

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

**JOINT BUDGET WORKSHOP
AGENDA**

July 20, 2012

Bayside Improvement and Bay Creek Community Development Districts

6131 Lyons Road, Suite 100 • Coconut Creek, Florida 33073
Phone (954) 426-2105 • Toll-free (877) 276-0889 • Fax (954) 426-2147

July 12, 2012

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:

A Joint Budget Workshop of the Boards of Supervisors of the Bayside Improvement Community Development District and Bay Creek Community Development District will be held on **Friday, July 20, 2012 at 9:00 a.m.**, at the **Pelican Landing Community Center, 24501 Walden Center Drive, Bonita Springs, Florida 34134**. The agenda is as follows:

1. Call to Order/Pledge of Allegiance
2. Roll Call
3. Continued Discussion: Fiscal Year 2013 Joint Proposed Budget
4. **NEXT MEETING: July 23, 2012 at 2:00 P.M.**
5. Adjournment

Should you have any questions, please contact me directly at 239-464-7114.

Sincerely,



Chesley E. Adams, Jr.
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE:

CALL IN NUMBER: 1-888-354-0094

CONFERENCE ID: 8593810

CA:dg

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
PROPOSED/TENTATIVE BUDGET
FISCAL YEAR 2013
JULY 20, 2012**

**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 2013**

	Fiscal Year 2012				Proposed Budget FY 2013	% Change Projected '12 Proposed '13
	Adopted Budget FY 2012	Actual through 3/31/12	Projected through 9/30/12	Total Revenues & Expenditures		
REVENUES						
Assessment levy: on-roll - gross	\$ 1,777,273				\$ 1,884,905	
Allowable discounts (4%)	(71,091)				(75,396)	
Assessment levy: on-roll - net	1,706,182	\$ 1,629,119	\$ 77,063	\$ 1,706,182	1,809,509	6%
Interest	5,000	972	4,028	5,000	5,000	0%
Street sweeping	23,000	-	23,000	23,000	-	-100%
Miscellaneous	100	15	85	100	100	0%
Intergovernmental revenue	2,398	-	2,398	2,398	-	-100%
Total revenues	1,736,680	1,630,106	106,574	1,736,680	1,814,609	4%
EXPENDITURES						
Professional fees						
Supervisors	19,377	9,527	9,850	19,377	19,377	0%
Engineering	15,000	6,342	6,342	12,684	15,000	18%
Legal	6,750	4,758	1,992	6,750	6,750	0%
Audit	12,600	17,850	-	17,850	18,294	2%
Management	41,177	20,588	20,589	41,177	41,177	0%
Accounting & payroll	16,470	8,235	8,235	16,470	16,470	0%
Computer services	4,941	2,470	2,471	4,941	4,941	0%
Assessment roll preparation	8,476	8,475	1	8,476	8,476	0%
Telephone	932	466	466	932	932	0%
Postage & reproduction	1,500	1,026	1,000	2,026	1,500	-26%
Printing and binding	4,821	2,410	2,411	4,821	4,821	0%
Legal Notices and Communications	750	428	750	1,178	3,750	218%
Office supplies	525	19	506	525	525	0%
Subscriptions and memberships	263	263	-	263	263	0%
Insurance	16,317	15,952	-	15,952	16,750	5%
Miscellaneous (bank fees)	8,768	3,219	3,067	6,286	8,768	39%
Total professional fees	158,667	102,028	57,680	159,708	167,794	5%
Field management						
Other contractual	37,058	18,529	18,529	37,058	37,058	0%
Total field management	37,058	18,529	18,529	37,058	37,058	0%
Water management services						
NPDES program	8,862	-	8,862	8,862	8,862	0%
Other contractual services: Lake/wetland	126,792	84,339	74,995	159,334	159,534	0%
Other contractual services: Lake/wetland (BC)	-	2,784	3,897	6,681	4,229	-37%
Other contractual services: testing/research	15,825	-	15,825	15,825	15,825	0%
Aquascaping	25,320	-	25,320	25,320	25,320	0%
Capital outlay	9,495	-	9,495	9,495	9,495	0%
Repairs and Maintenance (Aerators)	6,330	1,590	4,740	6,330	6,330	0%
Total water management	192,624	88,713	143,134	231,847	229,595	-1%

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
GENERAL FUND 001/101 COMBINED BUDGET - PELICAN LANDING
FISCAL YEAR 2013**

	Fiscal Year 2012			Total Revenues & Expenditures	Proposed Budget FY 2013	% Change Projected '12 Proposed '13
	Adopted Budget FY 2012	Actual through 3/31/12	Projected through 9/30/12			
EXPENDITURES AND OTHER USES (continued)						
Street lighting						
Personnel services	23,000	7,591	10,000	17,591	19,000	8%
Electricity	50,000	23,646	26,354	50,000	50,000	0%
Equipment	17,500	9,645	10,000	19,645	20,000	2%
Total street lighting	<u>90,500</u>	<u>40,882</u>	<u>46,354</u>	<u>87,236</u>	<u>89,000</u>	2%
Landscape services						
Supervisor	84,000	43,830	40,170	84,000	84,000	0%
Personnel services	741,230	357,251	384,000	741,251	741,230	0%
Rentals & leases	26,570	28,562	13,200	41,762	1,182	-97%
Fuel	30,000	18,359	15,000	33,359	35,000	5%
Repairs and maintenance (parts)	20,000	17,687	12,000	29,687	30,000	1%
Insurance	23,273	23,137	-	23,137	24,294	5%
Minor operating equipment	15,000	3,558	7,500	11,058	15,000	36%
Horticulture dumpster	27,000	12,365	14,635	27,000	27,000	0%
Miscellaneous equipment	23,000	3,741	4,000	7,741	10,000	29%
Employee uniforms	12,000	6,080	5,920	12,000	12,000	0%
Chemicals	55,000	32,765	30,000	62,765	55,000	-12%
Flower program	50,000	29,009	25,000	54,009	50,000	-7%
Mulch program	55,000	36,140	10,000	46,140	55,000	19%
Plant replacement program	65,000	27,578	37,422	65,000	65,000	0%
Other contractual - tree trimming	10,000	52	5,000	5,052	10,000	98%
Contingencies	-	1,476	-	1,476	-	-100%
Capital renewal & replacement	-	14,041	-	14,041	-	-100%
Fountain maintenance	10,000	432	4,000	4,432	7,500	69%
Office operations	20,000	8,219	7,500	15,719	18,000	15%
Monument maintenance	7,500	-	7,500	7,500	7,500	0%
Total landscape services	<u>1,274,573</u>	<u>664,282</u>	<u>622,847</u>	<u>1,287,129</u>	<u>1,247,706</u>	-3%
Roadway services						
Personnel	21,216	10,306	10,910	21,216	21,216	0%
Fuel	3,000	2,964	1,500	4,464	3,000	-33%
Repairs and maintenance - parts	2,500	351	1,000	1,351	2,500	85%
Insurance	249	173	-	173	178	3%
Total roadway services	<u>26,965</u>	<u>13,794</u>	<u>13,410</u>	<u>27,204</u>	<u>26,894</u>	-1%

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
GENERAL FUND 001/101 COMBINED BUDGET - PELICAN LANDING
FISCAL YEAR 2013**

	Fiscal Year 2012			Total Revenues & Expenditures	Proposed Budget FY 2013	% Change Projected '12 Proposed '13
	Adopted Budget FY 2012	Actual through 3/31/12	Projected through 9/30/12			
EXPENDITURES (continued)						
Parks & recreation						
Utilities	3,000	1,351	1,250	2,601	3,000	15%
Operating supplies	2,500	3,651	500	4,151	4,500	8%
Total parks and recreation	<u>5,500</u>	<u>5,002</u>	<u>1,750</u>	<u>6,752</u>	<u>7,500</u>	11%
Other fees & charges						
Property appraiser	3,730	3,375	160	3,535	3,712	5%
Tax collector	5,421	4,865	230	5,095	5,350	5%
Total other fees & charges	<u>9,151</u>	<u>8,240</u>	<u>390</u>	<u>8,630</u>	<u>9,062</u>	5%
Total expenditures	<u>1,795,038</u>	<u>941,470</u>	<u>904,094</u>	<u>1,845,564</u>	<u>1,814,609</u>	-2%
Excess/(deficiency) of revenues over/(under) expenditures	(58,358)	688,636	(797,520)	(108,884)	-	
OTHER FINANCING SOURCES/(USES)						
Transfer in	8,358	-	8,358	8,358	-	-100%
Total other financing sources/(uses)	<u>8,358</u>	<u>-</u>	<u>8,358</u>	<u>8,358</u>	<u>-</u>	-100%
Net increase/(decrease) of fund balance	(50,000)	688,636	(789,162)	(100,526)	-	
Fund balance - beginning (unaudited)	418,413	330,865	1,019,501	330,865	230,339	
Fund balance - ending (projected)	<u>\$ 368,413</u>	<u>\$ 1,019,501</u>	<u>\$ 230,339</u>	<u>\$ 230,339</u>	<u>\$ 230,339</u>	

