

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
PROPOSED BUDGET
FISCAL YEAR 2020
ADOPTED AUGUST 26, 2019**

**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 2020**

	Fiscal Year 2019			Total Revenues & Expenditures	Proposed Budget FY 2020	% Change Projected '19 Proposed '20
	Adopted Budget FY 2019	Actual through 3/31/19	Projected through 9/30/19			
REVENUES						
Assessment levy: on-roll - gross	\$ 2,418,799				\$ 2,208,163	
Allowable discounts (3%)*	(60,470)				(66,245)	
Assessment levy: on-roll - net	2,358,329	\$ 2,229,634	\$ 128,702	\$ 2,358,336	2,141,918	-9%
Interest	1,500	735	767	1,502	1,500	0%
Street sweeping	10,000	-	10,000	10,000	10,000	0%
Miscellaneous-FEMA/State reimbursement	-	354,773	-	354,773	-	-100%
Total revenues	2,369,829	2,585,142	139,469	2,724,611	2,153,418	-21%
EXPENDITURES						
Professional fees						
Supervisors	19,377	7,912	11,465	19,377	19,377	0%
Engineering	18,750	17,825	5,000	22,825	18,750	-18%
Legal	7,500	3,067	3,000	6,067	18,750	209%
Audit	18,000	-	18,000	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	2,996	2,044	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	740	610	1,350	1,350	0%
Printing and binding	4,918	2,459	2,459	4,918	4,918	0%
Legal Notices and Communications	2,250	226	2,024	2,250	1,125	-50%
Office supplies	150	-	150	150	150	0%
Subscriptions and memberships	263	263	-	263	263	0%
ADA website compliance	-	104	-	104	253	143%
Insurance	15,941	15,488	-	15,488	16,262	5%
Miscellaneous (bank fees)	6,750	2,577	4,173	6,750	6,750	0%
Total professional fees	168,514	92,007	78,801	170,807	179,213	5%
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	8,862	355	8,507	8,862	3,165	-64%
Other contractual services: lakes	162,681	76,410	86,271	162,681	177,240	9%
Other contractual services: wetlands	27,852	19,776	8,076	27,852	31,017	11%
Other contractual services: culverts/drains	12,660	42,094	-	42,094	25,320	-40%
Other contractual services: lake health	15,825	367	15,458	15,825	6,330	-60%
Aquascaping	31,650	-	31,650	31,650	31,650	0%
Capital outlay	9,495	-	9,495	9,495	9,495	0%
Repairs and Maintenance (Aerators)	9,495	3,598	5,897	9,495	9,495	0%
Street drain repairs & maintenance	-	836	-	836	-	-100%
Total water management	278,520	143,436	165,354	308,790	293,712	-5%

