

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
ADOPTED BUDGET
FISCAL YEAR 2021
UPDATED AUGUST 18, 2020**

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
TABLE OF CONTENTS**

Description	Page Number
General Fund 001/101 Combined Budget - Pelican Landing (Outside Colony)	1 to 3
Combined General Funds - Definitions of Expenditures	4 to 7
General Fund 001 Budget Bayside Improvement	8 to 10
General Fund 101 Budget Bay Creek	11 to 13
General Fund 002 Budget - Colony Only	14 to 15
Enterprise Fund 401/451 Combined Budget - Irrigation	16 to 17
Combined Enterprise Funds - Definitions of Expenditures	18 to 20
Enterprise Fund 401 Budget Bayside Improvement	21 to 22
Enterprise Fund 451 Budget Bay Creek	23 to 24
Assessment Summaries	25 to 32

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

EXPENDITURES

Professional fees

Supervisors \$ 19,377

Statutorily set at \$200 (plus applicable taxes) for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year. The Districts anticipate 12 meetings in fiscal year 2014.

Engineering 18,750

Barraco and Associates, Inc., provides a broad array of civil engineering and survey services as requested by the Districts, to assist in crafting solutions with sustainability for the long term interest of the Community - recognizing the needs of government, the environment and maintenance of the District's facilities.

Legal 18,750

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 18,000

The Districts are required by Florida State Statute to undertake an independent examination of its books, records and accounting procedures on an annual basis. The Districts currently have an agreement with Grau & Associates to perform these services.

Management 42,000

Wrathell, Hunt and Associates, LLC, specializes in managing community development districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the Districts, develop financing programs, administer the issuance of tax exempt bond financings, and finally operate and maintain the assets of the community.

Accounting & payroll 16,799

Wrathell, Hunt and Associates, LLC, prepares all financial work related to the Districts' funds (general, debt service, capital projects, etc.). This includes monthly financials, the annual budget and various other items.

Computer services 5,040

Wrathell, Hunt and Associates, LLC, provides maintenance of the Districts' financial records, which includes accounts payable and profit & loss statements.

Assessment roll preparation 8,476

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.

Telephone 950

Telephone and fax machine.

Postage & reproduction 1,350

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

Printing and binding 4,918

Letterhead, envelopes, copies, etc.

Legal Notices and Communications 1,125

The Districts advertise in The News Press for monthly meetings, special meetings, public hearings, bidding, etc. and an electronic newsletter beginning in FY 2013.

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

Expenditures (Continued)

Office supplies	150
Accounting and administrative supplies.	
Subscriptions and memberships	263
Annual fee paid to the Florida Department of Economic Opportunity.	
ADA website compliance	253
Insurance	16,350
The Districts carry public officials and general liability insurance with policies written by EGIS. The limit of liability is set at \$1,000,000 for general liability (\$2,000,000 general aggregate) and \$1,000,000 for public officials liability.	
Miscellaneous (bank fees)	6,750
Bank charges and other miscellaneous expenses incurred during the year.	
Field management	
Other Contractual	37,799
As part of the consulting manager's contract, the Districts retain the services of a field manager. The field manager is responsible for the day-to-day field operations. These responsibilities include, but are not limited to, preparing and bidding of services and commodities, contract administration, hiring and maintaining qualified personnel, preparation of and implementation of operating schedules and policies, ensuring compliance with all operating permits, prepare and implement field operating budgets, provide information/education to public regarding District programs and attends Board meetings. This service is provided by Wrathell, Hunt and Associates, LLC.	
Water management services	
NPDES program	3,165
As mandated by the Federal Environmental Protection Agency and the Florida State Department of Environmental Protection, the District must participate in the National Pollutant Discharge Elimination System (NPDES). The purpose of the program is to improve stormwater quality through new facility design review, construction activity monitoring, periodic facility review and inspections, public education and sediment control.	
Other Contractual Services	
The Districts contract with licensed and qualified contractors to provide lake and wetland maintenance services. The District's have completed lake water quality testing and research project and will be implementing recommendations that were offered as a result of the year long review and final analysis. Additionally, the Districts have accepted the responsibility for operating and maintaining the communities culverts and drains that are a part of the primary roadway systems and amenity parking lots.	
Other contractual services: lakes	180,405
Other contractual services: wetlands	36,714
Other contractual services: culverts/drains	25,320
Other contractual services: lake health	6,330
Aquascaping	18,990
Planting of aquatic and wetland plants to ensure the integrity of the storm water management systems.	
Capital outlay	9,495
Purchase and installation of additional aeration systems.	
Repairs and Maintenance (Aerators)	9,495
Unforeseen costs that may be incurred.	

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

Expenditures (continued)

Street lighting

Contractual Services	40,000
The Districts contract with a licensed and insured electrician to service their street,	
Electricity	39,000
The Districts are charged monthly per Florida Power & Light's streetlight schedule s-1 for streetlight electric and metered usage for signage and landscape lighting.	

Landscape services

Supervisor	111,000
Includes salary, taxes and benefits for the Districts' maintenance supervisor and irrigation manager.	
Personnel services	925,000
Includes salary, taxes and benefits for the Districts' in-house landscape maintenance crew.	
Other contractual- horticulturalists	3,000
Periodic professional review and report of landscape maintenance practices.	
Other contractual-training	1,500
Covers periodic training of staff by Horticulturalists or other Industry Professionals.	
Maintenance tracking software	12,000
Continued implementation of a Landscape Services activity tracking program. This service is provided by Boss LM..	
Capital outlay: equipment	55,000
Department related purchase of vehicles and equipment. The Districts anticipate new additional equipment needs including replacement mower and a 1 ton truck.	
Fuel	22,000
Cost of fuel for vehicles and equipment used by the Districts.	
Repairs and maintenance (parts)	45,000
Parts replacement for vehicles and equipment.	
Insurance	13,986
Insurance costs for automobiles, property and workers' compensation.	
Minor operating equipment	20,000
Costs associated with small equipment purchases.	
Horticulture dumpster	35,000
Costs associated with the disposal of the Districts' horticulture debris that accumulates during pruning operations.	
Employee uniforms	25,000
Costs associated with employee uniforms.	
Chemicals	60,000
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	125,000
The Districts' flower program consists of replacing flowers within certain landscape and signage areas two times a year.	
Mulch program	77,000
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
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GENERAL FUND 001/101 COMBINED BUDGET - PELICAN LANDING
DEFINITIONS OF EXPENDITURES**

Expenditures (continued)	
Plant replacement program	50,000
Replacement and renovation of landscape material.	
Other contractual - tree trimming	9,495
Tree trimming of trees within the Districts' common areas and parks that exceed the on site	
Fountain maintenance	7,500
Cost of maintaining the entry feature.	
Office operations	25,000
Office supplies and maintenance for the field office.	
Monument maintenance	20,000
Annual cost of pressure washing and painting the monument. This includes the monuments and brick pavers at the central fountain.	
Roadway services	7,580
Personnel	
Includes salary, taxes and benefits for the Districts' street sweeper.	
Repairs and maintenance - parts	7,500
Insurance	1,500
Insurance costs for automobiles that relate to this department.	
Parks & Recreation	
Utilities	8,500
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.	
Other fees & charges	
Property appraiser	3,600
The property appraiser charges \$1.00 per parcel.	
Tax collector	5,400
The tax collector charges \$1.50 per parcel.	
Total expenditures	\$ 2,263,575

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
GENERAL FUND 001/101 COMBINED BUDGET - PELICAN LANDING
FISCAL YEAR 2021**