Description	Total Units	Assessment Summary		Total Revenue
		2012	2013	
Common & Administration	403.57	\$ 235.34	\$ 249.34	\$ 100,626.14
Full Assessment	4,165.51	\$ 407.19	\$ 428.34	\$ 1,784,254.55
	4,569.08			\$ 1,884,880.69

**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
<p>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 twelve (12) meetings in fiscal year 2012. One (1) supervisor has elected to waive his fees.</p>		
Engineering		15,000
<p>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.</p>		
Legal		6,750
<p>Daniel H. Cox, PA., provides 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 development.</p>		
Audit		18,294
<p>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 through the Fiscal Year 2012 audit.</p>		
Management		41,177
<p>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.</p>		
Accounting & payroll		16,470
<p>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.</p>		
Computer services		4,941
<p>Wrathell, Hunt and Associates, LLC, provides maintenance of the Districts' financial records, which includes accounts payable and profit & loss statements.</p>		
Assessment roll preparation		8,476
<p>The Districts contract with AJC Associates Inc., for this service, which includes preparing, maintaining and transmitting the annual lien roll with annual special assessment amounts for capital and operating and maintenance assessments.</p>		
Telephone		932
<p>Telephone and fax machine.</p>		
Postage & reproduction		1,500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>		

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

Expenditures (Continued)

Printing and binding	4,821
Letterhead, envelopes, copies, etc.	
Legal Notices and Communications	3,750
The Districts advertise in The News Press for monthly meetings, special meetings, public hearings, bidding, etc. and an electronic newsletter beginning in FY 2013.	
Office supplies	525
Accounting and administrative supplies.	
Subscriptions and memberships	263
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	16,750
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.	
Miscellaneous (bank fees)	8,768
Bank charges and other miscellaneous expenses incurred during the year.	
Field management	
Other Contractual	37,058
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	8,862
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. The Districts received approval to submit one (1) annual report for both Districts which results in a reduction of this fee over prior year.	
Other contractual services: Lake/wetland	159,534
The Districts contract with an outside service for treatment and maintenance of the Lakes and Wetlands. This program includes aquatic weed control and algae treatment.	
Other contractual services: Lake/wetland (BC)	4,229
Other contractual services: testing/research	15,825
Aquascaping	25,320
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)	6,330
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

Personnel services 19,000

The Districts receive this service through an interlocal agreement with Pelican Marsh Community Development District. This is the Districts' proportionate share of Personnel

Electricity 50,000

The Districts are charged monthly per Florida Power & Light's streetlight schedule s-1 for electric.

Equipment 20,000

Costs related with replacement bulbs, fuses, ballasts, photo cells and fixtures.

Landscape services

Supervisor 84,000

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

Personnel services 741,230

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

Rentals & leases 1,182

Department related lease of vehicles and equipment. For Fiscal Year 2013, the Districts do not anticipate any additional equipment needs. The District has the current ongoing monthly lease obligations: \$1,182 (expires 10/12).

Fuel 35,000

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

Repairs and maintenance (parts) 30,000

Parts replacement for vehicles and equipment.

Insurance 24,294

Insurance costs for automobiles, property and workers' compensation.

Minor operating equipment 15,000

Costs associated with small equipment purchases.

Horticulture dumpster 27,000

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

Miscellaneous equipment 10,000

Costs associated with annual replacement of small power equipment such as blowers, trimmers, edgers, etc.

Employee uniforms 12,000

Costs associated with employee uniforms.

Chemicals 55,000

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 50,000

The Districts' flower program consists of replacing flowers within certain landscape and signage areas three (3) times a year.

Mulch program 55,000

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	65,000
Replacement and renovation of landscape material.	
Other contractual - tree trimming	10,000
Tree trimming of approximately 400 trees within the Districts' common areas and parks.	
Fountain maintenance	7,500
Cost of maintaining the entry feature.	
Office operations	18,000
Office supplies and maintenance for the field office.	
Monument maintenance	7,500
Annual cost of pressure washing and painting the monument. This includes the monuments and brick pavers at the central fountain.	
Roadway services	21,216
Personnel	
Includes salary, taxes and benefits for the Districts' street sweeper.	
Fuel	3,000
Fuel costs for vehicles and equipment.	
Repairs and maintenance - parts	2,500
Parts replacement for vehicles and equipment.	
Insurance	178
Insurance costs for automobiles that relate to this department.	
Parks & Recreation	
Utilities	3,000
These expenditures relate to water/sewer and electrical expense for Central Park, which includes a water feature and two (2) floating fountains.	
Operating supplies	4,500
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	3,712
The property appraiser charges \$1.00 per parcel.	
Tax collector	5,350
The tax collector charges \$1.50 per parcel.	
Total expenditures	\$ 1,814,609

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND 101 BUDGET
FISCAL YEAR 2013**

	Fiscal Year 2012				Proposed Budget FY 2013	% Change Projected '12 Proposed '13
	Adopted Budget FY 2012	Actual through 3/31/12	Projected through 9/30/12	Total Revenues & Expenditures		
REVENUES						
Assessment levy: on-roll - gross	\$ 343,098				\$ 364,785	
Allowable discounts (4%)	(13,724)				(14,591)	
Assessment levy: on-roll - net	329,374	\$ 307,033	\$ 22,341	\$ 329,374	350,194	6%
Interest	966	101	865	966	966	0%
Street sweeping	4,434	-	4,434	4,434	-	-100%
Miscellaneous	19	-	19	19	19	0%
Intergovernmental revenue	2,398	-	2,398	2,398	-	-100%
Total revenues	337,191	307,134	30,057	337,191	351,179	4%
EXPENDITURES						
Professional fees						
Supervisors	3,757	1,847	1,895	3,742	3,728	0%
Engineering	2,909	1,230	1,220	2,450	2,886	18%
Legal	1,309	923	383	1,306	1,299	-1%
Audit	2,443	3,461	-	3,461	3,520	2%
Management	7,984	3,992	3,961	7,953	7,922	0%
Accounting & payroll	3,194	1,597	1,584	3,181	3,169	0%
Computer services	958	479	475	954	951	0%
Assessment roll preparation	1,643	1,643	-	1,643	1,631	-1%
Telephone	181	90	90	180	179	-1%
Postage & reproduction	291	199	192	391	289	-26%
Printing and binding	935	467	464	931	928	0%
Legal Notices and Communications	145	83	144	227	722	218%
Office supplies	102	4	97	101	101	0%
Subscriptions and memberships	51	51	-	51	51	0%
Insurance	3,164	3,093	-	3,093	3,223	4%
Miscellaneous (bank fees)	1,700	705	590	1,295	1,687	30%
Total professional fees	30,766	19,864	11,095	30,959	32,286	4%
Field management						
Other contractual	7,186	3,593	3,565	7,158	7,130	0%
Total field management	7,186	3,593	3,565	7,158	7,130	0%
Water management services						
NPDES program	1,718	-	1,705	1,705	1,705	0%
Other contractual services: Lake/wetland	24,585	14,047	14,429	28,476	30,694	8%
Other contractual services: Lake/wetland (BC)	-	2,784	3,897	6,681	4,229	-37%
Other contractual services: testing/research	3,068	-	3,045	3,045	3,045	0%
Aquascaping	4,910	-	4,872	4,872	4,872	0%
Capital outlay	1,841	-	1,827	1,827	1,827	0%
Repairs and Maintenance (Aerators)	1,227	286	912	1,198	1,218	2%
Total water management	37,349	17,117	30,687	47,804	47,590	0%

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND 101 BUDGET
FISCAL YEAR 2013**