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EXPENDITURES AND OTHER USES (continued)						
Street lighting						
Contractual Services	15,000	-	15,000	15,000	40,000	167%
Electricity	45,000	19,947	20,000	39,947	40,000	0%
Equipment	17,500	26,145	25,000	51,145	-	-100%
Total street lighting	<u>77,500</u>	<u>46,092</u>	<u>60,000</u>	<u>106,092</u>	<u>80,000</u>	<u>-25%</u>
Landscape services						
Supervisor	98,487	51,785	52,000	103,785	105,269	1%
Personnel services	800,000	436,354	363,646	800,000	860,000	8%
Other Contractual- Horticulturalists	5,000	-	5,000	5,000	3,500	-30%
Other Contractual-Training	-	-	-	-	1,500	
Maintenance Tracking Software	10,000	1,993	10,000	11,993	13,000	8%
Capital outlay: equipment	45,000	9,724	35,276	45,000	45,000	0%
Fuel	19,500	6,205	13,295	19,500	19,500	0%
Repairs and maintenance (parts)	35,000	24,024	10,976	35,000	35,000	0%
Insurance	10,484	13,943	-	13,943	14,640	5%
Minor operating equipment	15,000	8,045	6,955	15,000	15,000	0%
Horticulture dumpster	25,000	17,550	15,000	32,550	25,000	-23%
Employee uniforms	15,000	10,918	11,000	21,918	22,000	0%
Chemicals	55,000	29,294	30,000	59,294	60,000	1%
Flower program	80,000	50,775	46,000	96,775	110,000	14%
Mulch program	80,000	62,629	17,371	80,000	80,000	0%
Plant replacement program	60,000	51,457	20,000	71,457	60,000	-16%
Other contractual - tree trimming	9,495	3,150	6,345	9,495	9,495	0%
Selective tree removal	25,000	-	25,000	25,000	-	-100%
Fountain maintenance	12,000	1,289	10,711	12,000	12,000	0%
Office operations	25,000	14,171	10,829	25,000	25,000	0%
Monument maintenance	5,000	6,312	-	6,312	20,000	217%
Total landscape services	<u>1,429,966</u>	<u>799,618</u>	<u>689,404</u>	<u>1,489,022</u>	<u>1,535,904</u>	<u>3%</u>
Roadway services						
Personnel	7,580	4,160	3,420	7,580	7,580	0%
Repairs and maintenance - parts	5,000	1,644	3,356	5,000	15,000	200%
Insurance	350	674	-	674	750	11%
Total roadway services	<u>12,930</u>	<u>6,478</u>	<u>6,776</u>	<u>13,254</u>	<u>23,330</u>	<u>76%</u>

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
GENERAL FUND 001/101 COMBINED BUDGET - PELICAN LANDING
FISCAL YEAR 2020**

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	Adopted Budget FY 2019	Actual through 3/31/19	Projected through 9/30/19			
EXPENDITURES (continued)						
Parks & recreation						
Utilities	4,600	4,671	4,200	8,871	9,000	1%
Operating supplies	1,000	-	1,000	1,000	1,000	0%
Total parks and recreation	5,600	4,671	5,200	9,871	10,000	1%
Other fees & charges						
Property appraiser	3,600	3,625	-	3,625	3,600	-1%
Tax collector	5,400	5,359	41	5,400	5,400	0%
Total other fees & charges	9,000	8,984	41	9,025	9,000	0%
Total expenditures	2,019,829	1,120,185	1,024,476	2,144,660	2,168,958	1%
Excess/(deficiency) of revenues over/(under) expenditures	350,000	1,464,957	(885,007)	579,951	(15,540)	
OTHER FINANCING SOURCES/(USES)						
Transfer out (uninsured assets)	-	-	(354,773)	(354,773)	-	-100%
Total other financing sources/(uses)	-	-	(354,773)	(354,773)	-	-100%
Net increase/(decrease) of fund balance	350,000	1,464,957	(1,239,780)	225,178	(15,540)	
Fund balance - beginning (unaudited)	126,771	406,315	1,871,272	406,315	631,493	
Fund balance - ending (projected)	\$ 476,771	\$ 1,871,272	\$ 631,492	\$ 631,493	\$ 615,953	

*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	
		2019	2020		
Common & Administration	156.57	\$ 277.45	\$ 256.99	\$ 40,236.92	34,335.80
Full Assessment	3,871.71	549.13	540.42	2,092,349.52	2,099,956.53
Limited Benefit Assessment-outside gates	498.66	499.86	151.65	75,621.79	73,918.58
	4,526.94			2,208,208.23	

