

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

**JOINT BUDGET WORKSHOP  
AGENDA**

**July 25, 2014**

**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 21, 2014

**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 25, 2014 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
2. Pledge of Allegiance
3. Roll Call
4. Continued Discussion: Fiscal Year 2014/2015 Joint Proposed Budget
5. **UPCOMING MEETING DATES**
  - A. **July 28, 2014 at 2:00 P.M.**
  - B. **August 25, 2014 at 2:00 P.M.**
6. 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**

**BAYSIDE IMPROVEMENT AND BAY CREEK  
COMMUNITY DEVELOPMENT DISTRICTS  
PROPOSED BUDGET  
FISCAL YEAR 2015  
PREPARED JULY 22, 2014**

**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 2015**

	Fiscal Year 2014			Total Revenues & Expenditures	Proposed Budget FY 2015	% Change Projected '14 Proposed '15
	Adopted Budget FY 2014	Actual through 3/31/14	Projected through 9/30/14			
<b>REVENUES</b>						
Assessment levy: on-roll - gross	\$ 1,850,358				\$ 1,868,213	
Allowable discounts (3%)*	(55,511)				(56,046)	
Assessment levy: on-roll - net	1,794,847	\$ 1,696,189	\$ 98,663	\$ 1,794,852	1,812,167	1%
Interest	3,000	535	2,467	3,002	3,000	0%
Miscellaneous	10,000	-	30,000	30,000	10,000	-67%
Total revenues	1,807,847	1,696,724	131,130	1,827,854	1,825,167	0%
<b>EXPENDITURES</b>						
<b>Professional fees</b>						
Supervisors	19,377	7,751	11,626	19,377	19,377	0%
Engineering	15,000	45,452	-	45,452	15,000	-67%
Legal	9,000	4,570	4,430	9,000	9,000	0%
Audit	21,675	17,850	3,825	21,675	21,675	0%
Management	41,177	20,588	20,589	41,177	42,000	2%
Accounting & payroll	16,470	8,235	8,235	16,470	16,799	2%
Computer services	4,941	2,470	2,471	4,941	5,040	2%
Assessment roll preparation	8,476	8,476	-	8,476	8,476	0%
Telephone	932	466	466	932	950	2%
Postage & reproduction	1,988	638	1,350	1,988	1,988	0%
Printing and binding	4,821	2,411	2,410	4,821	4,918	2%
Legal Notices and Communications	5,625	1,106	4,519	5,625	5,625	0%
Office supplies	300	-	300	300	300	0%
Subscriptions and memberships	263	263	-	263	263	0%
Insurance	19,490	19,120	-	19,120	20,076	5%
Miscellaneous (bank fees)	6,750	3,425	3,425	6,850	6,750	-1%
Total professional fees	176,285	142,821	63,647	206,467	178,237	-14%
<b>Field management</b>						
Other contractual	37,058	18,529	18,529	37,058	37,799	2%
Total field management	37,058	18,529	18,529	37,058	37,799	2%
<b>Water management services</b>						
NPDES program	8,862	665	8,197	8,862	8,862	0%
Other contractual services: Lakes (both)	141,164	50,313	90,851	141,164	141,164	0%
Other contractual services: wetlands (BS)	15,205	1,423	13,782	15,205	15,205	0%
Other contractual services: wetlands (BC)	4,229	339	3,890	4,229	4,229	0%
Other contractual services: testing/research (b)	15,825	-	10,000	10,000	-	-100%
Other contractual services: culverts/drains	12,660	7,070	5,590	12,660	12,660	0%
Other contractual services: lake health	15,825	-	15,825	15,825	15,825	0%
Aquascaping	25,320	2,659	22,661	25,320	25,320	0%
Capital outlay	9,495	-	9,495	9,495	9,495	0%
Repairs and Maintenance (Aerators)	6,330	2,268	4,062	6,330	6,330	0%
Total water management	254,915	64,737	184,353	249,090	239,090	-4%

**BAYSIDE IMPROVEMENT AND BAY CREEK  
COMMUNITY DEVELOPMENT DISTRICTS  
GENERAL FUND 001/101 COMBINED BUDGET - PELICAN LANDING  
FISCAL YEAR 2015**

	Fiscal Year 2014			Total Revenues & Expenditures	Proposed Budget FY 2015	% Change Projected '14 Proposed '15
	Adopted Budget FY 2014	Actual through 3/31/14	Projected through 9/30/14			
<b>EXPENDITURES AND OTHER USES (continued)</b>						
<b>Street lighting</b>						
Contractual Services	19,000	-	15,000	15,000	15,000	0%
Electricity	45,000	21,981	23,019	45,000	45,000	0%
Equipment	17,500	10,520	6,980	17,500	17,500	0%
Miscellaneous	-	-	-	-	-	N/A
Total street lighting	<u>81,500</u>	<u>32,501</u>	<u>44,999</u>	<u>77,500</u>	<u>77,500</u>	0%
<b>Landscape services</b>						
Supervisor	95,042	45,730	49,312	95,042	98,487	4%
Personnel services	704,230	282,107	422,123	704,230	704,230	0%
Capital Outlay	47,000	32,301	14,699	47,000	47,000	0%
Fuel	35,000	15,364	19,636	35,000	35,000	0%
Repairs and maintenance (parts)	30,000	17,676	15,000	32,676	32,500	-1%
Insurance	13,294	13,154	-	13,154	13,812	5%
Minor operating equipment	12,500	2,412	7,500	9,912	10,000	1%
Horticulture dumpster	27,000	7,150	19,850	27,000	27,000	0%
Miscellaneous equipment	10,000	946	9,054	10,000	10,000	0%
Employee uniforms	12,000	5,650	6,350	12,000	12,000	0%
Chemicals	55,000	27,603	27,397	55,000	55,000	0%
Flower program	50,000	22,751	27,249	50,000	50,000	0%
Mulch program	50,000	30,672	19,328	50,000	50,000	0%
Plant replacement program	65,000	16,859	48,141	65,000	65,000	0%
Other contractual - tree trimming	10,000	960	9,040	10,000	10,000	0%
Fountain maintenance	5,000	7,174	2,500	9,674	10,000	3%
Office operations	15,000	14,235	5,000	19,235	20,000	4%
Monument maintenance	7,500	5,810	1,690	7,500	7,500	0%
Total landscape services	<u>1,243,566</u>	<u>549,791</u>	<u>702,632</u>	<u>1,252,423</u>	<u>1,257,529</u>	0%
<b>Roadway services</b>						
Personnel	11,974	5,236	6,738	11,974	11,974	0%
Fuel	3,000	1,188	1,812	3,000	3,000	0%
Repairs and maintenance - parts	5,000	1,347	20,000	21,347	5,000	-77%
Insurance	46	20	26	46	47	2%
Total roadway services	<u>20,020</u>	<u>7,791</u>	<u>28,576</u>	<u>36,367</u>	<u>20,021</u>	-45%

**BAYSIDE IMPROVEMENT AND BAY CREEK  
COMMUNITY DEVELOPMENT DISTRICTS  
GENERAL FUND 001/101 COMBINED BUDGET - PELICAN LANDING  
FISCAL YEAR 2015**

	Fiscal Year 2014			Total Revenues & Expenditures	Proposed Budget FY 2015	% Change Projected '14 Proposed '15
	Adopted Budget FY 2014	Actual through 3/31/14	Projected through 9/30/14			
<b>EXPENDITURES (continued)</b>						
<b>Parks &amp; recreation</b>						
Utilities	3,750	2,251	1,499	3,750	3,750	0%
Operating supplies	2,500	-	1,000	1,000	1,000	0%
Total parks and recreation	<u>6,250</u>	<u>2,251</u>	<u>2,499</u>	<u>4,750</u>	<u>4,750</u>	0%
<b>Other fees &amp; charges</b>						
Property appraiser	4,195	3,373	822	4,195	4,405	5%
Tax collector	5,558	4,656	902	5,558	5,836	5%
Total other fees & charges	<u>9,753</u>	<u>8,029</u>	<u>1,724</u>	<u>9,753</u>	<u>10,241</u>	5%
Total expenditures	<u>1,829,347</u>	<u>826,450</u>	<u>1,046,959</u>	<u>1,873,408</u>	<u>1,825,167</u>	-3%
Excess/(deficiency) of revenues over/(under) expenditures	(21,500)	870,274	(915,829)	(45,554)	-	
Net increase/(decrease) of fund balance	(21,500)	870,274	(915,829)	(45,554)	-	
Fund balance - beginning (unaudited)	261,777	421,195	1,291,469	421,195	375,641	
Fund balance - ending (projected)	<u>\$ 240,277</u>	<u>\$ 1,291,469</u>	<u>\$ 375,640</u>	<u>\$ 375,641</u>	<u>\$ 375,641</u>	

\*The tax collector allows for a 4% discount; however, the District has elected to budget for 3% as 4% has not been realized historically. As such, if the actual discounts taken exceed 3% then net assessments will not be sufficient to cover budgeted expenditures.