	Fiscal Year 2012			Total Revenues & Expenditures	Proposed Budget FY 2013	% Change Projected '12 Proposed '13
	Adopted Budget FY 2012	Actual through 3/31/12	Projected through 9/30/12			
EXPENDITURES (continued)						
Street lighting						
Personnel services	4,460	1,472	1,924	3,396	3,656	8%
Electricity	9,695	4,585	5,071	9,656	9,620	0%
Equipment	3,393	1,890	1,924	3,814	3,848	1%
Total street lighting	<u>17,548</u>	<u>7,947</u>	<u>8,919</u>	<u>16,866</u>	<u>17,124</u>	2%
Landscape services						
Supervisor	16,288	8,494	7,729	16,223	16,162	0%
Personnel services	143,724	68,956	73,882	142,838	142,613	0%
Rentals & leases	5,152	5,538	2,540	8,078	227	-97%
Fuel	5,817	3,522	2,886	6,408	6,734	5%
Repairs and maintenance (parts)	3,878	3,471	2,309	5,780	5,772	0%
Insurance	4,513	4,486	-	4,486	4,674	4%
Minor operating equipment	2,909	670	1,443	2,113	2,886	37%
Horticulture dumpster	5,235	2,398	2,816	5,214	5,195	0%
Miscellaneous equipment	4,460	725	770	1,495	1,924	29%
Employee uniforms	2,327	1,179	1,139	2,318	2,309	0%
Chemicals	10,665	6,353	5,772	12,125	10,582	-13%
Flower program	9,695	6,145	4,810	10,955	9,620	-12%
Mulch program	10,665	6,589	1,924	8,513	10,582	24%
Plant replacement program	12,604	5,306	7,200	12,506	12,506	0%
Other contractual - tree trimming	1,939	52	962	1,014	1,924	90%
Contingencies	-	286	-	286	-	-100%
Capital renewal & replacement	-	2,723	-	2,723	-	-100%
Fountain maintenance	1,939	84	770	854	1,443	69%
Office operations	3,878	1,594	1,443	3,037	3,463	14%
Monument maintenance	1,454	-	1,443	1,443	1,443	0%
Total landscape services	<u>247,142</u>	<u>128,571</u>	<u>119,838</u>	<u>248,409</u>	<u>240,059</u>	-3%
Roadway services						
Personnel	4,114	1,991	2,099	4,090	4,082	0%
Fuel	582	573	289	862	577	-33%
Repairs and maintenance - parts	485	68	192	260	481	85%
Insurance	48	34	-	34	34	0%
Total roadway services	<u>5,229</u>	<u>2,666</u>	<u>2,580</u>	<u>5,246</u>	<u>5,174</u>	-1%

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND 101 BUDGET
FISCAL YEAR 2013**

	Fiscal Year 2012			Total Revenues & Expenditures	Proposed Budget FY 2013	% Change Projected '12 Proposed '13
	Adopted Budget FY 2012	Actual through 3/31/12	Projected through 9/30/12			
EXPENDITURES (continued)						
Parks & recreation						
Utilities	330	149	241	390	330	-15%
Operating supplies	275	402	96	498	495	-1%
Total parks and recreation	<u>605</u>	<u>551</u>	<u>337</u>	<u>888</u>	<u>825</u>	-7%
Other fees & charges						
Property appraiser	410	371	31	402	408	1%
Tax collector	596	1,471	44	1,515	589	-61%
Total other fees & charges	<u>1,006</u>	<u>1,842</u>	<u>75</u>	<u>1,917</u>	<u>997</u>	-48%
Total expenditures	<u>346,831</u>	<u>182,151</u>	<u>177,096</u>	<u>359,247</u>	<u>351,185</u>	-2%
Excess/(deficiency) of revenues over/(under) expenditures	(9,640)	124,983	(147,039)	(22,056)	(6)	
Net increase/(decrease) of fund balance	(9,640)	124,983	(147,039)	(22,056)	(6)	
Fund balance - beginning (unaudited)	82,054	64,475	189,458	64,475	42,419	
Fund balance - ending (projected)	<u>\$ 72,414</u>	<u>\$ 189,458</u>	<u>\$ 42,419</u>	<u>\$ 42,419</u>	<u>\$ 42,413</u>	

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND 001 BUDGET
FISCAL YEAR 2013**

	Fiscal Year 2012			Total Revenues & Expenditures	Proposed Budget FY 2013	% Change Projected '12 Proposed '13
	Adopted Budget FY 2012	Actual through 3/31/12	Projected through 9/30/12			
REVENUES						
Assessment levy: on-roll - gross	\$ 1,434,180				\$ 1,520,119	
Allowable discounts (4%)	(57,367)				(60,805)	
Assessment levy: on-roll - net	1,376,813	\$1,322,086	\$ 54,727	\$ 1,376,813	1,459,314	6%
Interest	4,036	871	3,165	4,036	4,036	0%
Street sweeping	18,566	-	18,566	18,566	-	-100%
Miscellaneous	81	15	66	81	81	0%
Total revenues	1,399,496	1,322,972	76,524	1,399,496	1,463,431	5%
EXPENDITURES						
Professional fees						
Supervisors	15,620	7,680	7,955	15,635	15,649	0%
Engineering	12,092	5,112	5,122	10,234	12,114	18%
Legal	5,441	3,835	1,609	5,444	5,451	0%
Audit	10,157	14,389	-	14,389	14,774	3%
Management	33,193	16,596	16,628	33,224	33,255	0%
Accounting & payroll	13,276	6,638	6,651	13,289	13,301	0%
Computer services	3,983	1,991	1,996	3,987	3,990	0%
Assessment roll preparation	6,833	6,832	1	6,833	6,845	0%
Telephone	751	376	376	752	753	0%
Postage & reproduction	1,209	827	808	1,635	1,211	-26%
Printing and binding	3,886	1,943	1,947	3,890	3,893	0%
Legal Notices and Communications	605	345	606	951	3,029	219%
Office supplies	423	15	409	424	424	0%
Subscriptions and memberships	212	212	-	212	212	0%
Insurance	13,153	12,859	-	12,859	13,527	5%
Miscellaneous (bank fees)	7,068	2,514	2,477	4,991	7,081	42%
Total professional fees	127,902	82,164	46,585	128,749	135,509	5%
Field management						
Other contractual	29,872	14,936	14,964	29,900	29,928	0%
Total field management	29,872	14,936	14,964	29,900	29,928	0%
Water management services						
NPDES program	7,144	-	7,157	7,157	7,157	0%
Other contractual services: Lake/wetland	102,207	70,292	60,566	130,858	128,840	-2%
Other contractual services: testing/research	12,757	-	12,780	12,780	12,780	0%
Aquascaping	20,410	-	20,448	20,448	20,448	0%
Capital outlay	7,654	-	7,668	7,668	7,668	0%
Repairs and Maintenance (Aerators)	5,103	1,304	3,828	5,132	5,112	0%
Total water management	155,275	71,596	112,447	184,043	182,005	-1%

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND 001 BUDGET
FISCAL YEAR 2013**

	Fiscal Year 2012			Total Revenues & Expenditures	Proposed Budget FY 2013	% Change Projected '12 Proposed '13
	Adopted Budget FY 2012	Actual through 3/31/12	Projected through 9/30/12			
EXPENDITURES (continued)						
Street lighting						
Personnel services	18,540	6,119	8,076	14,195	15,344	8%
Electricity	40,305	19,061	21,283	40,344	40,380	0%
Equipment	14,107	7,755	8,076	15,831	16,152	2%
Total street lighting	<u>72,952</u>	<u>32,935</u>	<u>37,435</u>	<u>70,370</u>	<u>71,876</u>	2%
Landscape services						
Supervisor	67,712	35,336	32,441	67,777	67,838	0%
Personnel services	597,506	288,295	310,118	598,413	598,617	0%
Rentals & leases	21,418	23,024	10,660	33,684	955	-97%
Fuel	24,183	14,837	12,114	26,951	28,266	5%
Repairs and maintenance (parts)	16,122	14,216	9,691	23,907	24,228	1%
Insurance	18,760	18,651	-	18,651	19,620	5%
Minor operating equipment	12,092	2,888	6,057	8,945	12,114	35%
Horticulture dumpster	21,765	9,967	11,819	21,786	21,805	0%
Miscellaneous equipment	18,540	3,016	3,230	6,246	8,076	29%
Employee uniforms	9,673	4,901	4,781	9,682	9,691	0%
Chemicals	44,336	26,412	24,228	50,640	44,418	-12%
Flower program	40,305	22,864	20,190	43,054	40,380	-6%
Mulch program	44,336	29,551	8,076	37,627	44,418	18%
Plant replacement program	52,397	22,272	30,222	52,494	52,494	0%
Other contractual - tree trimming	8,061	-	4,038	4,038	8,076	100%
Contingencies	-	1,190	-	1,190	-	-100%
Capital renewal & replacement	-	11,318	-	11,318	-	-100%
Fountain maintenance	8,061	348	3,230	3,578	6,057	69%
Office operations	16,122	6,625	6,057	12,682	14,537	15%
Monument maintenance	6,046	-	6,057	6,057	6,057	0%
Total landscape services	<u>1,027,435</u>	<u>535,711</u>	<u>503,009</u>	<u>1,038,720</u>	<u>1,007,647</u>	-3%
Roadway services						
Personnel	17,102	8,315	8,811	17,126	17,134	0%
Fuel	2,418	2,391	1,211	3,602	2,423	-33%
Repairs and maintenance - parts	2,015	283	808	1,091	2,019	85%
Insurance	201	139	-	139	144	4%
Total roadway services	<u>21,736</u>	<u>11,128</u>	<u>10,830</u>	<u>21,958</u>	<u>21,720</u>	-1%

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND 001 BUDGET
FISCAL YEAR 2013**