**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		18,750
<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		18,750
<p>Daniel H. Cox, PA., provides on-going general counsel and legal representation. Attorneys attend the noticed Board meetings in order to anticipate and deal with possible legal issues as they may arise and to respond to questions. In this capacity, as local government lawyers, realize that this type of local government is very limited in its scope - providing infrastructure and service to development.</p>		
Audit		18,000
<p>The Districts are required by Florida State Statute to undertake an independent examination of its books, records and accounting procedures on an annual basis. The Districts currently have an agreement with Grau & Associates to perform these services.</p>		
Management		42,000
<p>Wrathell, Hunt and Associates, LLC, specializes in managing community development districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the Districts, develop financing programs, administer the issuance of tax exempt bond financings, and finally operate and maintain the assets of the community.</p>		
Accounting & payroll		16,799
<p>Wrathell, Hunt and Associates, LLC, prepares all financial work related to the Districts' funds (general, debt service, capital projects, etc.). This includes monthly financials, the annual budget and various other items.</p>		
Computer services		5,040
<p>Wrathell, Hunt and Associates, LLC, provides maintenance of the Districts' financial records, which includes accounts payable and profit & loss statements.</p>		
Assessment roll preparation		8,476
<p>The Districts contract with AJC Associates Inc., for this service, which includes preparing, maintaining and transmitting the annual lien roll with annual special assessment amounts for capital and operating and maintenance assessments.</p>		
Telephone		950
<p>Telephone and fax machine.</p>		
Postage & reproduction		1,350
<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		1,125
<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
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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	16,262
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	177,240
Other contractual services: wetlands	31,017
Other contractual services: culverts/drains	25,320
Other contractual services: lake health	6,330
Aquascaping	31,650
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.	

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DEFINITIONS OF EXPENDITURES**

Expenditures (continued)

Street lighting

Contractual Services 40,000

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

Electricity 40,000

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 105,269

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

Personnel services 860,000

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

Other Contractual- Horticulturalists 3,500

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 13,000

Continued implementation of a Landscape Services activity tracking program. This service is provided by Boss LM..

Capital outlay: equipment 45,000

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

Fuel 19,500

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

Repairs and maintenance (parts) 35,000

Parts replacement for vehicles and equipment.

Insurance 14,640

Insurance costs for automobiles, property and workers' compensation.

Minor operating equipment 15,000

Costs associated with small equipment purchases.

Horticulture dumpster 25,000

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

Employee uniforms 22,000

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 110,000

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

Mulch program 80,000

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.

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GENERAL FUND 001/101 COMBINED BUDGET - PELICAN LANDING
DEFINITIONS OF EXPENDITURES**

Expenditures (continued)	
Plant replacement program	60,000
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	12,000
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	15,000
Insurance	750
Insurance costs for automobiles that relate to this department.	
Parks & Recreation	
Utilities	9,000
These expenditures relate to water/sewer and electrical expense for Central Park, which includes a water feature and two (2) floating fountains.	
Operating supplies	1,000
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	\$ 2,168,958

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND 001 BUDGET
FISCAL YEAR 2020**

	Fiscal Year 2019				Proposed Budget FY 2020	% Change Projected '19 Proposed '20
	Adopted Budget FY 2019	Actual through 3/31/19	Projected through 9/30/19	Total Revenues & Expenditures		
REVENUES						
Assessment levy: on-roll - gross	\$ 1,942,448				\$ 1,777,548	
Allowable discounts (3%)*	(48,561)				(53,326)	
Assessment levy: on-roll - net	1,893,887	\$ 1,797,774	\$ 96,113	\$ 1,893,887	1,724,222	-9%
Interest	1,211	660	551	1,211	1,211	0%
Street sweeping	8,072	-	8,076	8,076	8,072	0%
Miscellaneous-FEMA/State Reimbursement	-	287,863	-	287,863	-	-100%
Total revenues	1,903,170	2,086,297	104,740	2,191,037	1,733,505	-21%
EXPENDITURES						
Professional fees						
Supervisors**	9,689	3,956	5,733	9,689	9,689	0%
Engineering	15,214	14,463	4,057	18,520	15,214	-18%
Legal	6,086	2,489	2,434	4,923	15,214	209%
Audit**	9,000	-	9,000	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	2,431	1,659	4,090	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	589	495	1,084	1,095	1%
Printing and binding	3,990	1,995	1,995	3,990	3,990	0%
Legal Notices and Communications	1,826	183	1,642	1,825	913	-50%
Office supplies	122	-	122	122	122	0%
Subscriptions and memberships	213	213	-	213	213	0%
ADA website compliance	-	84	-	84	205	144%
Insurance**	7,971	7,744	-	7,744	8,131	5%
Miscellaneous (bank fees)	5,477	2,050	3,386	5,436	5,477	1%
Total professional fees	120,130	67,313	54,763	122,076	128,710	5%
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	7,191	288	6,903	7,191	2,568	-64%
Other contractual services: lakes	131,999	61,999	70,000	131,999	143,813	9%
Other contractual services: wetlands	22,599	16,046	6,553	22,599	25,167	11%
Other contractual services: culverts/drains	10,272	34,155	-	34,155	20,545	-40%
Other contractual services: lake health	12,840	298	12,543	12,841	5,136	-60%
Aquascaping	25,681	-	25,681	25,681	25,681	0%
Capital outlay	7,704	-	7,704	7,704	7,704	0%
Repairs and Maintenance (Aerators)	7,704	3,598	4,785	8,383	7,704	-8%
Total water management	225,990	116,384	134,169	250,553	238,318	-5%