Description	Total Units	Assessment Summary		Total Revenue
		2014	2015	
Common & Administration	403.57	\$ 239.67	\$ 247.02	\$ 99,689.86
Full Assessment	4,159.71	\$ 420.99	\$ 425.15	\$ 1,768,500.71
	<u>4,563.28</u>			<u>\$ 1,868,190.57</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
<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 12 meetings in fiscal year 2014.</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		9,000
<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		21,675
<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 &amp; Associates to perform these services through the Fiscal Year 2012 audit.</p>		
Management		42,000
<p><b>Wrathell, Hunt and Associates, LLC</b>, 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		16,799
<p><b>Wrathell, Hunt and Associates, LLC</b>, 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		5,040
<p><b>Wrathell, Hunt and Associates, LLC</b>, provides maintenance of the Districts' financial records, which includes accounts payable and profit &amp; 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		950
<p>Telephone and fax machine.</p>		
Postage & reproduction		1,988
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>		
Printing and binding		4,918
<p>Letterhead, envelopes, copies, etc.</p>		
Legal Notices and Communications		5,625
<p>The Districts advertise in The News Press for monthly meetings, special meetings, public hearings, bidding, etc. and an electronic newsletter beginning in FY 2013.</p>		



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

**Expenditures (Continued)**

Office supplies	300
Accounting and administrative supplies.	
Subscriptions and memberships	263
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	20,076
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)	6,750
Bank charges and other miscellaneous expenses incurred during the year.	
<b>Field management</b>	
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 <b>Wrathell, Hunt and Associates, LLC.</b>	
<b>Water management services</b>	
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.	
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 (both)	141,164
Other contractual services: wetlands (BS)	15,205
Other contractual services: wetlands (BC)	4,229
Other contractual services: testing/research (both)	-
Other contractual services: culverts/drains	12,660
Other contractual services: lake health	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**

Contractual Services 15,000

The Districts contract with a licensed and insured Electrician to service their street, landscape and signage lighting repair needs.

Electricity 45,000

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.

Equipment 17,500

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

**Landscape services**

Supervisor 98,487

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

Personnel services 704,230

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

Capital Outlay 47,000

Department related purchase of vehicles and equipment. For Fiscal Year 2015, the Districts anticipate new additional equipment needs including 2- replacement mowers, a replacement utility cart and replacement of 1- truck.

Fuel 35,000

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

Repairs and maintenance (parts) 32,500

Parts replacement for vehicles and equipment.

Insurance 13,812

Insurance costs for automobiles, property and workers' compensation.

Minor operating equipment 10,000

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 50,000

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**

<b>Expenditures (continued)</b>	
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	10,000
Cost of maintaining the entry feature.	
Office operations	20,000
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.	
<b>Roadway services</b>	<b>11,974</b>
Personnel	
Includes salary, taxes and benefits for the Districts' street sweeper.	
Fuel	3,000
Fuel costs for vehicles and equipment.	
Repairs and maintenance - parts	5,000
Parts replacement for vehicles and equipment.	
Insurance	47
Insurance costs for automobiles that relate to this department.	
<b>Parks &amp; Recreation</b>	
Utilities	3,750
These expenditures relate to water/sewer and electrical expense for Central Park, which includes a water feature and two (2) floating fountains.	
Operating supplies	1,000
These expenditures include costs related to central park and miscellaneous supplies and part replacement used during the daily activities of the department.	
<b>Other fees &amp; charges</b>	
Property appraiser	4,405
The property appraiser charges \$1.00 per parcel.	
Tax collector	5,836
The tax collector charges \$1.50 per parcel.	
Total expenditures	<u><u>\$ 1,825,167</u></u>

**BAYSIDE IMPROVEMENT  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND 001 BUDGET  
FISCAL YEAR 2015**

	Fiscal Year 2014			Total Revenues & Expenditures	Proposed Budget FY 2015	% Change Projected '14 Proposed '15
	Adopted Budget FY 2014	Actual through 3/31/14	Projected through 9/30/14			
<b>REVENUES</b>						
Assessment levy: on-roll - gross	\$ 1,476,513				\$ 1,490,488	
Allowable discounts (3%)*	(44,295)				(44,715)	
Assessment levy: on-roll - net	1,432,218	\$ 1,375,427	\$ 56,791	\$ 1,432,218	1,445,773	1%
Interest	2,422	449	1,973	2,422	2,422	0%
Miscellaneous	8,072	-	24,225	24,225	8,072	-67%
Total revenues	1,442,712	1,375,876	82,989	1,458,865	1,456,267	0%
<b>EXPENDITURES</b>						
<b>Professional fees</b>						
Supervisors**	9,689	3,875	5,813	9,688	9,689	0%
Engineering	12,114	36,707	-	36,707	12,113	-67%
Legal	7,268	3,691	3,577	7,268	7,268	0%
Audit**	10,838	8,925	1,913	10,838	10,838	0%
Management	33,255	16,627	16,626	33,253	33,915	2%
Accounting & payroll	13,301	6,651	6,650	13,301	13,565	2%
Computer services	3,990	1,995	1,995	3,990	4,070	2%
Assessment roll preparation	6,845	6,845	-	6,845	6,844	0%
Telephone	753	376	376	752	767	2%
Postage & reproduction	1,606	515	1,090	1,605	1,605	0%
Printing and binding	3,893	1,947	1,946	3,893	3,971	2%
Legal Notices and Communications	4,543	893	3,649	4,542	4,542	0%
Office supplies	242	-	242	242	242	0%
Subscriptions and memberships	212	212	-	212	212	0%
Insurance**	9,745	9,560	-	9,560	10,038	5%
Miscellaneous (bank fees)	5,451	2,766	2,766	5,532	5,451	-1%
Total professional fees	123,745	101,585	46,643	148,228	125,130	-16%
<b>Field management</b>						
Other contractual	29,928	14,964	14,962	29,926	30,523	2%
Total field management	29,928	14,964	14,962	29,926	30,523	2%
<b>Water management services</b>						
NPDES program	7,157	537	6,619	7,156	7,156	0%
Other contractual services: Lakes (both)	114,004	40,633	73,362	113,995	113,990	0%
Other contractual services: wetlands (BS)	12,280	1,423	11,129	12,552	12,278	-2%
Other contractual services: wetlands (BC)	3,415	-	3,141	3,141	3,415	9%
Other contractual services: testing/research (b	12,780	-	8,075	8,075	-	-100%
Other contractual services: culverts/drains	10,224	5,710	4,514	10,224	10,223	0%
Other contractual services: lake health	12,780	-	12,779	12,779	12,779	0%
Aquascaping	20,448	2,147	18,299	20,446	20,446	0%
Capital outlay	7,668	-	7,667	7,667	7,667	0%
Repairs and Maintenance (Aerators)	5,112	1,832	3,280	5,112	5,111	0%
Total water management	205,868	52,282	148,865	201,147	193,065	-4%