	Fiscal Year 2020			Total Revenues & Expenditures	Proposed Budget FY 2021	% Change Projected '20 Proposed '21
	Adopted Budget FY 2020	Actual through 3/31/20	Projected through 9/30/20			
REVENUES						
Assessment levy: on-roll - gross	\$ 2,208,163				\$ 2,321,727	
Allowable discounts (3%)*	(66,245)				(69,652)	
Assessment levy: on-roll - net	2,141,918	\$ 2,049,069	\$ 92,896	\$ 2,141,965	2,252,075	5%
Interest	1,500	846	656	1,502	1,500	0%
Street sweeping	10,000	-	10,000	10,000	10,000	0%
Miscellaneous-FEMA/State reimb	-	4,743	-	4,743	-	-100%
Total revenues	2,153,418	2,054,658	103,552	2,158,210	2,263,575	5%
EXPENDITURES						
Professional fees						
Supervisors	19,377	5,812	9,300	15,112	19,377	28%
Engineering	18,750	11,366	7,384	18,750	18,750	0%
Legal	18,750	3,058	10,000	13,058	18,750	44%
Audit	18,000	2,250	15,750	18,000	18,000	0%
Management	42,000	21,000	21,000	42,000	42,000	0%
Accounting & payroll	16,799	8,399	8,400	16,799	16,799	0%
Computer services	5,040	3,049	1,991	5,040	5,040	0%
Assessment roll preparation	8,476	8,476	-	8,476	8,476	0%
Telephone	950	475	475	950	950	0%
Postage & reproduction	1,350	868	482	1,350	1,350	0%
Printing and binding	4,918	2,459	2,459	4,918	4,918	0%
Legal Notices and Communications	1,125	884	241	1,125	1,125	0%
Office supplies	150	176	150	326	150	-54%
Subscriptions and memberships	263	263	-	263	263	0%
ADA website compliance	253	149	104	253	253	0%
Insurance	16,262	15,874	-	15,874	16,350	3%
Miscellaneous (bank fees)	6,750	2,930	3,820	6,750	6,750	0%
Total professional fees	179,213	87,488	81,556	169,044	179,301	6%
Field management						
Other contractual	37,799	18,899	18,900	37,799	37,799	0%
Total field management	37,799	18,899	18,900	37,799	37,799	0%
Water management services						
NPDES program	3,165	355	2,810	3,165	3,165	0%
Other contractual services: lakes	177,240	84,172	93,068	177,240	180,405	2%
Other contractual services: wetlands	31,017	18,611	12,406	31,017	36,714	18%
Other contractual services: culverts/drains	25,320	2,532	22,788	25,320	25,320	0%
Other contractual services: lake health	6,330	1,558	4,772	6,330	6,330	0%
Aquascaping	31,650	-	31,650	31,650	18,990	-40%
Capital outlay	9,495	-	9,495	9,495	9,495	0%
Repairs and Maintenance (Aerators)	9,495	2,669	6,826	9,495	9,495	0%
Total water management	293,712	109,897	183,815	293,712	289,914	-1%

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COMMUNITY DEVELOPMENT DISTRICTS
GENERAL FUND 001/101 COMBINED BUDGET - PELICAN LANDING
FISCAL YEAR 2021**

	Fiscal Year 2020			Total Revenues & Expenditures	Proposed Budget FY 2021	% Change Projected '20 Proposed '21
	Adopted Budget FY 2020	Actual through 3/31/20	Projected through 9/30/20			
EXPENDITURES AND OTHER USES (continued)						
Street lighting						
Contractual Services	-	-	-	-	40,000	N/A
Electricity	40,000	18,342	19,500	37,842	39,000	3%
Equipment	40,000	25,176	14,824	40,000	-	-100%
Total street lighting	<u>80,000</u>	<u>43,518</u>	<u>34,324</u>	<u>77,842</u>	<u>79,000</u>	1%
Landscape services						
Supervisor	105,269	54,046	54,000	108,046	111,000	3%
Personnel services	860,000	476,207	460,000	936,207	925,000	-1%
Other contractual- horticulturalists	3,500	1,403	1,500	2,903	3,000	3%
Other contractual-training	1,500	-	750	750	1,500	
Maintenance tracking software	13,000	5,000	7,000	12,000	12,000	0%
Capital outlay: equipment	45,000	49,266	-	49,266	55,000	12%
Fuel	19,500	10,855	11,000	21,855	22,000	1%
Repairs and maintenance (parts)	35,000	28,332	15,000	43,332	45,000	4%
Insurance	14,640	13,320	-	13,320	13,986	5%
Minor operating equipment	15,000	12,574	7,500	20,074	20,000	0%
Horticulture dumpster	25,000	18,200	15,000	33,200	35,000	5%
Employee uniforms	22,000	14,448	12,000	26,448	25,000	-5%
Chemicals	60,000	31,155	28,845	60,000	60,000	0%
Flower program	110,000	47,106	62,894	110,000	125,000	14%
Mulch program	80,000	71,410	3,000	74,410	77,000	3%
Plant replacement program	60,000	60,185	2,000	62,185	50,000	-20%
Other contractual - tree trimming	9,495	7,350	-	7,350	9,495	29%
Fountain maintenance	12,000	923	11,077	12,000	7,500	-38%
Office operations	25,000	12,329	12,671	25,000	25,000	0%
Monument maintenance	20,000	14,770	2,000	16,770	20,000	19%
Total landscape services	<u>1,535,904</u>	<u>928,879</u>	<u>706,237</u>	<u>1,635,116</u>	<u>1,642,481</u>	0%
Roadway services						
Personnel	7,580	4,300	3,280	7,580	7,580	0%
Repairs and maintenance - parts	15,000	2,761	5,000	7,761	7,500	-3%
Insurance	750	1,461	-	1,461	1,500	3%
Total roadway services	<u>23,330</u>	<u>8,522</u>	<u>8,280</u>	<u>16,802</u>	<u>16,580</u>	-1%

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
GENERAL FUND 001/101 COMBINED BUDGET - PELICAN LANDING
FISCAL YEAR 2021**

	Fiscal Year 2020			Total Revenues & Expenditures	Proposed Budget FY 2021	% Change Projected '20 Proposed '21
	Adopted Budget FY 2020	Actual through 3/31/20	Projected through 9/30/20			
EXPENDITURES (continued)						
Parks & recreation						
Utilities	9,000	4,003	4,200	8,203	8,500	4%
Operating supplies	1,000	-	1,000	1,000	1,000	0%
Total parks and recreation	<u>10,000</u>	<u>4,003</u>	<u>5,200</u>	<u>9,203</u>	<u>9,500</u>	3%
Other fees & charges						
Property appraiser	3,600	3,625	-	3,625	3,600	-1%
Tax collector	5,400	5,358	42	5,400	5,400	0%
Total other fees & charges	<u>9,000</u>	<u>8,983</u>	<u>42</u>	<u>9,025</u>	<u>9,000</u>	0%
Total expenditures	<u>2,168,958</u>	<u>1,210,189</u>	<u>1,038,354</u>	<u>2,248,543</u>	<u>2,263,575</u>	1%
Excess/(deficiency) of revenues over/(under) expenditures	(15,540)	844,469	(934,802)	(90,333)	-	
Fund balance - beginning (unaudited)	631,493	501,874	1,346,343	501,874	411,541	
Fund balance - ending (projected)	<u>\$ 615,953</u>	<u>\$ 1,346,343</u>	<u>\$ 411,541</u>	<u>\$ 411,541</u>	<u>\$ 411,541</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	
		2020	2021		
Common & Administration	156.57	\$ 256.99	\$ 274.70	\$ 43,009.78	36,164.54
Full Assessment	3,871.71	540.42	568.84	2,202,383.52	2,210,901.34
Limited Benefit Assessment-outside gates	498.66	151.65	153.10	76,344.85	74,679.23
	<u>4,526.94</u>			<u>2,321,738.15</u>	

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND 001 BUDGET
FISCAL YEAR 2021**