	Fiscal Year 2012			Total Revenues & Expenditures	Proposed Budget FY 2013	% Change Projected '12 Proposed '13
	Adopted Budget FY 2012	Actual through 3/31/12	Projected through 9/30/12			
EXPENDITURES (continued)						
Parks & recreation						
Utilities	2,670	1,202	1,010	2,212	2,670	21%
Operating supplies	2,225	3,249	404	3,653	4,005	10%
Total parks and recreation	4,895	4,451	1,414	5,865	6,675	14%
Other fees & charges						
Property appraiser	3,320	3,004	129	3,133	3,304	5%
Tax collector	4,825	3,394	186	3,580	4,762	33%
Total other fees & charges	8,145	6,398	315	6,713	8,066	20%
Total expenditures	1,448,212	759,319	726,999	1,486,318	1,463,426	-2%
Excess/(deficiency) of revenues over/(under) expenditures	(48,716)	563,653	(650,475)	(86,822)	5	
OTHER FINANCING SOURCES/(USES)						
Transfer in	8,358	-	8,358	8,358	-	-100%
Total other financing sources/(uses)	8,358	-	8,358	8,358	-	-100%
Net increase/(decrease) of fund balance	(40,358)	563,653	(642,117)	(78,464)	5	
Fund balance - beginning (unaudited)	336,359	266,390	830,043	266,390	187,926	
Fund balance - ending (projected)	\$ 296,001	\$ 830,043	\$ 187,926	\$ 187,926	\$ 187,931	

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
GENERAL FUND 002 - THE COLONY BUDGET
FISCAL YEAR 2013**

	Fiscal Year 2012			Total Revenues & Expenditures	Proposed Budget FY 2013	% Change Projected '12 Proposed '13
	Adopted Budget FY 2012	Actual through 3/31/12	Projected through 9/30/12			
REVENUES						
Assessment levy: on-roll - gross	\$ 638,486				\$ 633,799	
Allowable discounts (4%)	(25,539)				(25,352)	
Assessment levy: on-roll - net	612,947	\$586,510	\$ 26,437	\$ 612,947	608,447	-1%
Interest	750	129	129	258	750	191%
Total revenues	613,697	586,639	26,566	613,205	609,197	-1%
EXPENDITURES						
Professional fees						
Accounting & payroll	9,016	4,508	4,508	9,016	9,016	0%
Computer services	3,278	1,639	1,639	3,278	3,278	0%
Assessment roll preparation	1,150	1,150	-	1,150	1,150	0%
Field management	13,659	6,830	6,829	13,659	13,659	0%
Total professional fees	27,103	14,127	12,976	27,103	27,103	0%
Street lighting						
Contractual services - lightpoles	2,500	-	2,500	2,500	2,500	0%
Total street lighting	2,500	-	2,500	2,500	2,500	0%
Landscape services						
Personnel services	293,394	112,250	164,500	276,750	293,394	6%
Rentals & leases	13,700	5,198	8,502	13,700	13,700	0%
Fuel	13,000	7,505	6,500	14,005	14,000	0%
Repairs & maintenance (parts)	17,000	6,627	8,500	15,127	16,000	6%
Insurance	6,500	6,730	-	6,730	7,000	4%
Horticulture dumpster	13,000	3,900	7,500	11,400	13,000	14%
Miscellaneous equipment	13,000	-	13,000	13,000	13,000	0%
Chemicals	12,000	4,590	7,410	12,000	12,000	0%
Flower program	15,000	6,576	6,000	12,576	15,000	19%
Mulch program	20,000	6,653	3,000	9,653	20,000	107%
Plant replacement program	80,000	915	79,000	79,915	80,000	0%
Other contractual - tree trimming	7,500	-	7,500	7,500	7,500	0%
Total landscape services	504,094	160,944	311,412	472,356	504,594	7%
Fountain services						
Operating supplies	110,000	43,434	55,000	98,434	105,000	7%
Total fountain services	110,000	43,434	55,000	98,434	105,000	7%

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
GENERAL FUND 002 - THE COLONY BUDGET
FISCAL YEAR 2013**

	Fiscal Year 2012			Total Revenues & Expenditures	Proposed Budget FY 2013	% Change Projected '12 Proposed '13
	Adopted Budget FY 2012	Actual through 3/31/12	Projected through 9/30/12			
Total expenditures	643,697	218,505	381,888	600,393	639,197	6%
Excess/(deficiency) of revenues over/(under) expenditures	(30,000)	368,134	(355,322)	12,812	(30,000)	
Fund balance - beginning (unaudited)	228,925	301,585	669,719	301,585	314,397	
Fund balance - ending (projected)	<u>\$ 198,925</u>	<u>\$ 669,719</u>	<u>\$ 314,397</u>	<u>\$ 314,397</u>	<u>\$ 284,397</u>	

Description	Total Units	Assessments		Total Revenue
		2012	2013	
002 Assessment	1,269.63	\$ 517.99	\$ 499.20	\$ 633,799.30

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET- SERIES 1996 BONDS
FISCAL YEAR 2012**

	Fiscal Year 2012				Proposed Budget FY 2013
	Adopted Budget FY 2012	Actual through 3/31/12	Projected through 9/30/12	Total Revenues and Expenditures	
REVENUES					
Assessment levy: on-roll: gross	\$ 201,080				\$ 200,467
Allowable discounts (4%)	(8,043)				(8,019)
Assessment levy: on-roll: net	193,037	\$ 179,523	\$ 13,514	\$ 193,037	192,448
Total revenues	193,037	179,523	13,514	193,037	192,448
EXPENDITURES					
Debt service					
Principal: scheduled	125,000	-	125,000	125,000	130,000
Interest	51,900	25,950	25,950	51,900	44,400
Total debt service	176,900	25,950	150,950	176,900	174,400
Administrative					
Accounting	4,478	2,239	2,239	4,478	4,612
Trustee	3,600	3,000	600	3,600	3,600
Arbitrage	1,250	-	1,250	1,250	1,250
Dissemination agent	5,909	2,954	2,955	5,909	6,086
Assessment roll preparation	7,500	7,500	-	7,500	7,500
Total administrative	22,737	15,693	7,044	22,737	23,048
Total expenditures	199,637	41,643	157,994	199,637	197,448
Fund balance:					
Net increase/(decrease) in fund balance	(6,600)	137,880	(144,480)	(6,600)	(5,000)
Beginning fund balance (unaudited)	239,077	244,776	382,656	244,776	238,176
Ending fund balance (projected)	\$232,477	\$382,656	\$238,176	\$ 238,176	233,176
Use of fund balance					
Debt service reserve (required)					(178,950)
Interest expense - November 1, 2013					(18,300)
Projected fund balance surplus/(deficit) as of September 30, 2013					\$ 35,926

Bay Creek

Community Development District

Series 1996 A-2

\$2,380,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2012	\$ -	-	\$ 22,200.00	\$ 22,200.00
05/01/2013	130,000.00	6.000%	22,200.00	152,200.00
11/01/2013	-	-	18,300.00	18,300.00
05/01/2014	140,000.00	6.000%	18,300.00	158,300.00
11/01/2014	-	-	14,100.00	14,100.00
05/01/2015	150,000.00	6.000%	14,100.00	164,100.00
11/01/2015	-	-	9,600.00	9,600.00
05/01/2016	160,000.00	6.000%	9,600.00	169,600.00
11/01/2016	-	-	4,800.00	4,800.00
05/01/2017	160,000.00	6.000%	4,800.00	164,800.00
Total	\$ 740,000.00	-	\$ 93,600.00	\$ 833,600.00

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND 201 BUDGET - SERIES 1998 BONDS
FISCAL YEAR 2013**

	Fiscal Year 2012				Proposed Budget FY 2013
	Adopted Budget FY 2012	Actual through 3/31/12	Projected through 9/30/12	Total Revenues and Expenditures	
REVENUES					
Assessment levy: on-roll: gross	\$ 317,955				\$ 317,982
Allowable discounts (4%)	(12,718)				(12,719)
Assessment levy: on-roll: net	305,237	\$ 292,178	\$ 13,059	\$ 305,237	305,263
Interest	-	1	-	1	-
Total Revenues	305,237	292,179	13,059	305,238	305,263
EXPENDITURES					
Debt service					
Principal - scheduled	195,000	-	195,000	195,000	205,000
Interest	103,950	51,975	51,975	103,950	91,665
Total debt service	298,950	51,975	246,975	298,950	296,665
Administrative					
Accounting	4,478	2,239	2,239	4,478	4,612
Trustee	4,500	-	4,500	4,500	4,500
Arbitrage	1,400	-	1,400	1,400	1,400
Dissemination agent fees	5,909	2,955	2,954	5,909	6,086
Assessment roll preparation	10,000	10,000	-	10,000	10,000
Total administrative	26,287	15,194	11,093	26,287	26,598
Total expenditures	325,237	67,169	258,068	325,237	323,263
Fund balance:					
Net increase/(decrease) in fund balance	(20,000)	225,010	(245,009)	(19,999)	(18,000)
Beginning fund balance (unaudited)	611,351	608,414	833,424	608,414	588,415
Ending fund balance (projected)	\$ 591,351	\$ 833,424	\$ 588,415	\$ 588,415	570,415
Use of fund balance					
Debt service reserve (required)					(297,368)
Interest expense - November 1, 2013					(39,375)
Projected fund balance surplus/(deficit) as of September 30, 2013					<u>\$ 233,672</u>

