	N/A
Repairs and maintenance - parts	6,250	5,237	3,750	8,987	8,750	40%	-3%
Insurance	4,870	4,070	-	4,070	4,870	0%	16%
Meter costs	1,875	1,448	625	2,073	1,875	0%	-11%
Other contractual services	2,250	1,163	1,125	2,288	11,250	400%	80%
Electricity	22,500	14,879	15,000	29,879	28,750	28%	-4%
Pumps & machinery	18,750	24,491	5,000	29,491	30,000	60%	2%
Depreciation	15,000	7,500	7,314	14,814	14,628	-2%	-1%
Total irrigation services	188,245	109,637	124,974	234,611	242,376	29%	3%
Total operating expenses	270,364	148,398	158,961	307,359	326,621	21%	6%
Operating income/loss	70,778	16,923	(20,036)	(3,113)	36,827	-48%	108%
Nonoperating revenues/(expenses)							
Interest income	125	160	-	160	125	0%	-28%
Miscellaneous income roof replacement	-	7,568	-	7,568	-		
Total nonoperating revenues/(expenses)	825	7,728	-	7,728	125	-85%	-6082%
Change in net assets	71,603	24,651	(20,036)	4,615	36,952		
Total net assets - beginning (unaudited)	11,071	899	25,550	899	5,514		
Total net assets - ending (projected)	<u>\$ 82,674</u>	<u>\$25,550</u>	<u>\$ 5,514</u>	<u>\$ 5,514</u>	<u>\$ 42,466</u>		

**These items are cost shared 75/25 between the general funds and the enterprise funds. The 75% is then split 50/50 between the respective general funds and the 25% is split 50/50 between the respective enterprise funds.

**Bayside
Improvement Community Development District**

*****PRELIMINARY*****

Lee County

2025 - 2026 Assessments		General Fund	O&M Assessment Colony Fund	Enterprise Fund	Total Assessment	Change vs. Prior Year	
						\$	%
Bayside Neighborhoods	Limited Benefit Assessment-outside gates	\$ 163.90	\$ -	\$ 79.61	\$ 243.51	\$ 14.36	6%
Bayside Neighborhoods	Full Assessment	\$ 728.03	\$ -	\$ 79.61	\$ 807.64	\$ 25.12	3%
Bayside Neighborhoods	Common and Administration	\$ 289.74	\$ -	\$ 79.61	\$ 369.35	\$ 15.73	4%
The Colony Neighborhoods	Full Assessment	\$ 728.03	\$ 762.63	\$ 79.61	\$ 1,570.27	\$ 12.70	1%
The Colony Neighborhoods	Common and Administration	\$ 289.74	\$ 762.63	\$ 79.61	\$ 1,131.98	\$ 3.31	0%

2024 - 2025 Assessments		General Fund	O&M Assessment Colony Fund	Enterprise Fund	Total Assessment		
Bayside Neighborhoods	Limited Benefit Assessment-outside gates	\$ 149.53	\$ -	\$ 79.62	\$ 229.15		
Bayside Neighborhoods	Full Assessment	\$ 702.90	\$ -	\$ 79.62	\$ 782.52		
Bayside Neighborhoods	Common and Administration	\$ 274.00	\$ -	\$ 79.62	\$ 353.62		
The Colony Neighborhoods	Full Assessment	\$ 702.90	\$ 775.05	\$ 79.62	\$ 1,557.57		
The Colony Neighborhoods	Common and Administration	\$ 274.00	\$ 775.05	\$ 79.62	\$ 1,128.67		