	Fiscal Year 2020				Proposed Budget FY 2021	% Change Projected '20 Proposed '21
	Adopted Budget FY 2020	Actual through 3/31/20	Projected through 9/30/20	Total Revenues & Expenditures		
REVENUES						
Assessment levy: on-roll - gross	\$ 1,777,548				\$1,869,496	
Allowable discounts (3%)*	(53,326)				(56,085)	
Assessment levy: on-roll - net	1,724,222	\$ 1,656,320	\$ 67,902	\$ 1,724,222	1,813,411	5%
Interest	1,211	758	453	1,211	1,211	0%
Street sweeping	8,072	-	8,076	8,076	8,072	0%
Miscellaneous-FEMA/State reimb	-	3,864	-	3,864	-	-100%
Total revenues	1,733,505	1,660,942	76,431	1,737,373	1,822,694	5%
EXPENDITURES						
Professional fees						
Supervisors**	9,689	2,906	4,650	7,556	9,689	28%
Engineering	15,214	9,222	5,991	15,213	15,214	0%
Legal	15,214	2,481	8,114	10,595	15,214	44%
Audit**	9,000	1,125	7,875	9,000	9,000	0%
Management	34,079	17,039	17,039	34,078	34,079	0%
Accounting & payroll	13,631	6,815	6,816	13,631	13,631	0%
Computer services	4,089	2,474	1,615	4,089	4,089	0%
Assessment roll preparation	6,877	6,877	-	6,877	6,877	0%
Telephone	771	385	385	770	771	0%
Postage & reproduction	1,095	716	391	1,107	1,095	-1%
Printing and binding	3,990	1,995	1,995	3,990	3,990	0%
Legal Notices and Communications	913	717	196	913	913	0%
Office supplies	122	143	122	265	122	-54%
Subscriptions and memberships	213	213	-	213	213	0%
ADA website compliance	205	121	84	205	205	0%
Insurance**	8,131	7,937	-	7,937	8,175	3%
Miscellaneous (bank fees)	5,477	2,336	3,100	5,436	5,477	1%
Total professional fees	128,710	63,502	58,373	121,875	128,754	6%
Field management						
Other contractual	30,670	15,335	15,335	30,670	30,670	0%
Total field management	30,670	15,335	15,335	30,670	30,670	0%
Water management services						
NPDES program	2,568	288	2,280	2,568	2,568	0%
Other contractual services: lakes	143,813	68,298	75,515	143,813	146,381	2%
Other contractual services: wetlands	25,167	15,101	10,066	25,167	29,790	18%
Other contractual services: culverts/drai	20,545	2,055	18,490	20,545	20,545	0%
Other contractual services: lake health	5,136	1,264	3,872	5,136	5,136	0%
Aquascaping	25,681	-	25,681	25,681	15,408	-40%
Capital outlay	7,704	-	7,704	7,704	7,704	0%
Repairs and Maintenance (Aerators)	7,704	2,166	5,539	7,705	7,704	0%
Total water management	238,318	89,172	149,147	238,319	235,236	-1%

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND 001 BUDGET
FISCAL YEAR 2021**

	Fiscal Year 2020			Total Revenues & Expenditures	Proposed Budget FY 2021	% Change Projected '20 Proposed '21
	Adopted Budget FY 2020	Actual through 3/31/20	Projected through 9/30/20			
EXPENDITURES (continued)						
Street lighting						
Contractual Services	-	-	-	-	32,456	N/A
Electricity	32,456	14,883	15,822	30,705	31,645	3%
Equipment	32,456	20,428	12,028	32,456	-	-100%
Total street lighting	<u>64,912</u>	<u>35,311</u>	<u>27,850</u>	<u>63,161</u>	<u>64,101</u>	1%
Landscape services						
Supervisor	85,415	43,850	43,816	87,666	90,065	3%
Personnel services	697,804	386,320	373,244	759,564	750,545	-1%
Other contractual- horticulturalists	2,840	1,138	1,217	2,355	2,434	3%
Other contractual-training	1,217	-	609	609	1,217	100%
Maintenance tracking software	10,548	4,057	5,680	9,737	9,737	0%
Capital outlay: equipment	36,513	39,975	-	39,975	44,627	12%
Fuel	15,822	8,808	8,925	17,733	17,851	1%
Repairs and maintenance (parts)	28,399	22,989	12,171	35,160	36,513	4%
Insurance	11,879	10,785	-	10,785	11,348	5%
Minor operating equipment	12,171	10,203	6,086	16,289	16,228	0%
Horticulture dumpster	20,285	14,767	12,171	26,938	28,399	5%
Employee uniforms	17,851	11,723	9,737	21,460	20,285	-5%
Chemicals	48,684	25,279	23,405	48,684	48,684	0%
Flower program	89,254	38,222	51,032	89,254	101,425	14%
Mulch program	64,912	57,942	2,434	60,376	62,478	3%
Plant replacement program	48,684	48,834	1,623	50,457	40,570	-20%
Other contractual - tree trimming	7,704	5,964	-	5,964	7,704	29%
Fountain maintenance	9,737	749	8,988	9,737	6,086	-37%
Office operations	20,285	9,996	10,281	20,277	20,285	0%
Monument maintenance	16,228	11,984	1,623	13,607	16,228	19%
Total landscape services	<u>1,246,232</u>	<u>753,585</u>	<u>573,042</u>	<u>1,326,627</u>	<u>1,332,709</u>	0%
Roadway services						
Personnel	6,150	3,489	2,661	6,150	6,150	0%
Repairs and maintenance - parts	12,171	2,240	4,057	6,297	6,086	-3%
Insurance	609	1,183	-	1,183	1,217	3%
Total roadway services	<u>18,930</u>	<u>6,912</u>	<u>6,718</u>	<u>13,630</u>	<u>13,453</u>	-1%

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND 001 BUDGET
FISCAL YEAR 2021**

	Fiscal Year 2020			Total Revenues & Expenditures	Proposed Budget FY 2021	% Change Projected '20 Proposed '21
	Adopted Budget FY 2020	Actual through 3/31/20	Projected through 9/30/20			
EXPENDITURES (continued)						
Parks & recreation						
Utilities	8,640	3,843	3,408	7,251	8,160	13%
Operating supplies	960	-	811	811	960	18%
Total parks and recreation	<u>9,600</u>	<u>3,843</u>	<u>4,219</u>	<u>8,062</u>	<u>9,120</u>	13%
Other fees & charges						
Property appraiser	3,456	3,480	-	3,480	3,456	-1%
Tax collector	5,184	5,144	34	5,178	5,184	0%
Total other fees & charges	<u>8,640</u>	<u>8,624</u>	<u>34</u>	<u>8,658</u>	<u>8,640</u>	0%
Total expenditures	<u>1,746,012</u>	<u>976,284</u>	<u>834,718</u>	<u>1,811,002</u>	<u>1,822,683</u>	1%
Excess/(deficiency) of revenues over/(under) expenditures	(12,507)	684,658	(758,287)	(73,629)	11	
Fund balance - beginning (unaudited)	510,693	353,573	1,038,231	353,573	279,944	
Fund balance - ending (projected)	<u>\$ 498,186</u>	<u>\$ 1,038,231</u>	<u>\$ 279,944</u>	<u>\$ 279,944</u>	<u>\$ 279,955</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

Description	Total Units	Assessment Summary		Total Revenue
		2020	2021	
Common & Administration	156.57	\$ 219.30	\$ 230.98	\$ 36,164.54
Full Assessment	3043.17	549.13	578.50	1,760,473.85
Limited Benefit Assessment-outside gat	487.93	147.80	149.32	72,857.71
	<u>3,687.67</u>			<u>\$ 1,869,496.10</u>

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND 101 BUDGET
FISCAL YEAR 2021**

	Fiscal Year 2020				Proposed Budget FY 2021	% Change Projected '20 Proposed '21
	Adopted Budget FY 2020	Actual through 3/31/20	Projected through 9/30/20	Total Revenues & Expenditures		
REVENUES						
Assessment levy: on-roll - gross	\$ 430,663				\$452,249	
Allowable discounts (3%)*	(12,920)				(13,567)	
Assessment levy: on-roll - net	417,743	\$392,749	\$ 24,994	\$ 417,743	438,682	5%
Interest	291	88	203	291	291	0%
Street sweeping	1,928	-	1,924	1,924	1,928	0%
Miscellaneous-FEMA/State reimbursement	-	879	-	879	-	-100%
Total revenues	419,962	393,716	27,121	420,837	440,901	5%
EXPENDITURES						
Professional fees						
Supervisors**	9,689	2,906	4,650	7,556	9,689	28%
Engineering	3,536	2,144	1,393	3,537	3,536	0%
Legal	3,536	577	1,886	2,463	3,536	44%
Audit**	9,000	1,125	7,875	9,000	9,000	0%
Management	7,921	3,961	3,961	7,922	7,921	0%
Accounting & payroll	3,168	1,584	1,584	3,168	3,168	0%
Computer services	951	575	376	951	951	0%
Assessment roll preparation	1,599	1,599	-	1,599	1,599	0%
Telephone	179	90	90	180	179	-1%
Postage & reproduction	255	152	91	243	255	5%
Printing and binding	928	464	464	928	928	0%
Legal Notices and Communications	212	167	45	212	212	0%
Office supplies	28	33	28	61	28	-54%
Subscriptions and memberships	50	50	-	50	50	0%
ADA website compliance	48	28	20	48	48	0%
Insurance**	8,131	7,937	-	7,937	8,175	3%
Miscellaneous (bank fees)	1,273	594	720	1,314	1,273	-3%
Total professional fees	50,504	23,986	23,183	47,169	50,548	7%
Field management						
Other contractual	7,129	3,564	3,565	7,129	7,129	0%
Total field management	7,129	3,564	3,565	7,129	7,129	0%
Water management services						
NPDES program	597	67	530	597	597	0%
Other contractual services: lakes	33,427	15,874	17,553	33,427	34,024	2%
Other contractual services: wetlands	5,850	3,510	2,340	5,850	6,924	18%
Other contractual services: culverts/drains	4,775	477	4,298	4,775	4,775	0%
Other contractual services: lake health	1,194	294	900	1,194	1,194	0%
Aquascaping	5,969	-	5,969	5,969	3,582	-40%
Capital outlay	1,791	-	1,791	1,791	1,791	0%
Repairs and Maintenance (Aerators)	1,791	503	1,287	1,790	1,791	0%
Total water management	55,394	20,725	34,668	55,393	54,678	-1%