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COMMUNITY DEVELOPMENT DISTRICT
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	Adopted Budget FY 2019	Actual through 3/31/19	Projected through 9/30/19			
EXPENDITURES (continued)						
Street lighting						
Personnel services	12,171	-	12,171	12,171	32,456	167%
Electricity	36,513	16,185	16,228	32,413	32,456	0%
Equipment	14,200	21,214	20,285	41,499	-	-100%
Total street lighting	62,884	37,399	48,684	86,083	64,912	-25%
Landscape services						
Supervisor	79,912	42,015	42,193	84,208	85,415	1%
Personnel services	649,120	353,995	295,062	649,057	697,804	8%
Other Contractual- Horticulturalists	4,057	-	4,057	4,057	2,840	-30%
Other Contractual-Training	-	-	-	-	1,217	N/A
Maintenance Tracking Software	8,114	1,617	8,114	9,731	10,548	8%
Capital outlay: equipment	36,513	7,890	28,623	36,513	36,513	0%
Fuel	15,822	5,035	10,788	15,823	15,822	0%
Repairs and maintenance (parts)	28,399	19,489	8,906	28,395	28,399	0%
Insurance	8,507	11,290	-	11,290	11,879	5%
Minor operating equipment	12,171	6,528	5,643	12,171	12,171	0%
Horticulture dumpster	20,285	14,240	12,171	26,411	20,285	-23%
Employee uniforms	12,171	8,859	8,925	17,784	17,851	0%
Chemicals	44,627	23,766	24,342	48,108	48,684	1%
Flower program	64,912	41,209	37,324	78,533	89,254	14%
Mulch program	64,912	50,817	14,095	64,912	64,912	0%
Plant replacement program	48,684	41,752	16,228	57,980	48,684	-16%
Other contractual - tree trimming	7,704	2,556	5,148	7,704	7,704	0%
Selective tree removal	20,285	-	20,285	20,285	-	-100%
Fountain maintenance	9,737	1,046	8,691	9,737	9,737	0%
Office operations	20,285	11,489	8,787	20,276	20,285	0%
Monument maintenance	4,057	5,122	-	5,122	16,228	217%
Total landscape services	1,160,274	648,715	559,382	1,208,097	1,246,232	3%
Roadway services						
Personnel	6,150	3,375	2,775	6,150	6,150	0%
Repairs and maintenance - parts	4,057	1,334	2,723	4,057	12,171	200%
Insurance	284	546	-	546	609	12%
Total roadway services	10,491	5,255	5,498	10,753	18,930	76%

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND 001 BUDGET
FISCAL YEAR 2020**