Bayside Improvement

Community Development District

Series 1998 A-2

\$4,940,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2012	\$ -	-	\$ 45,832.50	\$ 45,832.50
05/01/2013	205,000.00	6.300%	45,832.50	250,832.50
11/01/2013	-	-	39,375.00	39,375.00
05/01/2014	220,000.00	6.300%	39,375.00	259,375.00
11/01/2014	-	-	32,445.00	32,445.00
05/01/2015	235,000.00	6.300%	32,445.00	267,445.00
11/01/2015	-	-	25,042.50	25,042.50
05/01/2016	250,000.00	6.300%	25,042.50	275,042.50
11/01/2016	-	-	17,167.50	17,167.50
05/01/2017	265,000.00	6.300%	17,167.50	282,167.50
11/01/2017	-	-	8,820.00	8,820.00
05/01/2018	280,000.00	6.300%	8,820.00	288,820.00
Total	\$ 1,455,000.00	-	\$ 337,365.00	\$ 1,792,365.00

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
ENTERPRISE FUND 401/451 COMBINED BUDGET
FISCAL YEAR 2013**

	Fiscal Year 2012				Proposed Budget FY 2013	% Change Projected '12 Proposed '13
	Adopted Budget FY 2012	Actual through 3/31/12	Projected through 9/30/12	Total Revenues & Expenditures		
OPERATING REVENUES						
Charges for services:						
Assessment levy - gross	\$ 214,184				\$ 217,470	
Allowable discounts (4%)	(8,567)				(8,699)	
Assessment levy - net*	205,617	\$ 195,655	\$ -	\$ 195,655	208,771	7%
Irrigation revenue	310,000	136,939	165,000	301,939	310,000	3%
Meter fees	1,500	2,245	2,245	4,490	1,500	-67%
Total revenues	517,117	334,839	167,245	502,084	520,271	4%
OPERATING EXPENSES						
Professional fees						
Supervisors*	6,459	3,175	3,284	6,459	6,459	0%
Engineering*	5,000	2,115	2,115	4,230	5,000	18%
Legal*	2,250	1,585	665	2,250	2,250	0%
Audit*	4,120	5,951	-	5,951	6,130	3%
Management*	13,726	6,863	6,863	13,726	13,726	0%
Accounting & payroll*	5,490	2,745	2,745	5,490	5,490	0%
Computer services*	1,647	824	823	1,647	1,647	0%
Utility billing	22,000	10,767	13,293	24,060	22,000	-9%
Telephone*	311	156	155	311	311	0%
Postage & reproduction*	500	352	250	602	500	-17%
Printing and binding*	1,607	804	803	1,607	1,607	0%
Legal Notices and Communications	250	143	150	293	1,250	327%
Office supplies*	175	7	168	175	175	0%
Subscription and memberships*	88	88	-	88	88	0%
Insurance*	5,439	5,317	-	5,317	5,583	5%
Miscellaneous*	2,922	2,050	872	2,922	2,922	0%
Total Professional fees	71,984	42,942	32,186	75,128	75,138	0%
Field Management fees						
Other contractual services*	12,353	6,176	6,177	12,353	12,353	0%
Total field management fees	12,353	6,176	6,177	12,353	12,353	0%
Water management services						
NPDES program*	5,138	-	-	-	5,138	N/A
Other contractual services*	73,512	26,783	26,783	53,566	73,512	37%
Aquascaping*	9,175	-	9,175	9,175	9,175	0%
Capital outlay*	5,505	-	5,505	5,505	5,505	0%
Repairs and Maintenance (Aerators)*	3,670	855	855	1,710	3,670	115%
Total water management services	97,000	27,638	42,318	69,956	97,000	39%

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
ENTERPRISE FUND 401/451 COMBINED BUDGET
FISCAL YEAR 2013**

	Fiscal Year 2012			Total Revenues & Expenditures	Proposed Budget FY 2013	% Change Projected '12 Proposed '13
	Adopted Budget FY 2012	Actual through 3/31/12	Projected through 9/30/12			
OPERATING EXPENSES (continued)						
Irrigation services						
Personnel	49,334	27,842	27,842	55,684	49,334	-11%
Fuel	1,000	-	1,000	1,000	1,000	0%
Repairs and maintenance - parts	15,000	12,421	12,000	24,421	25,000	2%
Insurance	8,700	9,131	-	9,131	8,700	-5%
Minor operating equipment	10,000	655	-	655	-	-100%
Meter costs	2,500	973	1,000	1,973	2,000	1%
Other contractual services	10,000	6,360	6,500	12,860	13,000	1%
Electricity	60,000	31,463	35,000	66,463	65,000	-2%
Pumps & machinery	75,000	17,453	35,000	52,453	65,000	24%
Depreciation*	96,780	48,391	48,391	96,782	96,780	0%
Total irrigation services	<u>328,314</u>	<u>154,689</u>	<u>166,733</u>	<u>321,422</u>	<u>325,814</u>	1%
Total operating expenses	<u>509,651</u>	<u>231,445</u>	<u>247,414</u>	<u>478,859</u>	<u>510,305</u>	7%
Operating income/loss	7,466	103,394	(80,169)	23,225	9,966	
Nonoperating revenues/(expenses)						
Interest income*	500	149	-	149	500	236%
Total nonoperating revenues/(expenses)	<u>500</u>	<u>149</u>	<u>-</u>	<u>149</u>	<u>500</u>	236%
Change in net assets	7,966	103,543	(80,169)	23,374	10,466	-55%
Total net assets - beginning (unaudited)	1,427,802	1,339,530	1,443,073	1,339,530	1,362,904	2%
Total net assets - ending (projected)	<u>\$ 1,435,768</u>	<u>\$ 1,443,073</u>	<u>\$ 1,362,904</u>	<u>\$ 1,362,904</u>	<u>\$ 1,373,370</u>	1%

Description	Total Units	Assessment Summary		Total Revenue
		2012	2013	
Full Assessment	4,055.65	\$ 53.30	\$ 53.62	\$ 217,464

*These expenses are funded by the assessment levy - net and interest income.

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

OPERATING EXPENSES

Professional fees

Supervisors*	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 twelve (12) meetings in fiscal year 2012. One (1) supervisor has elected to waive his fees.	\$ 6,459
Engineering*	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.	5,000
Legal*	Daniel H. Cox, PA., provides 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 development.	2,250
Audit*	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 through the Fiscal Year 2012 audit.	6,130
Management*	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.	13,726
Accounting & payroll*	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.	5,490
Computer services*	Wrathell, Hunt and Associates, LLC , provides maintenance of the Districts' financial records, which includes accounts payable and profit & loss statements.	1,647
Utility billing	Utility billing is charged on a base rate of \$3,600 a year for up to the first 250 accounts. The Districts are charged \$1.75 per account per month for additional accounts over 250. The Districts currently bill 912 accounts.	22,000
Telephone*	Telephone and fax machine.	311

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

EXPENDITURES (continued)

Postage & reproduction*	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing and binding*	1,607
Letterhead, envelopes, copies, etc.	
Legal Notices and Communications	1,250
The Districts advertise in The News Press for monthly meetings, special meetings, public hearings, bidding, etc.	
Office supplies*	175
Accounting and administrative supplies.	
Subscription and memberships*	88
Annual fee paid to the Department of Community Affairs.	
Insurance*	5,583
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*	2,922
Bank charges and other miscellaneous expenses incurred during the year.	
Field Management fees	
Other contractual services*	12,353
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*	5,138
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 storm water quality through new facility design review, construction activity monitoring, periodic facility review and inspections, public education and sediment control. The Districts received approval to submit one (1) annual report for both Districts which results in a reduction of this fee over prior year.	
Other contractual services*	73,512
The Districts contract with an outside service for treatment and maintenance of the Lakes and Wetlands. This program includes aquatic weed control and algae treatment.	