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND 101 BUDGET
FISCAL YEAR 2021**

	Fiscal Year 2020			Total Revenues & Expenditures	Proposed Budget FY 2021	% Change Projected '20 Proposed '21
	Adopted Budget FY 2020	Actual through 3/31/20	Projected through 9/30/20			
EXPENDITURES (continued)						
Street lighting						
Contractual Services	-	-	-	-	7,544	N/A
Electricity	7,544	3,459	3,678	7,137	7,355	3%
Equipment	7,544	4,748	2,796	7,544	-	-100%
Total street lighting	<u>15,088</u>	<u>8,207</u>	<u>6,474</u>	<u>14,681</u>	<u>14,899</u>	1%
Landscape services						
Supervisor	19,854	10,196	10,184	20,380	20,935	3%
Personnel services	162,196	89,887	86,756	176,643	174,455	-1%
Other contractual- horticulturalists	660	265	283	548	566	3%
Other contractual-training	283	-	141	141	283	101%
Maintenance tracking software	2,452	943	1,320	2,263	2,263	0%
Capital outlay	8,487	9,291	-	9,291	10,373	12%
Fuel	3,678	2,047	2,075	4,122	4,149	1%
Repairs and maintenance (parts)	6,601	5,343	2,829	8,172	8,487	4%
Insurance	2,761	2,535	-	2,535	2,638	4%
Minor operating equipment	2,829	2,371	1,415	3,786	3,772	0%
Horticulture dumpster	4,715	3,433	2,829	6,262	6,601	5%
Employee uniforms	4,149	2,725	2,263	4,988	4,715	-5%
Chemicals	11,316	5,876	5,440	11,316	11,316	0%
Flower program	20,746	8,884	11,862	20,746	23,575	14%
Mulch program	15,088	13,468	566	14,034	14,522	3%
Plant replacement program	11,316	11,351	377	11,728	9,430	-20%
Other contractual - tree trimming	1,791	1,386	-	1,386	1,791	29%
Fountain maintenance	2,263	174	2,089	2,263	1,415	-37%
Office operations	4,715	2,333	2,390	4,723	4,715	0%
Monument maintenance	3,772	2,786	377	3,163	3,772	19%
Total landscape services	<u>289,672</u>	<u>175,294</u>	<u>133,196</u>	<u>308,490</u>	<u>309,773</u>	0%
Roadway services						
Personnel	1,430	811	619	1,430	1,430	0%
Repairs and maintenance - parts	2,829	521	943	1,464	1,415	-3%
Insurance	141	278	-	278	283	2%
Total roadway services	<u>4,400</u>	<u>1,610</u>	<u>1,562</u>	<u>3,172</u>	<u>3,128</u>	-1%

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND 101 BUDGET
FISCAL YEAR 2021**

	Fiscal Year 2020			Total Revenues & Expenditures	Proposed Budget FY 2021	% Change Projected '20 Proposed '21
	Adopted Budget FY 2020	Actual through 3/31/20	Projected through 9/30/20			
EXPENDITURES (continued)						
Parks & recreation						
Utilities	360	160	792	952	340	-64%
Operating supplies	40	-	189	189	40	-79%
Total parks and recreation	<u>400</u>	<u>160</u>	<u>981</u>	<u>1,141</u>	<u>380</u>	<u>-67%</u>
Other fees & charges						
Property appraiser	144	145	-	145	144	-1%
Tax collector	216	214	8	222	216	-3%
Total other fees & charges	<u>360</u>	<u>359</u>	<u>8</u>	<u>367</u>	<u>360</u>	<u>-2%</u>
Total expenditures	<u>422,947</u>	<u>233,905</u>	<u>203,637</u>	<u>437,542</u>	<u>440,895</u>	<u>1%</u>
Excess/(deficiency) of revenues over/(under) expenditures	(2,985)	159,811	(176,516)	(16,705)	6	
Fund balance - beginning (unaudited)	120,799	148,301	308,112	148,301	131,596	
Fund balance - ending (projected)	<u>\$ 117,814</u>	<u>\$308,112</u>	<u>\$131,596</u>	<u>\$ 131,596</u>	<u>\$131,602</u>	

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

Description	Total Units	Assessment Summary		Total Revenue
		2020	2021	
Full Assessment	828.54	\$ 517.61	\$ 543.64	\$ 450,427.49
Limited Benefit Assessment-outside gates	10.73	167.99	169.76	1,821.52
	<u>839.27</u>			<u>\$ 452,249.01</u>

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
GENERAL FUND 002 - THE COLONY BUDGET
FISCAL YEAR 2021**

	Fiscal Year 2020				Proposed Budget FY 2021	% Change Projected '20 Proposed '21
	Adopted Budget FY 2020	Actual through 3/31/20	Projected through 9/30/20	Total Revenues & Expenditures		
REVENUES						
Assessment levy: on-roll - gross	\$ 734,518				\$ 733,146	
Allowable discounts (3%)*	(22,036)				(21,994)	
Assessment levy: on-roll - net	712,482	\$ 682,433	\$ 30,049	\$ 712,482	711,152	0%
Interest	2,500	409	2,091	2,500	2,500	0%
Total revenues	714,982	682,842	32,140	714,982	713,652	0%
EXPENDITURES						
Professional fees						
Accounting & payroll	9,380	4,690	4,690	9,380	9,380	0%
Computer services	3,411	1,705	1,706	3,411	3,411	0%
Assessment roll preparation	1,150	1,150	-	1,150	1,150	0%
Field management	14,211	7,106	7,105	14,211	14,211	0%
Other current charges	-	20	-	20	-	-100%
Total professional fees	28,152	14,671	13,501	28,172	28,152	0%
Street lighting						
Contractual services - lightpoles	4,500	3,736	764	4,500	5,000	11%
Total street lighting	4,500	3,736	764	4,500	5,000	11%
Landscape services						
Personnel services	300,000	139,869	160,131	300,000	310,000	3%
Other contractual- horticulturalists	3,500	-	1,500	1,500	3,500	
Other contractual- training	1,500	750	750	1,500	1,500	
Capital outlay	20,000	1,200	5,000	6,200	20,000	223%
Fuel	14,000	1,486	8,000	9,486	10,000	5%
Repairs & maintenance (parts)	20,000	11,553	10,000	21,553	22,000	2%
Insurance	9,500	2,172	7,328	9,500	9,500	0%
Minor operating equipment	-	12,025	-	12,025	-	-100%
Horticulture dumpster	15,000	9,100	5,900	15,000	17,500	17%
Miscellaneous equipment	2,000	321	1,000	1,321	3,500	165%
Chemicals	15,000	6,964	8,036	15,000	15,000	0%
Flower program	45,000	31,516	13,484	45,000	50,000	11%
Mulch program	45,000	39,228	5,772	45,000	45,000	0%
Plant replacement program	40,000	32,898	7,102	40,000	40,000	0%
Other contractual - tree trimming	10,000	2,250	3,000	5,250	10,000	90%
Monument maintenance	3,000	-	3,000	3,000	3,000	0%
Total landscape services	543,500	291,332	240,003	531,335	560,500	5%