**BAYSIDE IMPROVEMENT  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND 001 BUDGET  
FISCAL YEAR 2015**

	Fiscal Year 2014			Total Revenues & Expenditures	Proposed Budget FY 2015	% Change Projected '14 Proposed '15
	Adopted Budget FY 2014	Actual through 3/31/14	Projected through 9/30/14			
<b>EXPENDITURES (continued)</b>						
<b>Street lighting</b>						
Personnel services	15,344	-	12,113	12,113	12,113	0%
Electricity	36,342	17,752	18,588	36,340	36,338	0%
Equipment	14,133	8,496	5,636	14,132	14,131	0%
Total street lighting	65,819	26,248	36,337	62,585	62,582	0%
<b>Landscape services</b>						
Supervisor	76,756	36,932	39,819	76,751	79,528	4%
Personnel services	568,736	227,818	340,864	568,682	568,666	0%
Capital Outlay	37,957	26,086	11,869	37,955	37,953	0%
Rental & leases	-	999	(999)	-	-	N/A
Fuel	28,266	12,408	15,856	28,264	28,263	0%
Repairs and maintenance (parts)	24,228	14,275	12,113	26,388	26,244	-1%
Insurance	10,736	10,635	-	10,635	11,153	5%
Minor operating equipment	10,095	2,012	6,056	8,068	8,075	0%
Horticulture dumpster	21,805	5,774	16,029	21,803	21,803	0%
Miscellaneous equipment	8,076	700	7,311	8,011	8,075	1%
Employee uniforms	9,691	4,563	5,128	9,691	9,690	0%
Chemicals	44,418	22,292	22,123	44,415	44,413	0%
Flower program	40,380	18,374	22,004	40,378	40,375	0%
Mulch program	40,380	24,771	15,607	40,378	40,375	0%
Plant replacement program	52,494	13,615	38,874	52,489	52,488	0%
Other contractual - tree trimming	8,076	775	7,300	8,075	8,075	0%
Fountain maintenance	4,038	5,794	2,019	7,813	8,075	3%
Office operations	12,114	11,496	4,038	15,534	16,150	4%
Monument maintenance	6,057	4,692	1,365	6,057	6,056	0%
Total landscape services	1,004,303	444,011	567,376	1,011,387	1,015,457	0%
<b>Roadway services</b>						
Personnel	9,670	4,229	5,441	9,670	9,669	0%
Fuel	2,423	959	1,463	2,422	2,423	0%
Repairs and maintenance - parts	4,038	1,088	16,150	17,238	4,038	-77%
Insurance	37	16	21	37	38	3%
Total roadway services	16,168	6,292	23,075	29,367	16,168	-45%

**BAYSIDE IMPROVEMENT  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND 001 BUDGET  
FISCAL YEAR 2015**

	Fiscal Year 2014			Total Revenues & Expenditures	Proposed Budget FY 2015	% Change Projected '14 Proposed '15
	Adopted Budget FY 2014	Actual through 3/31/14	Projected through 9/30/14			
<b>EXPENDITURES (continued)</b>						
<b>Parks &amp; recreation</b>						
Utilities	3,338	2,003	1,210	3,213	3,338	4%
Operating supplies	2,225	-	808	808	890	10%
Total parks and recreation	<u>5,563</u>	<u>2,003</u>	<u>2,018</u>	<u>4,021</u>	<u>4,228</u>	5%
<b>Other fees &amp; charges</b>						
Property appraiser	3,734	3,002	664	3,666	3,920	7%
Tax collector	4,947	4,144	728	4,872	5,194	7%
Total other fees & charges	<u>8,681</u>	<u>7,146</u>	<u>1,392</u>	<u>8,538</u>	<u>9,114</u>	7%
Total expenditures	<u>1,460,075</u>	<u>654,531</u>	<u>840,668</u>	<u>1,495,199</u>	<u>1,456,267</u>	-3%
Excess/(deficiency) of revenues over/(under) expenditures	(17,363)	721,345	(757,679)	(36,334)	-	
Net increase/(decrease) of fund balance	(17,363)	721,345	(757,679)	(36,334)	-	
Fund balance - beginning (unaudited)	209,839	340,306	1,061,651	340,306	303,972	
Fund balance - ending (projected)	<u>\$ 192,476</u>	<u>\$ 1,061,651</u>	<u>\$ 303,972</u>	<u>\$ 303,972</u>	<u>\$ 303,972</u>	

\*The tax collector allows for a 4% discount; however, the District has elected to budget for 3% as 4% has not been realized historically. As such, if the actual discounts taken exceed 3% then net assessments will not be sufficient to cover budgeted expenditures.

\*\*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  
GENERAL FUND 101 BUDGET  
FISCAL YEAR 2015**

	Fiscal Year 2014			Total Revenues & Expenditures	Proposed Budget FY 2015	% Change Projected '14 Proposed '15
	Adopted Budget FY 2014	Actual through 3/31/14	Projected through 9/30/14			
<b>REVENUES</b>						
Assessment levy: on-roll - gross	\$ 373,850				\$ 377,743	
Allowable discounts (3%)*	(11,216)				(11,332)	
Assessment levy: on-roll - net	362,634	\$ 320,762	\$ 41,872	\$ 362,634	366,411	1%
Interest	580	86	494	580	580	0%
Miscellaneous	1,928	-	5,775	5,775	1,928	-67%
Total revenues	365,142	320,848	48,141	368,989	368,919	0%
<b>EXPENDITURES</b>						
<b>Professional fees</b>						
Supervisors**	9,689	3,876	5,813	9,689	9,689	0%
Engineering	2,886	8,745	-	8,745	2,888	-67%
Legal	1,732	879	853	1,732	1,733	0%
Audit**	10,838	8,925	1,913	10,838	10,838	0%
Management	7,922	3,961	3,963	7,924	8,085	2%
Accounting & payroll	3,169	1,584	1,585	3,169	3,234	2%
Computer services	951	475	476	951	970	2%
Assessment roll preparation	1,631	1,631	-	1,631	1,632	0%
Telephone	179	90	90	180	183	2%
Postage & reproduction	382	123	260	383	383	0%
Printing and binding	928	464	464	928	947	2%
Legal Notices and Communications	1,082	213	870	1,083	1,083	0%
Office supplies	58	-	58	58	58	0%
Subscriptions and memberships	51	51	-	51	51	0%
Insurance**	9,745	9,560	-	9,560	10,038	5%
Miscellaneous (bank fees)	1,299	659	659	1,318	1,299	-1%
Total professional fees	52,542	41,236	17,004	58,240	53,111	-9%
<b>Field management</b>						
Other contractual	7,130	3,565	3,567	7,132	7,276	2%
Total field management	7,130	3,565	3,567	7,132	7,276	2%
<b>Water management services</b>						
NPDES program	1,705	128	1,578	1,706	1,706	0%
Other contractual services: Lakes (both)	27,160	9,680	17,489	27,169	27,174	0%
Other contractual services: wetlands (BS)	2,925	-	2,653	2,653	2,927	10%
Other contractual services: wetlands (BC)	815	339	749	1,088	815	-25%
Other contractual services: testing/research (both)	3,045	-	1,925	1,925	-	-100%
Other contractual services: culverts/drains	2,436	1,360	1,076	2,436	2,437	0%
Other contractual services: lake health	3,045	-	3,046	3,046	3,046	0%
Aquascaping	4,872	512	4,362	4,874	4,874	0%
Capital outlay	1,827	-	1,828	1,828	1,828	0%
Repairs and Maintenance (Aerators)	1,218	436	782	1,218	1,219	0%
Total water management	49,048	12,455	35,488	47,943	46,026	-4%

**BAY CREEK  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND 101 BUDGET  
FISCAL YEAR 2015**

	Fiscal Year 2014			Total Revenues & Expenditures	Proposed Budget FY 2015	% Change Projected '14 Proposed '15
	Adopted Budget FY 2014	Actual through 3/31/14	Projected through 9/30/14			
<b>EXPENDITURES (continued)</b>						
<b>Street lighting</b>						
Personnel services	3,656	-	2,888	2,888	2,888	0%
Electricity	8,658	4,229	4,431	8,660	8,663	0%
Equipment	3,367	2,024	1,344	3,368	3,369	0%
Miscellaneous	-	-	-	-	-	N/A
Total street lighting	<u>15,681</u>	<u>6,253</u>	<u>8,663</u>	<u>14,916</u>	<u>14,920</u>	0%
<b>Landscape services</b>						
Supervisor	18,286	8,798	9,493	18,291	18,959	4%
Personnel services	135,494	54,289	81,259	135,548	135,564	0%
Capital outlay	9,043	6,215	2,830	9,045	9,048	0%
Rentals & leases	-	238	(238)	-	-	N/A
Fuel	6,734	2,956	3,780	6,736	6,738	0%
Repairs and maintenance (parts)	5,772	3,401	2,888	6,289	6,256	-1%
Insurance	2,558	2,519	-	2,519	2,659	6%
Minor operating equipment	2,405	400	1,444	1,844	1,925	4%
Horticulture dumpster	5,195	1,376	3,821	5,197	5,198	0%
Miscellaneous equipment	1,924	246	1,743	1,989	1,925	-3%
Employee uniforms	2,309	1,087	1,222	2,309	2,310	0%
Chemicals	10,582	5,311	5,274	10,585	10,588	0%
Flower program	9,620	4,377	5,245	9,622	9,625	0%
Mulch program	9,620	5,901	3,721	9,622	9,625	0%
Plant replacement program	12,506	3,244	9,267	12,511	12,513	0%
Other contractual - tree trimming	1,924	185	1,740	1,925	1,925	0%
Fountain maintenance	962	1,380	481	1,861	1,925	3%
Office operations	2,886	2,739	963	3,702	3,850	4%
Monument maintenance	1,443	1,118	325	1,443	1,444	0%
Total landscape services	<u>239,263</u>	<u>105,780</u>	<u>135,258</u>	<u>241,038</u>	<u>242,077</u>	0%
<b>Roadway services</b>						
Personnel	2,304	1,007	1,297	2,304	2,305	0%
Fuel	577	229	349	578	578	0%
Repairs and maintenance - parts	962	259	3,850	4,109	963	-77%
Insurance	9	4	5	9	9	0%
Total roadway services	<u>3,852</u>	<u>1,499</u>	<u>5,501</u>	<u>7,000</u>	<u>3,855</u>	-45%