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

EXPENDITURES (continued)

Aquascaping*	9,175
Planting of aquatic and wetland plants to ensure the integrity of the storm water management systems.	
Capital outlay*	5,505
Purchase and installation of new equipment.	
Repairs and Maintenance (Aerators)*	3,670
This covers any unforeseen costs that may be incurred.	
Irrigation services	
Personnel	49,334
Includes salary, taxes and benefits for the Districts' maintenance supervisor and irrigation manager.	
Fuel	1,000
Cost of fuel for vehicles and equipment used by the district.	
Repairs and maintenance - parts	25,000
Parts replacement for vehicles and equipment.	
Insurance	8,700
Insurance costs for automobiles, property and workers' compensation.	
Minor operating equipment	-
Meter costs	2,000
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	13,000
The District contractors with a qualified provider for services related to plant meters and equipment.	
Electricity	65,000
Cost of electricity for operation of Districts' well fields and high service pump.	
Pumps & machinery	65,000
Repairs and maintenance for the irrigation supply system, including main line, valves and well repairs.	
Depreciation*	96,780
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	\$ 510,305

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND 401 BUDGET
FISCAL YEAR 2013**

	Fiscal Year 2012			Total Revenues and Expenditures	Proposed Budget FY 2013	% Change Projected '12 Proposed '13
	Adopted Budget FY 2012	Actual through 3/31/12	Projected through 9/30/12			
OPERATING REVENUES						
Charges for services:						
Assessment levy - gross	\$ 160,638				\$ 163,103	
Allowable discounts (4%)	(6,425)				(6,524)	
Assessment levy - net	154,213	\$ 156,738	\$ -	\$ 156,738	156,579	0%
Irrigation revenue	232,500	112,015	123,750	235,765	232,500	-1%
Meter fees	1,125	2,245	2,245	4,490	1,125	-75%
Total revenues	387,838	270,998	125,995	396,993	390,204	-2%
OPERATING EXPENSES						
Professional fees						
Supervisors	4,844	2,381	2,463	4,844	4,844	0%
Engineering	3,750	1,586	1,586	3,172	3,750	18%
Legal	1,688	1,189	499	1,688	1,688	0%
Audit	3,090	4,463	-	4,463	4,598	3%
Management	10,295	5,147	5,147	10,294	10,295	0%
Accounting & payroll	4,118	2,059	2,059	4,118	4,118	0%
Computer services	1,235	618	617	1,235	1,235	0%
Utility billing	16,500	8,075	9,970	18,045	16,500	-9%
Telephone	233	117	116	233	233	0%
Postage & reproduction	375	257	188	445	375	-16%
Printing and binding	1,205	603	602	1,205	1,205	0%
Legal advertising	188	107	113	220	938	326%
Office supplies	131	5	126	131	131	0%
Subscription and memberships	66	66	-	66	66	0%
Insurance	4,079	3,988	-	3,988	4,187	5%
Miscellaneous	2,192	1,796	654	2,450	2,192	-11%
Total professional fees	53,989	32,457	24,140	56,597	56,355	0%
Field management fees						
Other contractual services	9,265	4,632	4,633	9,265	9,265	0%
Total field management fees	9,265	4,632	4,633	9,265	9,265	0%
Water management services						
NPDES program	3,854	-	-	-	3,854	N/A
Other contractual services	55,134	20,087	20,087	40,174	55,134	37%
Aquascaping	6,881	-	6,881	6,881	6,881	0%
Capital outlay	4,129	-	4,129	4,129	4,129	0%
Repairs and Maintenance (Aerators)*	2,753	641	641	1,282	2,753	115%
Total water management services	72,751	20,728	31,738	52,466	72,751	39%

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND 401 BUDGET
FISCAL YEAR 2013**

	Fiscal Year 2012			Total Revenues and Expenditures	Proposed Budget FY 2013	% Change Projected '12 Proposed '13
	Adopted Budget FY 2012	Actual through 3/31/12	Projected through 9/30/12			
OPERATING EXPENSES (continued)						
Irrigation services						
Personnel	36,997	20,882	20,882	41,764	36,997	-11%
Fuel	750	-	750	750	750	0%
Repairs and maintenance - parts	11,250	9,320	9,000	18,320	18,750	2%
Insurance	6,525	6,848	-	6,848	6,525	-5%
Minor operating equipment	7,500	491	-	491	-	-100%
Meter costs	1,875	730	750	1,480	1,500	1%
Other contractual services	7,500	4,770	4,875	9,645	9,750	1%
Electricity	45,000	23,597	26,250	49,847	48,750	-2%
Pumps & machinery	56,250	13,090	26,250	39,340	48,750	24%
Depreciation	72,585	36,293	36,293	72,586	72,585	0%
Total irrigation services	<u>246,232</u>	<u>116,021</u>	<u>125,050</u>	<u>241,071</u>	<u>244,357</u>	1%
Total operating expenses	<u>382,237</u>	<u>173,838</u>	<u>185,561</u>	<u>359,399</u>	<u>382,728</u>	6%
Operating income/loss	5,601	97,160	(59,566)	37,594	7,476	
Nonoperating revenues/(expenses)						
Interest income	375	106	-	106	375	254%
Total nonoperating revenues/(expenses)	<u>375</u>	<u>106</u>	<u>-</u>	<u>106</u>	<u>375</u>	254%
Change in net assets	5,976	97,266	(59,566)	37,700	7,851	-79%
Total net assets - beginning (unaudited)	962,283	897,546	994,812	897,546	935,246	4%
Total net assets - ending (projected)	<u>\$ 968,259</u>	<u>\$ 994,812</u>	<u>\$ 935,246</u>	<u>\$ 935,246</u>	<u>\$ 943,097</u>	1%

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND 451 BUDGET
FISCAL YEAR 2013**

	Fiscal Year 2012			Total Revenues and Expenditures	Proposed Budget FY 2013	% Change Projected '12 Proposed '13
	Adopted Budget FY 2012	Actual through 3/31/12	Projected through 9/30/12			
OPERATING REVENUES						
Charges for services:						
Assessment levy - gross	\$ 53,546				\$ 54,368	
Allowable discounts (4%)	(2,142)				(2,175)	
Assessment levy - net	51,404	\$ 38,917	\$ -	\$ 38,917	52,193	34%
Irrigation revenue	77,500	24,924	41,250	66,174	77,500	17%
Meter fees	375	-	-	-	375	N/A
Total revenues	129,279	63,841	41,250	105,091	130,068	24%
OPERATING EXPENSES						
Professional fees						
Supervisors	1,615	794	821	1,615	1,615	0%
Engineering	1,250	529	529	1,058	1,250	18%
Legal	563	396	166	562	563	0%
Audit	1,030	1,488	-	1,488	1,533	3%
Management	3,432	1,716	1,716	3,432	3,432	0%
Accounting & payroll	1,373	686	686	1,372	1,373	0%
Computer services	412	206	206	412	412	0%
Utility billing	5,500	2,692	3,323	6,015	5,500	-9%
Telephone	78	39	39	78	78	0%
Postage & reproduction	125	95	63	158	125	-21%
Printing and binding	402	201	201	402	402	0%
Legal advertising	63	36	38	74	313	323%
Office supplies	44	2	42	44	44	0%
Subscription and memberships	22	22	-	22	22	0%
Insurance	1,360	1,329	-	1,329	1,396	5%
Miscellaneous	731	254	218	472	731	55%
Total professional fees	18,000	10,485	8,048	18,533	18,789	1%
Field management fees						
Other contractual services	3,088	1,544	1,544	3,088	3,088	0%
Total field management fees	3,088	1,544	1,544	3,088	3,088	0%
Water management services						
NPDES program	1,285	-	-	-	1,285	N/A
Other contractual services	18,378	6,696	6,696	13,392	18,378	37%
Aquascaping	2,294	-	2,294	2,294	2,294	0%
Capital outlay	1,376	-	1,376	1,376	1,376	0%
Repairs and Maintenance (Aerators)*	918	214	214	428	918	114%
Total water management services	24,251	6,910	10,580	17,490	24,251	39%

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND 451 BUDGET
FISCAL YEAR 2013**

	Fiscal Year 2012			Total Revenues and Expenditures	Proposed Budget FY 2013	% Change Projected '12 Proposed '13
	Adopted Budget FY 2012	Actual through 3/31/12	Projected through 9/30/12			
OPERATING EXPENSES (continued)						
Irrigation services						
Personnel	12,334	6,960	6,961	13,921	12,334	-11%
Fuel	248	-	250	250	248	-1%
Repairs and maintenance - parts	3,750	3,101	3,000	6,101	6,250	2%
Insurance	2,175	2,283	-	2,283	2,175	-5%
Minor operating equipment	2,500	164	-	164	-	-100%
Meter costs	625	243	250	493	500	1%
Other contractual services	2,500	1,590	1,625	3,215	3,250	1%
Electricity	15,000	7,866	8,750	16,616	16,250	-2%
Pumps & machinery	18,750	4,363	8,750	13,113	16,250	24%
Depreciation	24,195	12,098	12,098	24,196	24,195	0%
Total irrigation services	<u>82,077</u>	<u>38,668</u>	<u>41,684</u>	<u>80,352</u>	<u>81,452</u>	1%
Total operating expenses	<u>127,416</u>	<u>57,607</u>	<u>61,856</u>	<u>119,463</u>	<u>127,580</u>	7%
Operating income/loss	1,863	6,234	(20,606)	(14,372)	2,488	
Nonoperating revenues/(expenses)						
Interest income	125	43	-	43	125	191%
Total nonoperating revenues/(expenses)	<u>125</u>	<u>43</u>	<u>-</u>	<u>43</u>	<u>125</u>	191%
Change in net assets	1,988	6,277	(20,606)	(14,329)	2,613	-118%
Total net assets - beginning (unaudited)	465,515	441,984	448,261	441,984	427,655	-3%
Total net assets - ending (projected)	<u>\$ 467,503</u>	<u>\$ 448,261</u>	<u>\$ 427,655</u>	<u>\$ 427,655</u>	<u>\$ 430,268</u>	1%