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
GENERAL FUND 002 - THE COLONY BUDGET
FISCAL YEAR 2021**

	Fiscal Year 2020			Total Revenues & Expenditures	Proposed Budget FY 2021	% Change Projected '20 Proposed '21
	Adopted Budget FY 2020	Actual through 3/31/20	Projected through 9/30/20			
Fountain services						
Operating supplies	120,000	50,774	60,000	110,774	120,000	8%
Total fountain services	120,000	50,774	60,000	110,774	120,000	8%
Total expenditures	696,152	360,513	314,268	674,781	713,652	6%
Excess/(deficiency) of revenues over/(under) expenditures	18,830	322,329	(282,128)	40,201	-	
Fund balance - beginning (unaudited)	230,084	178,819	501,148	178,819	219,020	
Fund balance - ending (projected)	<u>\$ 248,914</u>	<u>\$ 501,148</u>	<u>\$ 219,020</u>	<u>\$ 219,020</u>	<u>\$ 219,020</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
		2020	2021	
002 Assessment	1,259.63	\$ 583.12	\$ 582.03	\$ 733,142.45

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
ENTERPRISE FUND 401/451 COMBINED BUDGET
FISCAL YEAR 2021**

	Fiscal Year 2020				Proposed Budget FY 2021	% Change Projected '20 Proposed '21
	Adopted Budget FY 2020	Actual through 3/31/20	Projected through 9/30/20	Total Revenues & Expenditures		
OPERATING REVENUES						
Charges for services:						
Assessment levy - gross	\$ 191,908				\$ 219,155	
Allowable discounts (3%)*	(4,798)				(5,479)	
Assessment levy - net	187,110	\$ 177,253	\$ 9,856	\$ 187,109	213,676	14%
Irrigation revenue	481,896	241,469	240,427	481,896	481,896	0%
Meter fees	3,500	2,245	2,000	4,245	3,500	-18%
Total revenues	672,506	420,967	252,283	673,250	699,072	4%
OPERATING EXPENSES						
Professional fees						
Supervisors	6,459	1,938	2,500	4,438	6,459	46%
Engineering	6,250	3,788	2,462	6,250	6,250	0%
Legal	6,250	1,020	3,500	4,520	6,250	38%
Audit	6,000	750	5,250	6,000	6,000	0%
Management	15,458	7,729	7,729	15,458	15,767	2%
Accounting & payroll	5,600	2,800	2,800	5,600	5,600	0%
Computer services	1,680	1,016	664	1,680	1,680	0%
Utility billing	27,000	14,955	14,000	28,955	29,000	0%
Telephone	311	156	155	311	311	0%
Postage & reproduction	450	269	181	450	450	0%
Printing and binding	1,639	820	819	1,639	1,639	0%
Legal Notices and Communications	375	295	80	375	375	0%
Office supplies	50	59	-	59	50	-15%
Subscriptions and memberships	87	88	-	88	87	-1%
ADA website compliance	147	49	98	147	147	0%
Insurance	5,420	5,292	128	5,420	5,691	5%
Miscellaneous (bank fees)	2,250	950	1,300	2,250	2,250	0%
Total Professional fees	85,426	41,974	41,666	83,640	88,006	5%
Field Management fees						
Other contractual services	12,600	6,299	6,301	12,600	12,600	0%
Total field management fees	12,600	6,299	6,301	12,600	12,600	0%
Water management services						
NPDES program	-	205	1,000	1,205	1,835	52%
Other contractual services: lakes	102,760	48,800	53,960	102,760	104,595	2%
Other contractual services: wetlands	17,983	10,791	7,192	17,983	21,286	18%
Other contractual services: culverts/drains	14,680	1,468	13,212	14,680	14,680	0%
Other contractual services: lake health	3,670	904	2,766	3,670	3,670	0%
Aquascaping	18,350	-	18,350	18,350	11,010	-40%
Capital outlay	5,505	-	5,505	5,505	5,505	0%
Repairs and Maintenance (Aerators)	5,505	1,548	3,957	5,505	5,505	0%
Total water management services	168,453	63,716	105,942	169,658	168,086	-1%

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
ENTERPRISE FUND 401/451 COMBINED BUDGET
FISCAL YEAR 2021**

	Fiscal Year 2020			Total Revenues & Expenditures	Proposed Budget FY 2021	% Change Projected '20 Proposed '21
	Adopted Budget FY 2020	Actual through 3/31/20	Projected through 9/30/20			
OPERATING EXPENSES (continued)						
Landscape services						
Other contractual - tree trimming	5,505	-	5,505	5,505	5,505	0%
Total landscape services	5,505	-	5,505	5,505	5,505	0%
Roadway Services						
Personnel	4,394	1,666	2,728	4,394	4,394	0%
Fuel	1,101	2,370	-	2,370	-	-100%
Repairs and Maintenance - Parts	1,835	1,601	234	1,835	1,835	0%
Insurance	92	1,164	-	1,164	250	-79%
Total Roadway Services	7,422	6,801	2,962	9,763	6,479	-34%
Irrigation services						
Personnel	61,824	35,260	26,564	61,824	71,500	16%
Reclaimed water	75,646	34,227	41,419	75,646	75,646	0%
Repairs and maintenance - parts	25,000	13,230	11,770	25,000	25,000	0%
Insurance	7,500	9,575	-	9,575	7,500	-22%
Meter costs	7,500	4,826	2,674	7,500	7,500	0%
Other contractual services	9,000	5,745	3,255	9,000	9,000	0%
Electricity	100,000	53,067	46,933	100,000	100,000	0%
Pumps & machinery	40,000	120,246	10,000	130,246	50,000	-62%
Depreciation	100,102	50,052	50,050	100,102	60,000	-40%
Total irrigation services	426,572	326,228	192,665	518,893	406,146	-22%
Total operating expenses	705,978	445,018	349,536	794,554	686,822	-14%
Operating income/loss	(33,472)	(24,051)	(97,253)	(121,304)	12,250	
Nonoperating revenues/(expenses)						
Interest income	500	36	464	500	500	0%
Total nonoperating revenues/(expenses)	500	36	464	500	500	0%
Change in net assets	(32,972)	(24,015)	(96,789)	(120,804)	12,750	
Total net assets - beginning (unaudited)	1,381,216	1,286,703	1,262,688	1,286,703	1,165,899	
Total net assets - ending (projected)	\$1,348,244	\$1,262,688	\$1,165,899	\$1,165,899	\$1,178,649	

Description	Total Units	Assessment Summary		Total Revenue
		2020	2021	
Full Assessment	4,013.52	\$ 47.82	\$ 54.60	\$ 219,138

*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.

**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	6,250
Barraco and Associates, Inc., provides a broad array of engineering, consulting and construction services to the Districts, which assist in crafting solutions with sustainability for the long term interest of the community - recognizing the needs of government, the environment and maintenance of the Districts' facilities.	
Legal	6,250
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	6,000
The Districts are required by Florida State Statute to undertake an independent examination of its books, records and accounting procedures on an annual basis. The Districts currently have an agreement with Grau & Associates to perform these services.	
Management	15,767
Wrathell, Hunt and Associates, LLC , specializes in managing community development districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the Districts, develop financing programs, administer the issuance of tax exempt bond financings, and finally, operate and maintain the assets of the community.	
Accounting & payroll	5,600
Wrathell, Hunt and Associates, LLC , prepares all financial work related to the Districts' funds (general, debt service and capital projects, etc.). This includes monthly financials, the annual budget and various other items.	
Computer services	1,680
Wrathell, Hunt and Associates, LLC , provides maintenance of the Districts' financial records, which includes accounts payable and profit & loss statements.	
Utility billing	29,000
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	450
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing and binding	1,639
Letterhead, envelopes, copies, etc.	
Legal Notices and Communications	375
The Districts advertise in The News Press for monthly meetings, special meetings, public hearings, bidding, etc.	
Office supplies	50
Accounting and administrative supplies.	
Subscriptions and memberships	87
Annual fee paid to the Department of Community Affairs.	
ADA website compliance	147
Insurance	5,691
The Districts carry public officials and general liability insurance with policies written by Florida Municipal Insurance Trust. The limit of liability is set at \$1,000,000 for general liability (\$2,000,000 general aggregate) and \$1,000,000 for public officials liability limit.	
Miscellaneous (bank fees)	2,250
Bank charges and other miscellaneous expenses incurred during the year.	