**BAY CREEK  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND 101 BUDGET  
FISCAL YEAR 2015**

	Fiscal Year 2014			Total Revenues & Expenditures	Proposed Budget FY 2015	% Change Projected '14 Proposed '15
	Adopted Budget FY 2014	Actual through 3/31/14	Projected through 9/30/14			
<b>EXPENDITURES (continued)</b>						
<b>Parks &amp; recreation</b>						
Utilities	413	248	289	537	413	-23%
Operating supplies	275	-	193	193	110	-43%
Total parks and recreation	<u>688</u>	<u>248</u>	<u>482</u>	<u>730</u>	<u>523</u>	<u>-28%</u>
<b>Other fees &amp; charges</b>						
Property appraiser	461	371	158	529	485	-8%
Tax collector	611	512	174	686	642	-6%
Total other fees & charges	<u>1,072</u>	<u>883</u>	<u>332</u>	<u>1,215</u>	<u>1,127</u>	<u>-7%</u>
Total expenditures	<u>369,276</u>	<u>171,919</u>	<u>206,295</u>	<u>378,214</u>	<u>368,915</u>	<u>-2%</u>
Excess/(deficiency) of revenues over/(under) expenditures	(4,134)	148,929	(158,154)	(9,225)	4	
Net increase/(decrease) of fund balance	(4,134)	148,929	(158,154)	(9,225)	4	
Fund balance - beginning (unaudited)	51,939	80,889	229,818	80,889	71,664	
Fund balance - ending (projected)	<u>\$ 47,805</u>	<u>\$ 229,818</u>	<u>\$ 71,664</u>	<u>\$ 71,664</u>	<u>\$ 71,668</u>	

\*The tax collector allows for a 4% discount; however, the District has elected to budget for 3% as 4% has not been realized historically. As such, if the actual discounts taken exceed 3% then net assessments will not be sufficient to cover budgeted expenditures.

\*\*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 AND BAY CREEK  
COMMUNITY DEVELOPMENT DISTRICTS  
GENERAL FUND 002 - THE COLONY BUDGET  
FISCAL YEAR 2015**

	Fiscal Year 2014			Total Revenues & Expenditures	Proposed Budget FY 2015	% Change Projected '14 Proposed '15
	Adopted Budget FY 2014	Actual through 3/31/14	Projected through 9/30/14			
<b>REVENUES</b>						
Assessment levy: on-roll - gross	\$ 608,244				\$ 610,326	
Allowable discounts (3%)*	(18,247)				(18,310)	
Assessment levy: on-roll - net	589,997	\$558,080	\$ 31,917	\$ 589,997	592,016	0%
Interest	3,000	247	247	494	3,000	507%
Total revenues	592,997	558,327	32,164	590,491	595,016	1%
<b>EXPENDITURES</b>						
<b>Professional fees</b>						
Accounting & payroll	9,016	4,508	4,508	9,016	9,196	2%
Computer services	3,278	1,636	1,642	3,278	3,344	2%
Assessment roll preparation	1,150	1,150	-	1,150	1,150	0%
Field management	13,659	6,830	6,829	13,659	13,932	2%
Total professional fees	27,103	14,124	12,979	27,103	27,622	2%
<b>Street lighting</b>						
Contractual services - lightpoles	4,500	1,650	2,850	4,500	4,500	0%
Miscellaneous	-	232	-	232	-	-100%
Total street lighting	4,500	1,882	2,850	4,732	4,500	-5%
<b>Landscape services</b>						
Personnel services	293,394	141,057	152,337	293,394	293,394	0%
Rentals & leases	25,000	9,210	15,790	25,000	25,000	0%
Fuel	14,000	5,815	8,185	14,000	14,000	0%
Repairs & maintenance (parts)	15,000	9,249	10,000	19,249	20,000	4%
Insurance	10,500	10,376	124	10,500	10,500	0%
Horticulture dumpster	10,000	1,925	8,075	10,000	10,000	0%
Miscellaneous equipment	10,000	139	5,000	5,139	5,000	-3%
Chemicals	14,000	6,287	7,713	14,000	14,000	0%
Flower program	12,000	6,828	5,172	12,000	12,000	0%
Mulch program	15,000	10,130	4,870	15,000	15,000	0%
Plant replacement program	50,000	5,000	45,000	50,000	50,000	0%
Other contractual - tree trimming	7,500	12,990	(5,490)	7,500	7,500	0%
Monument maintenance	-	1,260	-	1,260	1,500	19%
Total landscape services	476,394	220,266	256,776	475,782	477,894	0%
<b>Fountain services</b>						
Operating supplies	105,000	54,040	50,000	104,040	105,000	1%
Total fountain services	105,000	54,040	50,000	104,040	105,000	1%

**BAYSIDE IMPROVEMENT AND BAY CREEK  
COMMUNITY DEVELOPMENT DISTRICTS  
GENERAL FUND 002 - THE COLONY BUDGET  
FISCAL YEAR 2015**

	Fiscal Year 2014			Total Revenues & Expenditures	Proposed Budget FY 2015	% Change Projected '14 Proposed '15
	Adopted Budget FY 2014	Actual through 3/31/14	Projected through 9/30/14			
Total expenditures	612,997	290,312	322,605	611,657	615,016	1%
Excess/(deficiency) of revenues over/(under) expenditures	(20,000)	268,015	(290,441)	(21,166)	(20,000)	
Net increase/(decrease) of fund balance	(20,000)	268,015	(290,441)	(21,166)	(20,000)	
Fund balance - beginning (unaudited)	285,769	257,094	525,109	257,094	235,928	
Fund balance - ending (projected)	<u>\$ 265,769</u>	<u>\$ 525,109</u>	<u>\$ 234,668</u>	<u>\$ 235,928</u>	<u>\$ 215,928</u>	

\*The tax collector allows for a 4% discount; however, the District has elected to budget for 3% as 4% has not been realized historically. As such, if the actual discounts taken exceed 3% then net assessments will not be sufficient to cover budgeted expenditures.