**Bay Creek
Community Development District
2025-2026 Assessments**

*****PRELIMINARY*****

Residential Neighborhoods (per unit)	O&M Assessment			Change Vs. Prior	
	General Fund	Enterprise Fund	Total Assessment	\$	%
Ascot	\$ 675.33	\$ 175.16	\$ 850.49	\$ 89.61	11%
Pinewater Place	\$ 675.33	\$ 175.16	\$ 850.49	\$ 89.61	11%
Bay Creek	\$ 675.33	\$ 175.16	\$ 850.49	\$ 89.61	11%
The Ridge	\$ 675.33	\$ 175.16	\$ 850.49	\$ 89.61	11%
Bay Creek (phase 2)	\$ 675.33	\$ 175.16	\$ 850.49	\$ 89.61	11%
Baycrest Villas	\$ 675.33	\$ 175.16	\$ 850.49	\$ 89.61	11%
Costa Del Sol	\$ 675.33	\$ 175.16	\$ 850.49	\$ 89.61	11%
The Cottages	\$ 675.33	\$ 175.16	\$ 850.49	\$ 89.61	11%
Southbridge	\$ 675.33	\$ 175.16	\$ 850.49	\$ 89.61	11%
Creekside Crossing	\$ 675.33	\$ 175.16	\$ 850.49	\$ 89.61	11%
The Point	\$ 675.33	\$ 175.16	\$ 850.49	\$ 89.61	11%
Commercial & Golf Course					
Pelican's Nest Golf Course	\$ 38,858.49	\$ 6,559.74	\$ 45,418.23	\$ 3,717.72	8%
US 41 Commercial Parcels	\$ 1,973.14	\$ 1,879.47	\$ 3,852.61	\$ 860.98	22%

Fiscal year 2024 - 2025 Assessments:	SF	\$ 657.32	\$ 103.56	\$ 760.88
	MF	\$ 657.32	\$ 103.56	\$ 760.88
	GC	\$ 37,822.19	\$ 3,878.32	\$ 41,700.51
	COMM	\$ 1,880.43	\$ 1,110.45	\$ 2,991.63

NOTE: ENTERPRISE FUND ASSESSMENTS APPLY TO ALL ASSESSABLE UNITS INCLUDING 37.45 PNGC UNITS

Bayside Improvement
Community Development District
Assessable Unit Schedule Analysis - GF 001
Fiscal Year 2026

Parcel	Classification	2025 Units	2026 Units
Single-Family			
Unit 1- Pennyroyal	SF	43	43
Unit 2- Goldcrest	SF	42	42
Unit 3- Lakemont	SF	101	101
Unit 4 - Lakemont	SF	42	42
Unit 6- Bay Cedar I	SF	30	30
Unit 7- The Capri	SF	63	63
Unit 8- Longlake	SF	39	39
Unit 9- Lakemont	SF	22	22
Unit 10 -Longlake	SF	64	64
Unit 11- Longlake	SF	33	33
Unit 12- Longlake	SF	11	11
Unit 13- Longlake Village	SF	56	56
Unit 15- Bay Cedar II	SF	36	36
Unit 19- Heron Point	SF	23	23
Coventry	SF	8	8
Sub-total		613	613
Multi-Family			
Lakemont Cove	MF	124	124
Cypress Island	MF	68	68
Palm Colony	MF	120	120
Sandpiper Isles	MF	100	100
Sandpiper Greens	MF	48	48
Mystic Ridge	MF	46	46
Sawgrass Point	MF	124	124
The Reserve	MF	60	60
Southbridge	MF	34	34
Sub-total		724	724

Bayside Improvement
Community Development District
Assessable Unit Schedule Analysis - GF 001
Fiscal Year 2026

Parcel	Classification	2025 Units	2026 Units
Commercial			
Parcel F/B	COM	35.26	35.26
PNGC Golf Maintenance Facility	COM	12.54	12.54
PCGC Golf Maintenance Facility	COM	15.67	15.67
PNGC Clubhouse	COM	32.14	32.14
PCGC Clubhouse	COM	31.63	31.63
	Sub-total	127.24	127.24
Golf Course			
Pelican's Nest	GC	220.08	220.08
Pelican Colony	GC	145.85	145.85
	Sub-total	365.93	365.93
LaScala (Baywinds addition)	MF	64	64
Palermo (Baywinds addition)	MF	71	71
		135	135
Total Full Assessment Units (non-bonded area)		1965.17	1965.17

Single Family

Waterside	SF	46	46
Messina Ct.	SF	6	6
Sanctuary	SF	52	52
Addison Place	SF	28	28
Tuscany Isles	SF	40	40
Bellagio	SF	26	26
	Sub-total	198	198

Multi-Family

Heron Cove	MF	22	22
Heron Glen	MF	15	15
Las Palmas	MF	49	49
Merano	MF	100	100
Sorento	MF	72	72
Treviso	MF	76	76
Villa Trevi	MF	5	5
Villa @ Castella	MF	24	24
Casa @ Castella	MF	24	24
Mansions @ Castella	MF	24	24
Florenzia	MF	116	116
Navona	MF	100	100
Terzetto Phase I	MF	30	30
Terzetto Phase II	MF	39	39
Ponza (former Pelican Landing Res)	MF	13	13
Cielo	MF	96	96
Altaira	MF	75	75
	Sub-total	880	880