Field Management fees

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

Water management services

Other Contractual services	
The Districts contract with licensed and qualified contractors to provide lake maintenance services.	
Other contractual services: lakes	104,595
Other contractual services: wetlands	21,286
Other contractual services: culverts/drains	14,680
Other contractual services: lake health	3,670

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

EXPENDITURES (continued)

Aquascaping	11,010
Planting of aquatic and wetland plants to ensure the integrity of the storm water management systems.	
Capital outlay	5,505
Purchase and installation of new equipment.	
Repairs and Maintenance (Aerators)	5,505
This covers any unforeseen costs that may be incurred.	
Other contractual - tree trimming	
Tree trimming of trees within the Districts' common areas and parks that exceed the or	5,505
Roadway Services	
Personnel	4,394
Includes salary, taxes and benefits for the Districts' street sweeper.	
Repairs and Maintenance - Parts	1,835
Parts replacement for vehicles and equipment.	
Insurance	250
Insurance costs for automobiles, property and worker's compensation related to	
Irrigation services	
Personnel	71,500
Includes salary, taxes and benefits for the Districts' maintenance supervisor and irrigation manager.	
Reclaimed water	75,646
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	7,500
Costs associates with installation of single family residential meters. Revenue to support these costs come directly from the meter fee assessed at the time of the application to connect to the system	
Other contractual services	9,000
The District contractors with a qualified provider for services related to plant meters and equipment.	
Electricity	100,000
Cost of electricity for operation of Districts' well fields and high service pump.	
Pumps & machinery	50,000
Repairs and maintenance for the irrigation supply system, including main line, valves and well repairs.	
Depreciation	60,000
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	\$ 686,822

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND 401 BUDGET
FISCAL YEAR 2021**

	Fiscal Year 2020			Total Revenues and Expenditures	Proposed Budget FY 2021	% Change Projected '20 Proposed '21
	Adopted Budget FY 2020	Actual through 3/31/20	Projected through 9/30/20			
OPERATING REVENUES						
Charges for services:						
Assessment levy - gross	\$ 143,931				\$ 164,366	
Allowable discounts (3%)*	(3,599)				(4,109)	
Assessment levy - net	140,332	\$ 133,590	\$ 6,742	\$ 140,332	160,257	14%
Irrigation revenue	300,000	163,419	136,581	300,000	300,000	0%
Meter fees	2,625	2,245	606	2,851	2,625	-8%
Total revenues	442,957	299,254	143,929	443,183	462,882	4%
OPERATING EXPENSES						
Professional fees						
Supervisors**	3,230	969	1,250	2,219	3,230	46%
Engineering	4,688	2,841	1,847	4,688	4,688	0%
Legal	4,688	765	2,625	3,390	4,688	38%
Audit**	3,000	375	2,625	3,000	3,000	0%
Management	11,594	5,797	5,797	11,594	11,825	2%
Accounting & payroll	4,200	2,100	2,100	4,200	4,200	0%
Computer services	1,260	762	498	1,260	1,260	0%
Utility billing	20,250	11,216	10,500	21,716	21,750	0%
Telephone	233	117	116	233	233	0%
Postage & reproduction	338	202	136	338	338	0%
Printing and binding	1,229	615	614	1,229	1,229	0%
Legal advertising	281	221	60	281	281	0%
Office supplies	38	44	-	44	38	-14%
Subscription and memberships	65	66	-	66	65	-2%
ADA website compliance	110	37	74	111	110	-1%
Insurance**	2,710	2,646	64	2,710	2,846	5%
Miscellaneous	1,688	712	975	1,687	1,688	0%
Total professional fees	59,602	29,485	29,281	58,766	61,469	5%
Field management fees						
Other contractual services	9,450	4,725	4,725	9,450	9,450	0%
Total field management fees	9,450	4,725	4,725	9,450	9,450	0%
Water management services						
NPDES program	-	154	750	904	1,376	52%
Other contractual services: lakes	77,070	36,600	40,470	77,070	78,446	2%
Other contractual services: wetlands	13,487	8,093	5,394	13,487	15,965	18%
Other contractual services: culverts/drains	11,010	1,101	9,909	11,010	11,010	0%
Other contractual services: lake health	2,753	678	2,075	2,753	2,753	0%
Aquascaping	13,763	-	13,763	13,763	8,258	-40%
Capital outlay	4,129	-	4,129	4,129	4,129	0%
Repairs and Maintenance (Aerators)*	4,129	1,161	2,968	4,129	4,129	0%
Total water management services	126,341	47,787	79,458	127,245	126,066	-1%

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND 401 BUDGET
FISCAL YEAR 2021**

	Fiscal Year 2020			Total Revenues and Expenditures	Proposed Budget FY 2021	% Change Projected '20 Proposed '21
	Adopted Budget FY 2020	Actual through 3/31/20	Projected through 9/30/20			
OPERATING EXPENSES (continued)						
Landscape services						
Other contractual - tree trimming	4,129	-	4,129	4,129	4,129	0%
Total landscape services	<u>4,129</u>	<u>-</u>	<u>4,129</u>	<u>4,129</u>	<u>4,129</u>	<u>0%</u>
Roadway Services						
Personnel	3,296	1,249	2,046	3,295	3,296	0%
Fuel	826	1,626	-	1,626	-	-100%
Repairs and Maintenance - Parts	1,376	1,201	176	1,377	1,376	0%
Insurance	69	873	-	873	188	-78%
Total Roadway Services	<u>5,567</u>	<u>4,949</u>	<u>2,222</u>	<u>7,171</u>	<u>4,860</u>	<u>-32%</u>
Irrigation services						
Personnel	46,364	26,444	19,923	46,367	53,625	16%
Repairs and maintenance - parts	18,750	9,781	8,828	18,609	18,750	1%
Insurance	5,625	7,181	-	7,181	5,625	-22%
Meter costs	5,625	3,761	2,006	5,767	5,625	-2%
Other contractual services	6,750	4,309	2,441	6,750	6,750	0%
Electricity	75,000	39,800	35,200	75,000	75,000	0%
Pumps & machinery	30,000	90,185	7,500	97,685	37,500	-62%
Depreciation	75,077	37,539	37,538	75,077	45,000	-40%
Total irrigation services	<u>263,191</u>	<u>219,000</u>	<u>113,436</u>	<u>332,436</u>	<u>247,875</u>	<u>-25%</u>
Total operating expenses	<u>468,280</u>	<u>305,946</u>	<u>229,122</u>	<u>535,068</u>	<u>453,849</u>	<u>-15%</u>
Operating income/loss	(25,323)	(6,692)	(85,193)	(91,885)	9,033	
Nonoperating revenues/(expenses)						
Interest income	375	24	348	372	375	1%
Total nonoperating revenues/(expenses)	<u>375</u>	<u>24</u>	<u>348</u>	<u>372</u>	<u>375</u>	<u>1%</u>
Change in net assets	(24,948)	(6,668)	(84,845)	(91,513)	9,408	
Total net assets - beginning (unaudited)	1,186,528	1,090,887	1,084,219	1,090,887	999,374	
Total net assets - ending (projected)	<u>\$ 1,161,580</u>	<u>\$ 1,084,219</u>	<u>\$ 999,374</u>	<u>\$ 999,374</u>	<u>\$ 1,008,782</u>	

Assessment Summary

Description	Total Units	2020	2021	Total Revenue
Full Assessment	3,194.34	\$ 45.06	\$ 51.46	\$ 164,381

*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
ENTERPRISE FUND 451 BUDGET
FISCAL YEAR 2021**