Description	Total Units	Assessments		Total Revenue
		2014	2015	
002 Assessment	1,269.63	\$ 479.07	\$ 480.71	\$ 610,323.84

**BAY CREEK  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET- SERIES 1996 BONDS  
FISCAL YEAR 2015**

	Fiscal Year 2014			Total Revenues and Expenditures	Proposed Budget FY 2015
	Adopted Budget FY 2014	Actual through 3/31/14	Projected through 9/30/14		
<b>REVENUES</b>					
Assessment levy: on-roll: gross	\$ 199,864				\$ 199,583
Allowable discounts (4%)	(7,995)				(7,983)
Assessment levy: on-roll: net	191,869	\$ 181,164	\$ 10,705	\$ 191,869	191,600
Prepayments	-	481	-	481	-
Interest	-	5	-	5	-
Total revenues	191,869	181,650	10,705	192,355	191,600
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal: scheduled	135,000	-	135,000	135,000	145,000
Interest	36,000	18,000	18,000	36,000	27,900
Total debt service	171,000	18,000	153,000	171,000	172,900
<b>Administrative</b>					
Accounting	4,750	2,375	2,375	4,750	4,893
Trustee	3,600	3,000	600	3,600	3,600
Arbitrage	1,250	-	1,250	1,250	1,250
Dissemination agent	6,269	3,133	3,136	6,269	6,457
Assessment roll preparation	7,500	7,500	-	7,500	7,500
Total administrative	23,369	16,008	7,361	23,369	23,700
Total expenditures	194,369	34,008	160,361	194,369	196,600
Fund balance:					
Net increase/(decrease) in fund balance	(2,500)	147,642	(149,656)	(2,014)	(5,000)
Beginning fund balance (unaudited)	226,261	231,438	379,080	231,438	229,424
Ending fund balance (projected)	\$223,761	\$379,080	\$229,424	\$ 229,424	224,424
Use of fund balance					
Debt service reserve (required)					(178,950)
Interest expense - November 1, 2015					(9,600)
Projected fund balance surplus/(deficit) as of September 30, 2015					\$ 35,874

**Bay Creek**

Community Development District

Series 1996 A-2

\$2,380,000

**Debt Service Schedule**

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<b>Date</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Total P+I</b>
11/01/2013	-	-	18,000.00	18,000.00
05/01/2014	135,000.00	6.000%	18,000.00	153,000.00
11/01/2014	-	-	13,950.00	13,950.00
05/01/2015	145,000.00	6.000%	13,950.00	158,950.00
11/01/2015	-	-	9,600.00	9,600.00
05/01/2016	155,000.00	6.000%	9,600.00	164,600.00
11/01/2016	-	-	4,950.00	4,950.00
05/01/2017	165,000.00	6.000%	4,950.00	169,950.00
Total	\$ 600,000.00	-	\$ 93,000.00	\$ 693,000.00

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**BAYSIDE IMPROVEMENT  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND 201 BUDGET - SERIES 1998 BONDS  
FISCAL YEAR 2015**

	Fiscal Year 2014				Proposed Budget FY 2015
	Adopted Budget FY 2014	Actual through 3/31/14	Projected through 9/30/14	Total Revenues and Expenditures	
<b>REVENUES</b>					
Assessment levy: on-roll: gross	\$ 319,046				\$ 318,047
Allowable discounts (4%)	(12,762)				(12,722)
Assessment levy: on-roll: net	306,284	\$ 292,734	\$ 13,550	\$ 306,284	305,325
Prepayment	-	2,534	-	2,534	
Interest	-	16	-	16	-
Total Revenues	306,284	295,284	13,550	308,834	305,325
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal - scheduled	220,000	-	220,000	220,000	230,000
Interest	78,435	39,218	39,217	78,435	64,575
Total debt service	298,435	39,218	259,217	298,435	294,575
<b>Administrative</b>					
Accounting	4,750	2,375	2,375	4,750	4,893
Trustee	4,500	-	4,500	4,500	4,500
Arbitrage	1,400	-	1,400	1,400	1,400
Dissemination agent fees	6,269	3,134	3,135	6,269	6,457
Assessment roll preparation	10,000	10,000	-	10,000	10,000
Total administrative	26,919	15,509	11,410	26,919	27,250
Total expenditures	325,354	54,727	270,627	325,354	321,825
Fund balance:					
Net increase/(decrease) in fund balance	(19,070)	240,557	(257,077)	(16,520)	(16,500)
Beginning fund balance (unaudited)	567,851	568,245	808,802	568,245	551,725
Ending fund balance (projected)	\$ 548,781	\$ 808,802	\$ 551,725	\$ 551,725	535,225
Use of fund balance					
Debt service reserve (required)					(292,487)
Interest expense - November 1, 2015					(25,043)
Projected fund balance surplus/(deficit) as of September 30, 2015					<u>\$ 217,695</u>

## Bayside Improvement

Community Development District

Series 1998 A-2

\$4,940,000

## Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2013	-	-	39,217.50	39,217.50
05/01/2014	220,000.00	6.300%	39,217.50	259,217.50
11/01/2014	-	-	32,287.50	32,287.50
05/01/2015	230,000.00	6.300%	32,287.50	262,287.50
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	\$ 1,245,000.00	-	\$ 245,070.00	\$ 1,490,070.00

**BAYSIDE IMPROVEMENT AND BAY CREEK  
COMMUNITY DEVELOPMENT DISTRICTS  
ENTERPRISE FUND 401/451 COMBINED BUDGET  
FISCAL YEAR 2015**

	Fiscal Year 2014				Proposed Budget FY 2015	% Change Projected '14 Proposed '15
	Adopted Budget FY 2014	Actual through 3/31/14	Projected through 9/30/14	Total Revenues & Expenditures		
<b>OPERATING REVENUES</b>						
Charges for services:						
Assessment levy - gross	\$ 215,734				\$ 241,696	
Allowable discounts (3%)*	(6,472)				(7,251)	
Assessment levy - net	209,262	\$ 197,168	\$ 12,095	\$ 209,263	234,445	12%
Irrigation revenue	314,000	158,322	155,678	314,000	314,000	0%
Meter fees	7,000	43,275	1,750	45,025	7,000	-84%
Total revenues	530,262	398,765	169,523	568,288	555,445	-2%
<b>OPERATING EXPENSES</b>						
<b>Professional fees</b>						
Supervisors	6,459	2,584	3,875	6,459	6,459	0%
Engineering	5,000	15,151	-	15,151	5,000	-67%
Legal	3,000	1,524	1,476	3,000	3,000	0%
Audit	7,225	5,950	1,275	7,225	7,225	0%
Management	13,726	6,863	6,863	13,726	14,001	2%
Accounting & payroll	5,490	2,745	2,745	5,490	5,600	2%
Computer services	1,647	824	823	1,647	1,680	2%
Utility billing	23,000	11,531	11,469	23,000	23,000	0%
Telephone	311	156	155	311	311	0%
Postage & reproduction	662	212	450	662	662	0%
Printing and binding	1,607	804	803	1,607	1,639	2%
Legal Notices and Communications	1,875	368	1,507	1,875	1,875	0%
Office supplies	100	22	78	100	100	0%
Subscription and memberships	87	66	21	87	87	0%
Insurance	6,497	6,374	-	6,374	6,693	5%
Miscellaneous	2,250	1,143	1,107	2,250	2,250	0%
Total Professional fees	78,936	56,317	32,647	88,964	79,582	-11%
<b>Field Management fees</b>						
Other contractual services	12,353	6,176	6,177	12,353	12,600	2%
Total field management fees	12,353	6,176	6,177	12,353	12,600	2%
<b>Water management services</b>						
NPDES program	5,138	385	4,753	5,138	5,138	0%
Other Contractual services: Lakes (both)	81,844	29,171	52,673	81,844	81,844	0%
Other contractual services: wetlands (BS)	8,815	-	8,815	8,815	8,815	0%
Other contractual services: wetlands (BC)	2,452	1,021	1,431	2,452	2,452	0%
Other contractual services: testing/research (both)	9,175	-	9,175	9,175	-	-100%
Other contractual services: culverts/drains	7,340	4,100	3,240	7,340	7,340	0%
Other contractual services: lake health	9,175	-	9,175	9,175	9,175	0%
Aquascaping	14,680	1,541	13,139	14,680	14,680	0%
Capital outlay	5,505	-	5,505	5,505	5,505	0%
Repairs and Maintenance (Aerators)	3,670	1,315	2,355	3,670	3,670	0%
Total water management services	147,794	37,533	110,261	147,794	138,619	-6%



**BAYSIDE IMPROVEMENT AND BAY CREEK  
COMMUNITY DEVELOPMENT DISTRICTS  
ENTERPRISE FUND 401/451 COMBINED BUDGET  
FISCAL YEAR 2015**