Bayside Improvement
Community Development District
Assessable Unit Schedule Analysis - GF 001
Fiscal Year 2026

Parcel	Classification	2025 Units	2026 Units
Commercial			
Tract B Walden Center	COM	37.70	37.70
Tides Condo (f/k/a Villas at P.L. Apartments)	COM	280	280
Tract I	COM	6.61	6.61
Coconut Square, Lot 1	COM	8.0995	8.0995
Coconut Square, Lot 2	COM	5.8586	5.8586
Coconut Square, Lot 3	COM	5.7240	5.7240
Coconut Square, Lot 4	COM	5.8184	5.8184
Coconut Square, Lot 5	COM	15.1479	15.1479
Colony Sales Office	COM	1	1
North building	COM	11.0780	11.0780
South building	COM	11.0781	11.0781
Tract E	COM	7.19	7.19
Hyatt	COM	92.63	92.63
	Sub-total	487.93	487.93
Total Full Assessment Units (bond series 1996 area)		1565.93	1565.93
Total Full Assessment Units		3531.10	3531.10
FUTURE UNITS			
Reduced Services			
Elks Lodge	non-profit	6.57	6.57
	Sub-total	6.57	6.57
Multi-Family			
Colony VIII (5630)	MF	75	75
Colony IX (5640)	MF	75	75
	Sub-total	150	150
Total Future Limited Service Assessment Units		156.57	156.57
Grand Total of Bayside Assessable Units		3687.67	3687.67

4,526.94

BAYCREEK COMMUNITY DEVELOPMENT DISTRICT
ASSESSABLE UNIT SCHEDULE ANALYSIS
Fiscal Year 2026

Residential Units	type	acres	Units	GF 101 O & M ERU's	GF 003 O & M ERU's
Single Family					
Ascot	SF		48		
Pinewater Place	SF		44		
			92	92	92
Estate Single Family					
Unit 16 Bay Creek	ESF		20		
Unit 17 The Ridge	ESF		43		
Unit 17 addition The Ridge	ESF		2		
Bay Creek Phase 2	ESF		15		
Total Estate Single Family			80	80	80
Multi Family					
Baycrest Villas	MF		90		
Costa Del Sol	MF		62		
Unit 18 The Cottages	MF		41		
Southbridge	MF		132		
Creskide Crossing	MF		114		
The Point	MF		160		
Total Multi Family			599	599	599
Total Residential			771	771	771
Commercial & Golf Course					
US 41 Commercial	COM	1.85		10.73	0
Pelican's Nest Golf Course	GOLF	57.54		57.54	0
Total Commercial		59.39		68.27	0
Total O & M Units			839.27	771.00	

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
ENTERPRISE FUND 401/451
ASSESSABLE UNIT SCHEDULE ANALYSIS
FISCAL YEAR 2026**

	2025 Units	2026 Units
Unit 1- Pennyroyal	43.00	43.00
Unit 2- Goldcrest	42.00	42.00
Unit 3- Lakemont	101.00	101.00
Unit 4 - Lakemont	42.00	42.00
Unit 6- Bay Cedar I	30.00	30.00
Unit 7- The Capri	63.00	63.00
Unit 8- Longlake	39.00	39.00
Unit 9- Lakemont	22.00	22.00
Unit 10 -Longlake	64.00	64.00
Unit 11- Longlake	33.00	33.00
Unit 12- Longlake	11.00	11.00
Unit 13- Longlake Village	56.00	56.00
Unit 15- Bay Cedar II	36.00	36.00
Unit 19- Heron Point	23.00	23.00
Coventry	8.00	8.00
Lakemont Cove	124.00	124.00
Cypress Island	68.00	68.00
Palm Colony	120.00	120.00
Sandpiper Isles	100.00	100.00
Sandpiper Greens	48.00	48.00
Mystic Ridge	46.00	46.00
Sawgrass Point	124.00	124.00
The Reserve	60.00	60.00
Southbridge	34.00	34.00
LaScala (Baywinds addition)	64.00	64.00
Palermo (Baywinds addition)	71.00	71.00
Waterside	46.00	46.00
Messina Ct.	6.00	6.00
Sanctuary	52.00	52.00
Addison Place	28.00	28.00
Tuscany Isles	40.00	40.00
Bellagio	26.00	26.00
Heron Cove	22.00	22.00
Heron Glen	15.00	15.00
Las Palmas	49.00	49.00
Merano	100.00	100.00
Sorento	72.00	72.00
Treviso (Colony II)	76.00	76.00
Villa Trevi	5.00	5.00
Villa @ Castella	24.00	24.00
Casa @ Castella	24.00	24.00
Mansions @ Castella	24.00	24.00
Florenca (Colony III-5610)	116.00	116.00
Navona	100.00	100.00
Tezetto Phase I	30.00	30.00