	Fiscal Year 2020			Total Revenues and Expenditures	Proposed Budget FY 2021	% Change Projected '20 Proposed '21
	Adopted Budget FY 2020	Actual through 3/31/20	Projected through 9/30/20			
OPERATING REVENUES						
Charges for services:						
Assessment levy - gross	\$ 47,977				\$ 54,789	
Allowable discounts (3%)*	(1,200)				(1,370)	
Assessment levy - net	46,777	\$ 43,663	\$ 3,114	\$ 46,777	53,419	14%
Irrigation revenue	181,896	78,050	103,846	181,896	181,896	0%
Meter fees	875	-	1,394	1,394	875	-37%
Total revenues	229,548	121,713	108,354	230,067	236,190	3%
OPERATING EXPENSES						
Professional fees						
Supervisors**	3,230	969	1,250	2,219	3,230	46%
Engineering	1,563	947	616	1,563	1,563	0%
Legal	1,563	255	875	1,130	1,563	38%
Audit**	3,000	375	2,625	3,000	3,000	0%
Management	3,865	1,932	1,932	3,864	3,942	2%
Accounting & payroll	1,400	700	700	1,400	1,400	0%
Computer services	420	254	166	420	420	0%
Utility billing	6,750	3,739	3,500	7,239	7,250	0%
Telephone	78	39	39	78	78	0%
Postage & reproduction	113	67	45	112	113	1%
Printing and binding	410	205	205	410	410	0%
Legal advertising	94	74	20	94	94	0%
Office supplies	13	15	-	15	13	-13%
Subscription and memberships	22	22	-	22	22	0%
ADA website compliance	37	12	25	37	37	0%
Insurance**	2,710	2,646	32	2,678	2,846	6%
Miscellaneous	563	238	325	563	563	0%
Total professional fees	25,831	12,489	12,355	24,844	26,544	7%
Field management fees						
Other contractual services	3,150	1,574	1,576	3,150	3,150	0%
Total field management fees	3,150	1,574	1,576	3,150	3,150	0%
Water management services						
NPDES program	-	51	250	301	459	52%
Other contractual services: lakes	25,690	12,200	13,490	25,690	26,149	2%
Other contractual services: wetlands	4,496	2,698	1,798	4,496	5,322	18%
Other contractual services: culverts/drains	3,670	367	3,303	3,670	3,670	0%
Other contractual services: lake health	918	226	692	918	918	0%
Aquascaping	4,588	-	4,588	4,588	2,753	-40%
Capital outlay	1,376	-	1,376	1,376	1,376	0%
Repairs and Maintenance (Aerators)*	1,376	387	989	1,376	1,376	0%
Total water management services	42,114	15,929	26,486	42,415	42,023	-1%

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND 451 BUDGET
FISCAL YEAR 2021**

	Fiscal Year 2020			Total Revenues and Expenditures	Proposed Budget FY 2021	% Change Projected '20 Proposed '21
	Adopted Budget FY 2020	Actual through 3/31/20	Projected through 9/30/20			
OPERATING EXPENSES (continued)						
Landscape services						
Other contractual - tree trimming	1,376	-	1,376	1,376	1,376	0%
Total landscape services	<u>1,376</u>	<u>-</u>	<u>1,376</u>	<u>1,376</u>	<u>1,376</u>	0%
Roadway Services						
Personnel	1,099	417	682	1,099	1,099	0%
Fuel	275	744	-	744	-	-100%
Repairs and Maintenance - Parts	459	400	59	459	459	0%
Insurance	23	291	-	291	63	-78%
Total Roadway Services	<u>1,856</u>	<u>1,852</u>	<u>741</u>	<u>2,593</u>	<u>1,621</u>	-37%
						N/A
Irrigation services						
Personnel	15,456	8,816	6,641	15,457	17,875	16%
Reclaimed water	75,646	34,227	41,419	75,646	75,646	0%
Repairs and maintenance - parts	6,250	3,449	2,943	6,392	6,250	-2%
Insurance	1,875	2,394	-	2,394	1,875	-22%
Meter costs	1,875	1,065	669	1,734	1,875	8%
Other contractual services	2,250	1,436	814	2,250	2,250	0%
Electricity	25,000	13,267	11,733	25,000	25,000	0%
Pumps & machinery	10,000	30,061	2,500	32,561	12,500	-62%
Depreciation	25,026	12,513	12,513	25,026	15,000	-40%
Total irrigation services	<u>163,378</u>	<u>107,228</u>	<u>79,232</u>	<u>186,460</u>	<u>158,271</u>	-15%
Total operating expenses	<u>237,705</u>	<u>139,072</u>	<u>120,390</u>	<u>259,462</u>	<u>232,985</u>	-10%
Operating income/loss	(8,157)	(17,359)	(12,036)	(29,395)	3,205	
Nonoperating revenues/(expenses)						
Interest income	125	12	116	128	125	-2%
Total nonoperating revenues/(expenses)	<u>125</u>	<u>12</u>	<u>116</u>	<u>128</u>	<u>125</u>	-2%
Change in net assets	(8,032)	(17,347)	(11,920)	(29,267)	3,330	
Total net assets - beginning (unaudited)	194,682	195,816	178,469	195,816	166,549	
Total net assets - ending (projected)	<u>\$ 186,650</u>	<u>\$ 178,469</u>	<u>\$ 166,549</u>	<u>\$ 166,549</u>	<u>\$ 169,879</u>	

Description	Total Units	Assessment Summary		Total Revenue
		2020	2021	
Full Assessment	819.18	\$ 58.57	\$ 66.88	\$ 54,787

*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.

**Bayside
Improvement Community Development District**

PRELIMINARY

Lee County

2020 - 2021 Assessments		General Fund	O&M Assessment Colony Fund	Enterprise Fund	Total Assessment
Bayside Neighborhoods	Limited Benefit Assessment-outside gates	\$ 149.32	\$ -	\$ 51.46	\$ 200.78
Bayside Neighborhoods	Full Assessment	\$ 578.50	\$ -	\$ 51.46	\$ 629.96
Bayside Neighborhoods	Common and Administration	\$ 230.98	\$ -	\$ 51.46	\$ 282.44
The Colony Neighborhoods	Full Assessment	\$ 578.50	\$ 582.03	\$ 51.46	\$ 1,211.99
The Colony Neighborhoods	Common and Administration	\$ 230.98	\$ 582.03	\$ 51.46	\$ 864.47

2019 - 2020 Assessments		General Fund	O&M Assessment Colony Fund	Enterprise Fund	Total Assessment
Bayside Neighborhoods	Limited Benefit Assessment-outside gates	\$ 147.80	\$ -	\$ 45.06	\$ 192.86
Bayside Neighborhoods	Full Assessment	\$ 549.13	\$ -	\$ 45.06	\$ 594.19
Bayside Neighborhoods	Common and Administration	\$ 219.30	\$ -	\$ 45.06	\$ 264.36
The Colony Neighborhoods	Full Assessment	\$ 549.13	\$ 583.12	\$ 45.06	\$ 1,177.31
The Colony Neighborhoods	Common and Administration	\$ 219.30	\$ 583.12	\$ 45.06	\$ 847.48

**Bay Creek
Community Development District
2020-2021 Assessments**

*****PRELIMINARY*****

Residential Neighborhoods (per unit)	O&M Assessment		Total Assessment
	General Fund	Enterprise Fund	
Ascot	\$ 543.64	\$ 66.88	\$ 610.52
Pinewater Place	\$ 543.64	\$ 66.88	\$ 610.52
Bay Creek	\$ 543.64	\$ 66.88	\$ 610.52
The Ridge	\$ 543.64	\$ 66.88	\$ 610.52
Bay Creek (phase 2)	\$ 543.64	\$ 66.88	\$ 610.52
Baycrest Villas	\$ 543.64	\$ 66.88	\$ 610.52
Costa Del Sol	\$ 543.64	\$ 66.88	\$ 610.52
The Cottages	\$ 543.64	\$ 66.88	\$ 610.52
Southbridge	\$ 543.64	\$ 66.88	\$ 610.52
Creekside Crossing	\$ 543.64	\$ 66.88	\$ 610.52
The Point	\$ 543.64	\$ 66.88	\$ 610.52
Commercial & Golf Course			
Pelican's Nest Golf Course	\$ 31,281.05	\$ 2,504.66	\$ 33,785.71
US 41 Commercial Parcels	\$ 1,642.76	\$ -	\$ 1,642.76
Fiscal year 2019 - 2020 Assessments:			
SF	\$ 517.61	\$ 58.57	\$ 576.18
MF	\$ 517.61	\$ 58.57	\$ 576.18
GC	\$ 29,783.28	\$ 2,193.45	\$ 31,976.73
COMM	\$ 1,627.20	\$ -	\$ 1,627.20

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

Bayside Improvement
Community Development District
Assessable Unit Schedule Analysis - GF 001
Fiscal Year 2021

Parcel	Classification	2020 Units	2021 Units
Single-Family			
Unit 1- Pennyroyal	SF	43	43
Unit 2- Goldcrest	SF	42	42
Unit 3- Lakemont	SF	101	101
Unit 4 - Lakemont	SF	42	42
Unit 6- Bay Cedar I	SF	30	30
Unit 7- The Capri	SF	63	63
Unit 8- Longlake	SF	39	39
Unit 9- Lakemont	SF	22	22
Unit 10 -Longlake	SF	64	64
Unit 11- Longlake	SF	33	33
Unit 12- Longlake	SF	11	11
Unit 13- Longlake Village	SF	56	56
Unit 15- Bay Cedar II	SF	36	36
Unit 19- Heron Point	SF	23	23
Coventry	SF	8	8
	Sub-total	613	613
Multi-Family			
Lakemont Cove	MF	124	124
Cypress Island	MF	68	68
Palm Colony	MF	120	120
Sandpiper Isles	MF	100	100
Sandpiper Greens	MF	48	48
Mystic Ridge	MF	46	46
Sawgrass Point	MF	124	124
The Reserve	MF	60	60
Southbridge	MF	34	34
	Sub-total	724	724