	Fiscal Year 2014			Total Revenues & Expenditures	Proposed Budget FY 2015	% Change Projected '14 Proposed '15
	Adopted Budget FY 2014	Actual through 3/31/14	Projected through 9/30/14			
<b>OPERATING EXPENSES (continued)</b>						
<b>Irrigation services</b>						
Personnel	55,819	29,247	26,572	55,819	57,841	4%
Fuel	1,000	-	1,000	1,000	1,000	0%
Repairs and maintenance - parts	25,000	14,270	10,730	25,000	25,000	0%
Insurance	7,200	7,224	-	7,224	7,500	4%
Meter costs	2,500	1,976	524	2,500	2,500	0%
Other contractual services	13,000	4,075	8,925	13,000	13,000	0%
Electricity	60,000	22,687	37,313	60,000	60,000	0%
Pumps & machinery	60,000	36,303	23,697	60,000	60,000	0%
Depreciation	100,102	51,672	48,430	100,102	100,102	0%
Total irrigation services	<u>324,621</u>	<u>167,454</u>	<u>157,191</u>	<u>324,645</u>	<u>326,943</u>	1%
Total operating expenses	<u>563,704</u>	<u>267,480</u>	<u>306,276</u>	<u>573,756</u>	<u>557,744</u>	-3%
Operating income/loss	(33,442)	131,285	(136,753)	(5,468)	(2,299)	
Nonoperating revenues/(expenses)						
Interest income	500	112	-	112	500	346%
Total nonoperating revenues/(expenses)	<u>500</u>	<u>112</u>	<u>-</u>	<u>112</u>	<u>500</u>	346%
Change in net assets	(32,942)	131,397	(136,753)	(5,356)	(1,799)	
Total net assets - beginning (unaudited)	1,297,344	1,298,231	1,429,628	1,298,231	1,292,875	
Total net assets - ending (projected)	<u>\$ 1,264,402</u>	<u>\$ 1,429,628</u>	<u>\$ 1,292,875</u>	<u>\$ 1,292,875</u>	<u>\$ 1,291,076</u>	

Description	Total Units	Assessment Summary		Total Revenue
		2014	2015	
Full Assessment	4,055.65	\$ 53.19	\$ 59.59	\$ 241,676

\*The tax collector allows for a 4% discount; however, the District has elected to budget for 3% as 4% has not been realized historically. As

**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 2014.	
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	3,000
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.	
Audit	7,225
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.	
Management	14,001
<b>Wrathell, Hunt and Associates, LLC</b> , 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
<b>Wrathell, Hunt and Associates, LLC</b> , 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
<b>Wrathell, Hunt and Associates, LLC</b> , provides maintenance of the Districts' financial records, which includes accounts payable and profit & loss statements.	
Utility billing	23,000
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.	
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	662
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing and binding	1,639
Letterhead, envelopes, copies, etc.	
Legal Notices and Communications	1,875
The Districts advertise in The News Press for monthly meetings, special meetings, public hearings, bidding, etc.	
Office supplies	100
Accounting and administrative supplies.	
Subscription and memberships	87
Annual fee paid to the Department of Community Affairs.	
Insurance	6,693
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	2,250
Bank charges and other miscellaneous expenses incurred during the year.	
<b>Field Management fees</b>	
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 <b>Wrathell, Hunt and Associates, LLC</b> .	
<b>Water management services</b>	
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 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 maintenance services.	
Other Contractual services: Lakes (both)	81,844
Other contractual services: wetlands (BS)	8,815
Other contractual services: wetlands (BC)	2,452
Other contractual services: culverts/drains	7,340
Other contractual services: lake health	9,175

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

**EXPENDITURES (continued)**

Aquascaping	14,680
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.	
<b>Irrigation services</b>	
Personnel	57,841
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	7,500
Insurance costs for automobiles, property and workers' compensation.	
Meter costs	2,500
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	13,000
The District contractors with a qualified provider for services related to plant meters and equipment.	
Electricity	60,000
Cost of electricity for operation of Districts' well fields and high service pump.	
Pumps & machinery	60,000
Repairs and maintenance for the irrigation supply system, including main line, valves and well repairs.	
Depreciation	100,102
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	\$ 557,744

**BAYSIDE IMPROVEMENT  
COMMUNITY DEVELOPMENT DISTRICT  
ENTERPRISE FUND 401 BUDGET  
FISCAL YEAR 2015**

	Fiscal Year 2014			Total Revenues and Expenditures	Proposed Budget FY 2015	% Change Projected '14 Proposed '15
	Adopted Budget FY 2014	Actual through 3/31/14	Projected through 9/30/14			
<b>OPERATING REVENUES</b>						
Charges for services:						
Assessment levy - gross	\$ 161,801				\$ 181,272	
Allowable discounts (3%)*	(4,854)				(5,438)	
Assessment levy - net	156,947	\$ 147,876	\$ 9,071	\$ 156,947	175,834	12%
Irrigation revenue	235,500	118,147	117,353	235,500	235,500	0%
Meter fees	5,250	43,275	-	43,275	5,250	-88%
Total revenues	397,697	309,298	126,424	435,722	416,584	-4%
<b>OPERATING EXPENSES</b>						
<b>Professional fees</b>						
Supervisors**	3,230	1,292	1,938	3,230	3,230	0%
Engineering	3,750	11,363	-	11,363	3,750	-67%
Legal	2,250	1,143	1,107	2,250	2,250	0%
Audit**	3,613	2,975	638	3,613	3,613	0%
Management	10,295	5,147	5,147	10,294	10,501	2%
Accounting & payroll	4,118	2,059	2,059	4,118	4,200	2%
Computer services	1,235	618	617	1,235	1,260	2%
Utility billing	17,250	8,648	8,602	17,250	17,250	0%
Telephone	233	117	116	233	233	0%
Postage & reproduction	497	159	338	497	497	0%
Printing and binding	1,205	603	602	1,205	1,229	2%
Legal advertising	1,406	276	1,130	1,406	1,406	0%
Office supplies	75	-	59	59	75	27%
Subscription and memberships	65	66	16	82	65	-21%
Insurance**	3,249	3,187	-	3,187	3,347	5%
Miscellaneous	1,688	857	830	1,687	1,688	0%
Total professional fees	54,159	38,510	23,199	61,709	54,594	-12%
<b>Field management fees</b>						
Other contractual services	9,265	4,632	4,633	9,265	9,450	2%
Total field management fees	9,265	4,632	4,633	9,265	9,450	2%
<b>Water management services</b>						
NPDES program	3,854	289	3,565	3,854	3,854	0%
Other Contractual services: Lakes (both)	61,383	21,878	39,505	61,383	61,383	0%
Other contractual services: wetlands (BS)	6,611	-	6,611	6,611	6,611	0%
Other contractual services: wetlands (BC)	1,839	766	1,073	1,839	1,839	0%
Other contractual services: testing/research	6,881	-	6,881	6,881	-	-100%
Other contractual services: culverts/drains	5,505	3,075	2,430	5,505	5,505	0%
Other contractual services: lake health	6,881	-	6,881	6,881	6,881	0%
Aquascaping	11,010	1,156	9,854	11,010	11,010	0%
Capital outlay	4,129	-	4,129	4,129	4,129	0%
Repairs and Maintenance (Aerators)*	2,753	986	1,766	2,752	2,753	0%
Total water management services	110,846	28,150	82,695	110,845	103,965	-6%

**BAYSIDE IMPROVEMENT  
COMMUNITY DEVELOPMENT DISTRICT  
ENTERPRISE FUND 401 BUDGET  
FISCAL YEAR 2015**

	Fiscal Year 2014			Total Revenues and Expenditures	Proposed Budget FY 2015	% Change Projected '14 Proposed '15
	Adopted Budget FY 2014	Actual through 3/31/14	Projected through 9/30/14			
<b>OPERATING EXPENSES (continued)</b>						
<b>Irrigation services</b>						
Personnel	41,860	21,935	19,929	41,864	43,377	4%
Fuel	750	-	750	750	750	0%
Repairs and maintenance - parts	18,750	10,706	8,048	18,754	18,750	0%
Insurance	5,400	5,418	-	5,418	5,625	4%
Meter costs	1,875	1,482	393	1,875	1,875	0%
Other contractual services	9,750	3,056	6,694	9,750	9,750	0%
Electricity	45,000	17,015	27,985	45,000	45,000	0%
Pumps & machinery	45,000	27,227	17,773	45,000	45,000	0%
Depreciation	75,077	39,159	36,323	75,482	75,077	-1%
Total irrigation services	<u>243,462</u>	<u>125,998</u>	<u>117,895</u>	<u>243,893</u>	<u>245,204</u>	1%
Total operating expenses	<u>417,732</u>	<u>197,290</u>	<u>228,422</u>	<u>425,712</u>	<u>413,213</u>	-3%
Operating income/loss	(20,035)	112,008	(101,998)	10,010	3,371	
Nonoperating revenues/(expenses)						
Interest income	375	93	-	93	375	303%
Total nonoperating revenues/(expenses)	<u>375</u>	<u>93</u>	<u>-</u>	<u>93</u>	<u>375</u>	303%
Change in net assets	(19,660)	112,101	(101,998)	10,103	3,746	
Total net assets - beginning (unaudited)	910,330	927,158	1,039,259	927,158	937,261	
Total net assets - ending (projected)	<u>\$ 890,670</u>	<u>\$ 1,039,259</u>	<u>\$ 937,261</u>	<u>\$ 937,261</u>	<u>\$ 941,007</u>	