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
ENTERPRISE FUND 401/451
ASSESSABLE UNIT SCHEDULE ANALYSIS
FISCAL YEAR 2026**

	2025 Units	2026 Units
Tezetto Phase II	39.00	39.00
Altaira Colony IV (5620)	75.00	75.00
Cielo Colony V (5450)	96.00	96.00
Colony VIII (5630)	75.00	75.00
Colony IX (5640)	75.00	75.00
Ponza (former Pelican Landing Residential Assoc)	13.00	13.00
Parcel F/B	35.26	35.26
PNGC Clubhouse	32.14	32.14
PCGC Clubhouse	31.63	31.63
Walden Center	37.70	37.70
Tides	280.00	280.00
Tract I	6.61	6.61
Coconut Square Lot 1	8.10	8.10
Coconut Square Lot 2	5.86	5.86
Coconut Square Lot 3	5.72	5.72
Coconut Square Lot 4	5.82	5.82
Coconut Square Lot 5	15.15	15.15
Colony Sales Office	1.00	1.00
North Building	11.08	11.08
South Building	11.08	11.08
Tract E WCI Site	7.19	7.19
Bayside	3,194.34	3,194.34
Ascot	48.00	48.00
Pinewater Place	44.00	44.00
Unit 16 Bay Creek	20.00	20.00
Unit 17 The Ridge	43.00	43.00
Unit 17 addition The Ridge	2.00	2.00
Bay Creek Phase 2	15.00	15.00
Baycrest Villas	90.00	90.00
Costa Del Sol	62.00	62.00
Unit 18 The Cottages	41.00	41.00
Southbridge	132.00	132.00
Creekside Crossing	114.00	114.00
The Point	160.00	160.00
Commercial	10.73	10.73
PN Golf Club	37.45	37.45
Bay Creek	819.18	819.18
Total Enterprise Fund	4,013.52	4,013.52

**BAYSIDE IMPROVEMENT
AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS**

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BAYSIDE IMPROVEMENT COMMUNITY DEVELOPMENT DISTRICT AND BAY CREEK COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 JOINT MEETING SCHEDULE		
LOCATION		
<i>Pelican Landing Community Center, 24501 Walden Center Drive, Bonita Springs, Florida 34134</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 28, 2024	Regular Meeting	2:00 PM
December 9, 2024*	Public Hearing & Regular Meeting <i>Irrigation Rates (Bay Creek)</i>	2:00 PM
January 27, 2025	Regular Meeting	2:00 PM
February 24, 2025	Regular Meeting	2:00 PM
March 24, 2025	Regular Meeting	2:00 PM
April 28, 2025	Regular Meeting	2:00 PM
May 19, 2025**	Regular Meeting <i>Presentation of FY26 Proposed Budget</i>	2:00 PM
June 23, 2025	Regular Meeting	2:00 PM
July 18, 2025	Budget Workshop	9:00 AM
July 28, 2025	Regular Meeting	2:00 PM
August 25, 2025	Public Hearing and Regular Meeting <i>Adoption of FY26 Proposed Budget</i>	2:00 PM
September 22, 2025	Regular Meeting	2:00 PM
Join Zoom Meeting: https://us02web.zoom.us/j/84137772934 Meeting ID: 841 3777 2934 Dial: 1 929 205 6099 US Meeting ID: 841 3777 2934		

Exceptions

*December meeting date is two (2) weeks earlier to accommodate the holidays.

**May meeting date is one (1) week earlier to accommodate the Memorial Day holiday.