Bayside Improvement
Community Development District
Assessable Unit Schedule Analysis - GF 001
Fiscal Year 2021

Parcel	Classification	2020 Units	2021 Units
Commercial			
Parcel F/B	COM	35.26	35.26
PNGC Golf Maintenance Facility	COM	12.54	12.54
PCGC Golf Maintenance Facility	COM	15.67	15.67
PNGC Clubhouse	COM	32.14	32.14
PCGC Clubhouse	COM	31.63	31.63
	Sub-total	127.24	127.24
Golf Course			
Pelican's Nest	GC	220.08	220.08
Pelican Colony	GC	145.85	145.85
	Sub-total	365.93	365.93
LaScala (Baywinds addition)	MF	64	64
Palermo (Baywinds addition)	MF	71	71
		135	135
Total Full Assessment Units (non-bonded area)		1965.17	1965.17
Single Family			
Waterside	SF	46	46
Messina Ct.	SF	6	6
Sanctuary	SF	52	52
Addison Place	SF	28	28
Tuscany Isles	SF	40	40
Bellagio	SF	26	26
	Sub-total	198	198
Multi-Family			
Heron Cove	MF	22	22
Heron Glen	MF	15	15
Las Palmas	MF	49	49
Merano	MF	100	100
Sorento	MF	72	72
Treviso	MF	76	76
Villa Trevi	MF	5	5
Villa @ Castella	MF	24	24
Casa @ Castella	MF	24	24
Mansions @ Castella	MF	24	24
Florenca	MF	116	116
Navona	MF	100	100
Terzetto Phase I	MF	30	30
Terzetto Phase II	MF	39	39
Ponza (former Pelican Landing Res)	MF	13	13
Cielo	MF	96	96
Altaira	MF	75	75
	Sub-total	880	880

Bayside Improvement
Community Development District
Assessable Unit Schedule Analysis - GF 001
Fiscal Year 2021

Parcel	Classification	2020 Units	2021 Units
Commercial			
Tract B Walden Center	COM	37.70	37.70
Tides Condo (f/k/a Villas at P.L. Apartments)	COM	280	280
Tract I	COM	6.61	6.61
Coconut Square, Lot 1	COM	8.0995	8.0995
Coconut Square, Lot 2	COM	5.8586	5.8586
Coconut Square, Lot 3	COM	5.7240	5.7240
Coconut Square, Lot 4	COM	5.8184	5.8184
Coconut Square, Lot 5	COM	15.1479	15.1479
Colony Sales Office	COM	1	1
North building	COM	11.0780	11.0780
South building	COM	11.0781	11.0781
Tract E	COM	7.19	7.19
Hyatt	COM	92.63	92.63
	Sub-total	487.93	487.93
Total Full Assessment Units (bond series 1996 area)		1565.93	1565.93
Total Full Assessment Units		3531.10	3531.10
FUTURE UNITS			
Reduced Services			
Elks Lodge	non-profit	6.57	6.57
	Sub-total	6.57	6.57
Multi-Family			
Colony VIII (5630)	MF	75	75
Colony IX (5640)	MF	75	75
	Sub-total	150	150
Total Future Limited Service Assessment Units		156.57	156.57
Grand Total of Bayside Assessable Units		3687.67	3687.67

4,526.94

**BAYCREEK COMMUNITY DEVELOPMENT DISTRICT
ASSESSABLE UNIT SCHEDULE ANALYSIS
Fiscal Year 2021**

<u>Residential Units</u>	<u>type</u>	<u>acres</u>	<u>Units</u>	<u>GF 101 O & M ERU's</u>	<u>GF 003 O & M ERU's</u>
Single Family					
Ascot	SF		48		
Pinewater Place	SF		44		
			<u>92</u>	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			<u>80</u>	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			<u>599</u>	599	599
Total Residential			771	771	771
Commercial & Golf Course					
US 41 Commercial	COM	1.85		10.73	0
Pelican's Nest Golf Course	GOLF	57.54		57.54	0
Total Commercial		<u>59.39</u>		<u>68.27</u>	0
Total O & M Units			839.27	771.00	

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
ENTERPRISE FUND 401/451
ASSESSABLE UNIT SCHEDULE ANALYSIS
FISCAL YEAR 2021**

	2020 Units	2021 Units
Unit 1- Pennyroyal	43.00	43.00
Unit 2- Goldcrest	42.00	42.00
Unit 3- Lakemont	101.00	101.00
Unit 4 - Lakemont	42.00	42.00
Unit 6- Bay Cedar I	30.00	30.00
Unit 7- The Capri	63.00	63.00
Unit 8- Longlake	39.00	39.00
Unit 9- Lakemont	22.00	22.00
Unit 10 -Longlake	64.00	64.00
Unit 11- Longlake	33.00	33.00
Unit 12- Longlake	11.00	11.00
Unit 13- Longlake Village	56.00	56.00
Unit 15- Bay Cedar II	36.00	36.00
Unit 19- Heron Point	23.00	23.00
Coventry	8.00	8.00
Lakemont Cove	124.00	124.00
Cypress Island	68.00	68.00
Palm Colony	120.00	120.00
Sandpiper Isles	100.00	100.00
Sandpiper Greens	48.00	48.00
Mystic Ridge	46.00	46.00
Sawgrass Point	124.00	124.00
The Reserve	60.00	60.00
Southbridge	34.00	34.00
LaScala (Baywinds addition)	64.00	64.00
Palermo (Baywinds addition)	71.00	71.00
Waterside	46.00	46.00
Messina Ct.	6.00	6.00
Sanctuary	52.00	52.00
Addison Place	28.00	28.00
Tuscany Isles	40.00	40.00
Bellagio	26.00	26.00
Heron Cove	22.00	22.00
Heron Glen	15.00	15.00
Las Palmas	49.00	49.00
Merano	100.00	100.00
Sorento	72.00	72.00
Treviso (Colony II)	76.00	76.00
Villa Trevi	5.00	5.00
Villa @ Castella	24.00	24.00
Casa @ Castella	24.00	24.00
Mansions @ Castella	24.00	24.00
Florenca (Colony III-5610)	116.00	116.00
Navona	100.00	100.00
Tezetto Phase I	30.00	30.00

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
ENTERPRISE FUND 401/451
ASSESSABLE UNIT SCHEDULE ANALYSIS
FISCAL YEAR 2021**

	2020 Units	2021 Units
Tezetto Phase II	39.00	39.00
Altaira Colony IV (5620)	75.00	75.00
Cielo Colony V (5450)	96.00	96.00
Colony VIII (5630)	75.00	75.00
Colony IX (5640)	75.00	75.00
Ponza (former Pelican Landing Residential Assoc)	13.00	13.00
Parcel F/B	35.26	35.26
PNGC Clubhouse	32.14	32.14
PCGC Clubhouse	31.63	31.63
Walden Center	37.70	37.70
Tides	280.00	280.00
Tract I	6.61	6.61
Coconut Square Lot 1	8.10	8.10
Coconut Square Lot 2	5.86	5.86
Coconut Square Lot 3	5.72	5.72
Coconut Square Lot 4	5.82	5.82
Coconut Square Lot 5	15.15	15.15
Colony Sales Office	1.00	1.00
North Building	11.08	11.08
South Building	11.08	11.08
Tract E WCI Site	7.19	7.19
Bayside	3,194.34	3,194.34
Ascot	48.00	48.00
Pinewater Place	44.00	44.00
Unit 16 Bay Creek	20.00	20.00
Unit 17 The Ridge	43.00	43.00
Unit 17 addition The Ridge	2.00	2.00
Bay Creek Phase 2	15.00	15.00
Baycrest Villas	90.00	90.00
Costa Del Sol	62.00	62.00
Unit 18 The Cottages	41.00	41.00
Southbridge	132.00	132.00
Creekside Crossing	114.00	114.00
The Point	160.00	160.00
Commercial	10.73	10.73
PN Golf Club	37.45	37.45
Bay Creek	819.18	819.18
Total Enterprise Fund	4,013.52	4,013.52