\*The tax collector allows for a 4% discount; however, the District has elected to budget for 3% as 4% has not been realized

**BAY CREEK  
COMMUNITY DEVELOPMENT DISTRICT  
ENTERPRISE FUND 451 BUDGET  
FISCAL YEAR 2015**

	Fiscal Year 2014			Total Revenues and Expenditures	Proposed Budget FY 2015	% Change Projected '14 Proposed '15
	Adopted Budget FY 2014	Actual through 3/31/14	Projected through 9/30/14			
<b>OPERATING REVENUES</b>						
Charges for services:						
Assessment levy - gross	\$ 53,934				\$ 60,424	
Allowable discounts (3%)*	(1,618)				(1,813)	
Assessment levy - net	52,316	\$ 49,292	\$ 3,024	\$ 52,316	58,611	12%
Irrigation revenue	78,500	40,175	38,325	78,500	78,500	0%
Meter fees	1,750	-	1,750	1,750	1,750	0%
Total revenues	132,566	89,467	43,099	132,566	138,861	5%
<b>OPERATING EXPENSES</b>						
<b>Professional fees</b>						
Supervisors**	3,230	1,292	1,938	3,230	3,230	0%
Engineering	1,250	3,788	-	3,788	1,250	-67%
Legal	750	381	369	750	750	0%
Audit**	3,613	2,975	638	3,613	3,613	0%
Management	3,432	1,716	1,716	3,432	3,500	2%
Accounting & payroll	1,373	686	686	1,372	1,400	2%
Computer services	412	206	206	412	420	2%
Utility billing	5,750	2,883	2,867	5,750	5,750	0%
Telephone	78	39	39	78	78	0%
Postage & reproduction	166	53	113	166	166	0%
Printing and binding	402	201	201	402	410	2%
Legal advertising	469	92	377	469	469	0%
Office supplies	25	22	20	42	25	-40%
Subscription and memberships	22	-	5	5	22	340%
Insurance**	3,249	3,187	-	3,187	3,347	5%
Miscellaneous	563	286	277	563	563	0%
Total professional fees	24,784	17,807	9,452	27,259	24,993	-8%
<b>Field management fees</b>						
Other contractual services	3,088	1,544	1,544	3,088	3,150	2%
Total field management fees	3,088	1,544	1,544	3,088	3,150	2%
<b>Water management services</b>						
NPDES program	1,285	96	1,188	1,284	1,285	0%
Other Contractual services: Lakes (both)	20,461	7,293	13,168	20,461	20,461	0%
Other contractual services: wetlands (BS)	2,204	-	2,204	2,204	2,204	0%
Other contractual services: wetlands (BC)	613	255	358	613	613	0%
Other contractual services: testing/research	2,294	-	2,294	2,294	-	-100%
Other contractual services: culverts/drains	1,835	1,025	810	1,835	1,835	0%
Other contractual services: lake health	2,294	-	2,294	2,294	2,294	0%
Aquascaping	3,670	385	3,285	3,670	3,670	0%
Capital outlay	1,376	-	1,376	1,376	1,376	0%
Repairs and Maintenance (Aerators)*	918	329	589	918	918	0%
Total water management services	36,950	9,383	27,566	36,949	34,656	-6%

**BAY CREEK  
COMMUNITY DEVELOPMENT DISTRICT  
ENTERPRISE FUND 451 BUDGET  
FISCAL YEAR 2015**

	Fiscal Year 2014			Total Revenues and Expenditures	Proposed Budget FY 2015	% Change Projected '14 Proposed '15
	Adopted Budget FY 2014	Actual through 3/31/14	Projected through 9/30/14			
<b>OPERATING EXPENSES (continued)</b>						
<b>Irrigation services</b>						
Personnel	13,955	7,312	6,643	13,955	14,460	4%
Fuel	248	-	250	250	248	-1%
Repairs and maintenance - parts	6,250	3,564	2,683	6,247	6,250	0%
Insurance	1,800	1,806	-	1,806	1,875	4%
Minor operating equipment	-	-	-	-	-	N/A
Meter costs	625	494	131	625	625	0%
Other contractual services	3,250	1,019	2,231	3,250	3,250	0%
Electricity	15,000	5,672	9,328	15,000	15,000	0%
Pumps & machinery	15,000	9,076	5,924	15,000	15,000	0%
Depreciation	25,026	12,513	12,108	24,621	25,026	2%
Total irrigation services	<u>81,154</u>	<u>41,456</u>	<u>39,298</u>	<u>80,754</u>	<u>81,734</u>	1%
Total operating expenses	<u>145,976</u>	<u>70,190</u>	<u>77,860</u>	<u>148,050</u>	<u>144,533</u>	-2%
Operating income/loss	(13,410)	19,277	(34,761)	(15,484)	(5,672)	
Nonoperating revenues/(expenses)						
Interest income	125	19	-	19	125	558%
Total nonoperating revenues/(expenses)	<u>125</u>	<u>19</u>	<u>-</u>	<u>19</u>	<u>125</u>	558%
Change in net assets	(13,285)	19,296	(34,761)	(15,465)	(5,547)	
Total net assets - beginning (unaudited)	387,011	371,073	390,369	371,073	355,608	
Total net assets - ending (projected)	<u>\$ 373,726</u>	<u>\$ 390,369</u>	<u>\$ 355,608</u>	<u>\$ 355,608</u>	<u>\$ 350,061</u>	

\*The tax collector allows for a 4% discount; however, the District has elected to budget for 3% as 4% has not been realized



**Bayside  
Improvement Community Development District  
2014 - 2015 Final Assessments**

**\*\*\* PRELIMINARY\*\*\***

**Lee County  
3 years remaining**

<b>1998 Series A &amp; B Bond Issue</b>					<b>Outstanding Principal after 2014-2015 tax payment</b>
<b>Platted Residential Neighborhoods (per unit) within the bond issue</b>	<b>Bond Designation</b>	<b>Debt Service Assessment</b>	<b>O &amp; M Assessment</b>	<b>Total Assessment</b>	
Waterside	SF/Villa	\$ 357.41	\$ 484.74	\$ 842.15	\$ 895.10
The Sanctuary	SF/Villa	\$ 357.41	\$ 484.74	\$ 842.15	\$ 895.10
Messina Court	COLONY	\$ 357.41	\$ 965.45	\$ 1,322.86	\$ 895.10
Tuscany Isle phase I	COLONY	\$ 357.41	\$ 965.45	\$ 1,322.86	\$ 895.10
Heron Cove	SF/Villa	\$ 357.41	\$ 484.74	\$ 842.15	\$ 895.10
Heron Glen	SF/Villa	\$ 357.41	\$ 484.74	\$ 842.15	\$ 895.10
Las Palmas	COLONY	\$ 357.41	\$ 965.45	\$ 1,322.86	\$ 895.10
Addison Place	COLONY	\$ 357.41	\$ 965.45	\$ 1,322.86	\$ 895.10
Bellagio	COLONY	\$ 357.41	\$ 965.45	\$ 1,322.86	\$ 895.10
Sorento	COLONY	\$ 238.07	\$ 965.45	\$ 1,203.52	\$ 596.24
Morano	COLONY	\$ 238.07	\$ 965.45	\$ 1,203.52	\$ 596.24
Navona	COLONY	\$ 238.07	\$ 965.45	\$ 1,203.52	\$ 596.24
Villa Trevi	COLONY	\$ 238.07	\$ 965.45	\$ 1,203.52	\$ 596.24
Treviso	COLONY	\$ 238.07	\$ 965.45	\$ 1,203.52	\$ 596.24
<b>Fiscal year 2013 - 2014 Assessments:</b>					
	SF/Villa	\$ 357.32	\$ 474.18	\$ 831.50	\$ 1,153.56
	COLONY	\$ 238.02	\$ 953.25	\$ 1,191.27	\$ 768.41
	COLONY	\$ 357.32	\$ 953.25	\$ 1,310.57	\$ 1,153.56