**Bayside
Improvement Community Development District
2012 - 2013 Final Assessments**

***** PRELIMINARY*****

**Lee County
5 years remaining**

1998 Series A & B Bond Issue					Outstanding Principal after 2012-2013 tax payment
Platted Residential Neighborhoods (per unit) within the bond issue	Bond Designation	Debt Service Assessment	O & M Assessment	Total Assessment	
Waterside	SF/Villa	\$ 357.33	\$ 481.96	\$ 839.29	\$ 1,399.18
The Sanctuary	SF/Villa	\$ 357.33	\$ 481.96	\$ 839.29	\$ 1,399.18
Messina Court	COLONY SF/Villa	\$ 357.33	\$ 981.16	\$ 1,338.49	\$ 1,399.18
Tuscany Isle phase I	COLONY SF/Villa	\$ 357.33	\$ 981.16	\$ 1,338.49	\$ 1,399.18
Heron Cove	SF/Villa	\$ 357.33	\$ 481.96	\$ 839.29	\$ 1,399.18
Heron Glen	SF/Villa	\$ 357.33	\$ 481.96	\$ 839.29	\$ 1,399.18
Las Palmas	COLONY SF/Villa	\$ 357.33	\$ 981.16	\$ 1,338.49	\$ 1,399.18
Addison Place	COLONY SF/Villa	\$ 357.33	\$ 981.16	\$ 1,338.49	\$ 1,399.18
Bellagio	COLONY SF/Villa	\$ 357.33	\$ 981.16	\$ 1,338.49	\$ 1,399.18
Sorento	COLONY MF	\$ 238.02	\$ 981.16	\$ 1,219.18	\$ 932.03
Morano	COLONY MF	\$ 238.02	\$ 981.16	\$ 1,219.18	\$ 932.03
Navona	COLONY MF	\$ 238.02	\$ 981.16	\$ 1,219.18	\$ 932.03
Villa Trevi	COLONY MF	\$ 238.02	\$ 981.16	\$ 1,219.18	\$ 932.03
Treviso	COLONY MF	\$ 238.02	\$ 981.16	\$ 1,219.18	\$ 932.03
Fiscal year 2011 - 2012 Assessments:					
	SF/Villa	\$ 357.30	\$ 460.49	\$ 817.79	\$ 1,629.54
	COLONY MF	\$ 238.00	\$ 978.48	\$ 1,216.48	\$ 1,085.48
	COLONY SF/Villa	\$ 357.30	\$ 978.48	\$ 1,335.78	\$ 1,629.54

All other neighborhoods that are platted within the Bayside CDD are not part of the bond issue and only pay O & M assessment.	\$ 481.96
Colony neighborhoods not part of bond issue only pay Colony O & M	
LaScala	\$ 981.16
Palermo	\$ 981.16

NOTE: ENTERPRISE FUND ASSESSMENTS APPLY TO ALL ASSESSABLE UNITS EXCEPT HYATT, THE GOLF COURSES, ELKS AND GUEVERRA PROPERTIES

Bay Creek
Community Development District
2012-2013 Final Assessments

*** PRELIMINARY ***

1996 Series Bond Issue

Lee County
4 years remaining

Residential Neighborhoods (per unit)	Bond Designation	Debt Service Assessment	O & M Assessment	Total Assessment	Outstanding Principal after 2012-2013 tax payment
Ascot	SF	\$ 435.86	\$ 481.96	\$ 917.82	\$ 1,327.55
Pinewater Place	SF	\$ 435.86	\$ 481.96	\$ 917.82	\$ 1,327.55
Bay Creek	SF	\$ 435.86	\$ 481.96	\$ 917.82	\$ 1,327.55
The Ridge	SF	\$ 435.86	\$ 481.96	\$ 917.82	\$ 1,327.55
Bay Creek (phase 2)	SF	\$ 435.86	\$ 481.96	\$ 917.82	\$ 1,327.55
Baycrest Villas	MF	\$ 206.09	\$ 481.96	\$ 688.05	\$ 627.70
Costa Del Sol	MF	\$ 206.09	\$ 481.96	\$ 688.05	\$ 627.70
The Cottages	MF	\$ 206.09	\$ 481.96	\$ 688.05	\$ 627.70
Southbridge	MF	\$ 206.09	\$ 481.96	\$ 688.05	\$ 627.70
Creekside Crossing	MF	\$ 206.09	\$ 481.96	\$ 688.05	\$ 627.70
The Point	MF	\$ 206.09	\$ 481.96	\$ 688.05	\$ 627.70
Commercial & Golf Course					
Pelican's Nest Golf Course	GC	\$ 16,766.69	\$ 26,654.75	\$ 43,421.44	\$ 51,095.98
US 41 Commercial Parcels	COM	\$ 3,818.46	# REF!	# REF!	\$ 9,523.35
Fiscal year 2011 - 2012 Assessments:					
	SF	\$ 435.86	\$ 460.49	\$ 896.35	\$ 1,611.22
	MF	\$ 206.09	\$ 460.49	\$ 666.58	\$ 761.83
	GC	\$ 16,766.69	\$ 26,425.77	\$ 43,192.46	\$ 62,008.37
	COM	\$ 3,829.68	\$ 4,941.05	\$ 8,770.73	\$ 11,558.28

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

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
COST SHARING ANALYSIS
FISCAL YEAR 2013**

Landscape Program Program Square Footages	Square Footage		Total Square Footage
	Current	Common	
Bayside	917,556	872,000	1,789,556
Bay Creek	659,425	767,225	1,426,650
Totals	1,576,981	1,639,225	3,216,206
Coconut Road		316,800	

Cost Sharing Methodology - Between Bayside and Bay Creek

Current Benefit Program	Current Units	Percent	Sq. Ft. Responsibilities
Existing Bayside Units	3,326.24	79.85%	1,259,219
Bay Creek Units	839.27	20.15%	317,762
	4,165.51	100.00%	1,576,981

Common Benefit Programs	Current Units	Percent	Sq. Ft. Responsibilities
Existing Bayside Units	3,326.24	72.80%	1,193,356
Future Bayside Units	403.57	8.83%	144,744
Bay Creek Units	839.27	18.37%	301,126
	4,569.08	100.00%	1,639,226

Total Sq. Footage		Responsibilities		Percent	
Bayside	2,597,319			80.76%	
Bay Creek	618,888			19.24%	
	3,216,207			100%	

Bayside Program Splits - Landscaping

	Sq. Ft. Responsible	Percent
Existing Bayside Units	2,452,575	94%
Future Bayside Units	144,744	6%
	2,597,319	100%

Bayside Program Splits - Parks and Recreation

	Existing Units	Percent
Existing Bayside Units	3326.24	89%
Future Bayside Units	403.57	11%
	3729.81	100%

	General Fund	Enterprise Fund	Total
Administrative/Field Cost Allocation*:	75.00%	25.00%	100.00%
Water Mgmt Cost Allocation:	63.30%	36.70%	100.00%
Street lighting Cost Allocation:	100.00%	0.00%	100.00%
Landscaping Cost Allocation:	100.00%	0.00%	100.00%
Roadway/P&R Cost Allocation:	100.00%	0.00%	100.00%
Irrigation Cost Allocation:	0.00%	100.00%	100.00%

Administrative/Field Cost Allocation* - Assessment Roll Preparation is accounted for exclusively in the General Fund and Utility Billing is accounted for exclusively in the Enterprise Fund.

Note, the split for property insurance and worker's compensation insurance is amended to account for the property value and the number of employees per area respectively.