All other neighborhoods that are platted within the Bayside CDD are not part of the bond issue and only pay O & M assessment.	\$ 484.74
Colony neighborhoods not part of bond issue only pay Colony O & M	
LaScala	\$ 965.45
Palermo	\$ 965.45

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

Bay Creek  
Community Development District  
2014-2015 Final Assessments

\*\*\* PRELIMINARY \*\*\*

1996 Series Bond Issue

Lee County  
2 years remaining

Residential Neighborhoods (per unit)	Bond Designation	Debt Service Assessment	O & M Assessment	Total Assessment	Outstanding Principal after 2014-2015 tax payment
Ascot	SF	\$ 435.84	\$ 484.74	\$ 920.58	\$ 721.57
Pinewater Place	SF	\$ 435.84	\$ 484.74	\$ 920.58	\$ 721.57
Bay Creek	SF	\$ 435.84	\$ 484.74	\$ 920.58	\$ 721.57
The Ridge	SF	\$ 435.84	\$ 484.74	\$ 920.58	\$ 721.57
Bay Creek (phase 2)	SF	\$ 435.84	\$ 484.74	\$ 920.58	\$ 721.57
Baycrest Villas	MF	\$ 206.08	\$ 484.74	\$ 690.82	\$ 341.19
Costa Del Sol	MF	\$ 206.08	\$ 484.74	\$ 690.82	\$ 341.19
The Cottages	MF	\$ 206.08	\$ 484.74	\$ 690.82	\$ 341.19
Southbridge	MF	\$ 206.08	\$ 484.74	\$ 690.82	\$ 341.19
Creekside Crossing	MF	\$ 206.08	\$ 484.74	\$ 690.82	\$ 341.19
The Point	MF	\$ 206.08	\$ 484.74	\$ 690.82	\$ 341.19
<b>Commercial &amp; Golf Course</b>					
Pelican's Nest Golf Course	GC	\$ 16,759.26	\$ 26,694.78	\$ 43,454.04	\$ 27,758.02
US 41 Commercial Parcels	COM	\$ 3,742.76	\$ 5,201.26	\$ 8,944.02	\$ 5,176.30
<b>Fiscal year 2013 - 2014 Assessments:</b>					
	SF	\$ 435.67	\$ 474.18	\$ 909.85	\$ 1,016.76
	MF	\$ 206.00	\$ 474.18	\$ 680.18	\$ 480.76
	GC	\$ 16,759.26	\$ 26,215.66	\$ 42,974.92	\$ 39,113.55
	COM	\$ 3,742.76	\$ 5,087.95	\$ 8,830.71	\$ 7,293.87

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 2015**

<b>Landscape Program</b>	Square Footage		Total Square Footage
	Current	Common	
Program Square Footages			
Bayside	917,556	872,000	1,789,556
Bay Creek	659,425	767,225	1,426,650
<b>Totals</b>	<b>1,576,981</b>	<b>1,639,225</b>	<b>3,216,206</b>
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
	<b>4,165.51</b>	<b>100.00%</b>	<b>1,576,981</b>

Common Benefit Programs	Current Units	Percent	Sq. Ft. Responsibilities
Existing Bayside Units	3,320.44	72.76%	1,192,700
Future Bayside Units	403.57	8.84%	144,907
Bay Creek Units	839.27	18.39%	301,453
	<b>4,563.28</b>	<b>99.99%</b>	<b>1,639,060</b>

Total Sq. Footage	
Responsibilities	Percent
Bayside	2,596,826 80.75%
Bay Creek	619,215 19.25%
	<b>3,216,041 100%</b>

**Bayside Program Splits - Landscaping**

	Sq. Ft. Responsible	Percent
<b>Existing Bayside Units</b>	2,451,919	94%
<b>Future Bayside Units</b>	144,907	6%
	<b>2,596,826</b>	<b>100%</b>

**Bayside Program Splits - Parks and Recreation**

	Existing Units	Percent
<b>Existing Bayside Units</b>	3320.44	89%
<b>Future Bayside Units</b>	403.57	11%
	<b>3724.01</b>	<b>100%</b>

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

\*\*Some expenditures in the general funds and enterprise funds "Professional fees" sections are cost shared as follows: 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 AND BAY CREEK  
COMMUNITY DEVELOPMENT DISTRICTS  
PAYROLL PROJECTIONS  
FISCAL YEAR 2015**

			Overtime Hours Per				Total	General Fund	Enterprise Fund
	2014 Wage	2015 Wage	Period	Salary	Taxes/WC	Benefits			
<b>Landscaping</b>									
Supervisors - 2	\$ 120,000	\$ 120,000	0	\$ 120,000	\$ 10,196	\$ 26,132	\$ 156,328	\$ 98,487	\$ 57,841
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	
				<b>Crew Only Total</b>				<b>\$ 741,230</b>	
<b>Colony Landscaping</b>									
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	
				<b>Total</b>				<b>\$ 293,394</b>	
<b>Roadway</b>									
Streetsweeper	14.6	14.6	0	\$ 10,300	\$ 1,674	\$ -	\$ 11,974	\$ 11,974	\$ -
				<b>Total Roadway</b>			<b>\$ 11,974</b>	<b>\$ 11,974</b>	

**Exhibit "D"**  
**BAYSIDE IMPROVEMENT**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**ASSESSABLE UNIT SCHEDULE ANALYSIS - GF 001**  
**FISCAL YEAR 2015**

Parcel	Classification	2014 Units	2015 Units	Comments
<b>Single-Family</b>				
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	
<b>Multi-Family</b>				
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	
<b>Commercial</b>				
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	
Canoe Launch (tract k)	COM	0.00	0.00	
Tennis Facility	COM	0.00	0.00	
	Sub-total	133.04	133.04	

**BAYSIDE IMPROVEMENT  
COMMUNITY DEVELOPMENT DISTRICT  
ASSESSABLE UNIT SCHEDULE ANALYSIS - GF 001  
FISCAL YEAR 2015**

Parcel	Classification	2014 Units	2015 Units	Comments
<b>Golf Course</b>				
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	
		135	135	
Total Full Assessment Units (non-bonded area)		1,970.97	1,970.97	
<b>Single Family</b>				
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	
<b>Multi-Family</b>				
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 2015**

Parcel	Classification	2014 Units	2015 Units	Comments
<b>Commercial</b>				
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 3,296.24 3,326.24**

**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 IV (5620) Ravenna	MF	119	119	
Colony V (5450)	MF	75	75	
Colony VIII (5630)	MF	75	75	
Colony IX (5640)	MF	75	75	
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 3,692.81 3,729.81**

**Net Increase (Decrease)**

Terzetto parcel	37
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**BAYCREEK COMMUNITY DEVELOPMENT DISTRICT  
ASSESSABLE UNIT SCHEDULE ANALYSIS  
FISCAL YEAR 2015**

Residential Units	type	acres	Units	GF 101 O & M ERU's
<b>Single Family</b>				
Ascot	SF		48	
Pinewater Place	SF		44	
			92	92
<b>Estate Single Family</b>				
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
<b>Multi Family</b>				
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
<b>Total Residential</b>			771	771
<b>Commercial &amp; Golf Course</b>				
US 41 Commercial	COM	1.85		10.73
Pelican's Nest Golf Course	GOLF	57.54		57.54
Total Commercial		59.39		68.27
<b>Total O &amp; M Units</b>			<b>839.27</b>	



**BAYSIDE IMPROVEMENT  
COMMUNITY DEVELOPMENT DISTRICT  
ASSESSABLE UNIT SCHEDULE ANALYSIS - GF 002 The Colony  
FISCAL YEAR 2015**

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 2015**

<b>BAYSIDE</b>	<b>2014 Units</b>	<b>2015 Units</b>
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 2015**

	<b>2014 Units</b>	<b>2015 Units</b>
<b>BASI DE (Continued)</b>		
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
<b>Total Bayside</b>	<b>3,199.47</b>	<b>3,236.47</b>
<b>BAY CREEK</b>		
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
<b>Total Bay Creek</b>	<b>819.18</b>	<b>819.18</b>
<b>Total General Fund 004</b>	<b>4,018.65</b>	<b>4,055.65</b>
<b>Net increase (decrease)</b>		<b>37</b>