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
PAYROLL PROJECTIONS
FISCAL YEAR 2013**

			Overtime Hours Per				Total	General Fund	Enterprise Fund
	2012 Wage	2013 Wage	Period	Salary	Taxes/WC	Benefits			
Landscaping									
Supervisors - 2	\$ 120,000	\$ 97,325.00	0	\$ 97,325	\$ 15,815	\$ 20,194	\$ 133,334	\$ 84,000	\$ 49,334
Crew - 9	\$ 9	\$ 9.00	3	\$ 181,116	\$ 29,431	\$ 14,400	\$ 224,947	\$ 224,947	
Crew - 7	\$ 10	\$ 10.00	3	\$ 156,520	\$ 25,435	\$ 14,400	\$ 196,355	\$ 196,355	
Crew - 2	\$ 11	\$ 11.00	3	\$ 49,192	\$ 7,994	\$ 14,400	\$ 71,586	\$ 71,586	
Crew Leaders - 5	\$ 15	\$ 15.00	3	\$ 201,240	\$ 32,702	\$ 14,400	\$ 248,342	\$ 248,342	
				Crew Only Total				\$ 741,230	
Colony Landscaping									
Supervisors	\$ 41,600	\$ 41,600	0	\$ 41,600	\$ 6,760	\$ 7,200	\$ 55,560	\$ 55,560	
Crew Leader	\$ 14.83	\$ 14.83	2	\$ 32,389	\$ 5,263	\$ 7,200	\$ 44,852	\$ 44,852	
Irrigation Tech	\$ 11.12	\$ 11.12	2	\$ 24,286	\$ 3,946	\$ -	\$ 28,232	\$ 28,232	
Crew - 7	\$ 9.27	\$ 9.27	2	\$ 141,720	\$ 23,030	\$ -	\$ 164,750	\$ 164,750	
				Total				\$ 293,394	
Roadway									
Streetsweeper	14.6	14.6	0	\$ 18,250	\$ 2,966	\$ -	\$ 21,216	\$ 21,216	\$ -
				Total Roadway			\$ 21,216	\$ 21,216	

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
ASSESSABLE UNIT SCHEDULE ANALYSIS - GF 001
FISCAL YEAR 2013**

Parcel	Classification	2012 Units	2013 Units	Comments
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	
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	Colony Golf Maintenance Facility
PNGC Clubhouse	COM	32.14	32.14	
PCGC Clubhouse	COM	31.63	31.63	Colony Golf Club
Coconut Point	COM	5.8	5.8	
	Sub-total	133.04	133.04	

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
ASSESSABLE UNIT SCHEDULE ANALYSIS - GF 001
FISCAL YEAR 2013**

Parcel	Classification	2012 Units	2013 Units	Comments
Golf Course				
PNGC Tracts D, E, F, G & Q	GC	156.39	156.39	
PNGC Unit 20 Tract H	GC	12.70	12.70	
PNGC Unit 5 Tract H	GC	47.42	47.42	
PNGC Unit 5 Tract I	GC	3.57	3.57	
PCGC Holes # 1 & 18 practice range	GC	30.20	30.20	Colony Golf Course
PCGC 2, 15, 16 & 17	GC	26.99	26.99	Colony Golf Course
PCGC Hole # 3 & 14	GC	21.29	21.29	Colony Golf Course
PCGC Holes # 4	GC	10.87	10.87	Colony Golf Course
PCGC Holes # 5 , 6, & 7	GC	17.12	17.12	Colony Golf Course
PCGC Holes # 8, 12, & 13	GC	21.81	21.81	Colony Golf Course
PCGC Holes # 9, 10, & 11	GC	17.57	17.57	Colony Golf Course
	Sub-total	365.93	365.93	
LaScala (Baywinds addition)	MF	64	64	
Palermo (Baywinds addition)	MF	71	71	
Bayclub	COM	0	0	
		<u>135</u>	<u>135</u>	
Total Full Assessment Units (non-bonded area)		<u>1970.97</u>	<u>1970.97</u>	
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 (Colony II)	MF	76	76	
Villa Trevi	MF	5	5	
Villa @ Castella	MF	24	24	
Casa @ Castella	MF	24	24	
Mansions @ Castella	MF	24	24	
Florenzia (Colony III-5610)	MF	116	116	
Terzetto Phase 1	MF	0	30	Former Colony Villas site - new product moved to full service
Navona	MF	100	100	
	Sub-total	627	657	

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
ASSESSABLE UNIT SCHEDULE ANALYSIS - GF 001
FISCAL YEAR 2013**

Parcel	Classification	2012 Units	2013 Units	Comments
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 (WCI Sales Center)	COM	6.61	6.61	
Coconut Square, Lot 1	COM	8.0995	8.0995	Coconut Properties Limited
Coconut Square, Lot 2	COM	5.8586	5.8586	928 North Collier Corp.
Coconut Square, Lot 3	COM	5.7240	5.7240	Coconut Point center
Coconut Square, Lot 4	COM	5.8184	5.8184	Brooks Landing LLC
Coconut Square, Lot 5	COM	15.1479	15.1479	Alsee Investments, LP
Coconut Road Com. (ALF)	COM	13.34	13.34	Coconut Road Associates, LLC
North building	COM	11.0780	11.0780	Fortune 2000 Properties, Inc.
South building	COM	11.0781	11.0781	GVB Properties , LLC
Tract E, Unit 24 (WCI Site)	COM	7.19	7.19	Walden Center Drive Associates, LLC
Hyatt	COM	92.63	92.63	
	Sub-total	500.27	500.27	
Total Full Assessment Units (bond series 1996 area)		1325.27	1355.27	
Total Full Assessment Units		3296.24	3326.24	
FUTURE UNITS				
Reduced Services				
Elks Lodge	non-profit	6.57	6.57	
	Sub-total	6.57	6.57	
Multi-Family				
Colony Villas	Villas	15	0	Product type change - eliminate villas
Terzetto Phase 2	MF	0	39	Product type change - add MF
Colony Villa (non bonded area)	Villas	17	0	Product type change - eliminate villas
Colony III (5610) Florencia	MF	0	0	
Colony IV (5620) Ravenna	MF	119	119	
Colony V (5450)	MF	75	75	
Colony VIII (5630)	MF	75	75	
Colony IX (5640)	MF	75	75	
Colony Parcel- Castella (5650)	MF			
Casa @ Castella	MF	0	0	
Mansions @ Castella	MF	0	0	
Pelican Landing Residential Assoc	SF	14	14	
	Sub-total	390	397	
Total Future Limited Service Assessment Units		396.57	403.57	
Grand Total of Bayside Assessable Units		3692.81	3729.81	

Net Increase (Decrease)	
Terzetto parcel	37

**BAYCREEK COMMUNITY DEVELOPMENT DISTRICT
ASSESSABLE UNIT SCHEDULE ANALYSIS
FISCAL YEAR 2013**

Residential Units	type	acres	Units	GF 101 O & M ERU's
Single Family				
Ascot	SF		48	
Pinewater Place	SF		44	
			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
Multi Family				
Baycrest Villas	MF		90	
Costa Del Sol	MF		62	
Unit 18 The Cottages	MF		41	
Southbridge	MF		132	
Creekside Crossing	MF		114	
The Point	MF		160	
Total Multi Family			599	599
Total Residential			771	771
Commercial & Golf Course				
US 41 Commercial	COM	1.85		10.73
Pelican's Nest Golf Course	GOLF	57.54		57.54
Total Commercial		59.39		68.27
Total O & M Units			839.27	

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
ASSESSABLE UNIT SCHEDULE ANALYSIS - GF 002 The Colony
FISCAL YEAR 2013**

Messina Court	6.00
Tuscany Isle	40.00
Bellagio (parcel E)	26.00
Las Palmas	49.00
Addison Place	28.00
Trevi	5.00
Trerzetto Phase 1	30.00
Trerzetto Phase 2	39.00
Merano	100.00
Navona	100.00
Sorento	72.00
Treviso	76.00
Castella	72.00
Florenca	116.00
Ravenna	119.00
Colony V (Parcel F-future highrise)	75.00
Colony VIII (Parcel M-future highrise)	75.00
Colony IX (Parcel N-future highrise)	75.00
LaScala (no debt)	64.00
Palermo (no debt)	71.00
Pelican Colony Clubhouse	31.63
Total General Fund 002	<u><u>1,269.63</u></u>

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
ENTERPRISE FUND 401/451
ASSESSABLE UNIT SCHEDULE ANALYSIS
FISCAL YEAR 2013**

BAYSIDE	2012 Units	2013 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
Colony Villas	15.00	-
Colony Villa (non bonded area)	17.00	-

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
ENTERPRISE FUND 401/451
ASSESSABLE UNIT SCHEDULE ANALYSIS
FISCAL YEAR 2013**

	2012 Units	2013 Units
BASI DE (Continued)		
Tezetto Phase I	-	30.00
Tezetto Phase II	-	39.00
Colony IV (5620) Ravenna	119.00	119.00
Colony V (5450)	75.00	75.00
Colony VIII (5630)	75.00	75.00
Colony IX (5640)	75.00	75.00
Pelican Landing Residential Assoc	14.00	14.00
Parcel F/B	35.26	35.26
PNGC Clubhouse	32.14	32.14
PCGC Clubhouse	31.63	31.63
Coconut Point	5.80	5.80
Walden Center	37.70	37.70
Tides	280.00	280.00
Tract I (WCI Sales Ctr)	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
Coconut Road Comm(ALF)	13.34	13.34
North Building	11.08	11.08
South Building	11.08	11.08
Tract E WCI Site	7.19	7.19
Total Bayside	3,199.47	3,236.47
BAY CREEK		
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
Total Bay Creek	819.18	819.18
Total General Fund 004	4,018.65	4,055.65

Net increase (decrease)

37