	Fiscal Year 2019			Total Revenues & Expenditures	Proposed Budget FY 2020	% Change Projected '19 Proposed '20
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EXPENDITURES (continued)						
Parks & recreation						
Utilities	4,416	4,410	3,408	7,818	8,640	11%
Operating supplies	960	-	811	811	960	18%
Total parks and recreation	<u>5,376</u>	<u>4,410</u>	<u>4,219</u>	<u>8,629</u>	<u>9,600</u>	11%
Other fees & charges						
Property appraiser	3,456	3,480	-	3,480	3,456	-1%
Tax collector	5,184	5,145	33	5,178	5,184	0%
Total other fees & charges	<u>8,640</u>	<u>8,625</u>	<u>33</u>	<u>8,658</u>	<u>8,640</u>	0%
Total expenditures	<u>1,624,455</u>	<u>903,436</u>	<u>822,083</u>	<u>1,725,519</u>	<u>1,746,012</u>	1%
Excess/(deficiency) of revenues over/(under) expenditures	278,715	1,182,861	(717,343)	465,518	(12,507)	
OTHER FINANCING SOURCES/(USES)						
Transfer out (uninsured assets)	-	-	(287,863)	(287,863)	-	-100%
Total other financing sources/(uses)	<u>-</u>	<u>-</u>	<u>(287,863)</u>	<u>(287,863)</u>	<u>-</u>	-100%
Net increase/(decrease) of fund balance	278,715	1,182,861	(1,005,206)	177,655	(12,507)	
Fund balance - beginning (unaudited)	104,093	333,038	1,515,899	333,038	510,693	
Fund balance - ending (projected)	<u>\$ 382,808</u>	<u>\$ 1,515,899</u>	<u>\$ 510,693</u>	<u>\$ 510,693</u>	<u>\$ 498,186</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
		2019	2020	
Common & Administration	156.57	\$ 277.45	\$ 219.30	\$ 34,335.80
Full Assessment	3043.17	549.13	549.13	1,671,095.94
Limited Benefit Assessment-outside gates	487.93	499.86	147.80	72,116.05
	<u>3,687.67</u>			<u>\$ 1,777,547.79</u>

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND 101 BUDGET
FISCAL YEAR 2020**

	Fiscal Year 2019			Total Revenues & Expenditures	Proposed Budget FY 2020	% Change Projected '19 Proposed '20
	Adopted Budget FY 2019	Actual through 3/31/19	Projected through 9/30/19			
REVENUES						
Assessment levy: on-roll - gross	\$ 476,358				\$ 430,663	
Allowable discounts (3%)*	(11,909)				(12,920)	
Assessment levy: on-roll - net	464,449	\$ 431,860	\$ 32,589	\$ 464,449	417,743	-10%
Interest	291	75	216	291	291	0%
Street sweeping	1,928	-	1,924	1,924	1,928	0%
Miscellaneous-FEMA/State reimbursement	-	66,910	-	66,910	-	-100%
Total revenues	466,668	498,845	34,729	533,574	419,962	-21%
EXPENDITURES						
Professional fees						
Supervisors**	9,689	3,956	5,733	9,689	9,689	0%
Engineering	3,536	3,362	943	4,305	3,536	-18%
Legal	1,415	578	566	1,144	3,536	209%
Audit**	9,000	-	9,000	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	565	385	950	951	0%
Assessment roll preparation	1,599	1,599	-	1,599	1,599	0%
Telephone	179	90	90	180	179	-1%
Postage & reproduction	255	151	115	266	255	-4%
Printing and binding	928	464	464	928	928	0%
Legal Notices and Communications	424	43	382	425	212	-50%
Office supplies	28	-	28	28	28	0%
Subscriptions and memberships	50	50	-	50	50	0%
ADA website compliance	-	20	-	20	48	140%
Insurance**	7,971	7,744	-	7,744	8,131	5%
Miscellaneous (bank fees)	1,273	527	787	1,314	1,273	-3%
Total professional fees	48,387	24,694	24,038	48,732	50,504	4%
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	1,671	67	1,604	1,671	597	-64%
Other contractual services: lakes	30,682	14,411	16,271	30,682	33,427	9%
Other contractual services: wetlands	5,253	3,730	1,523	5,253	5,850	11%
Other contractual services: culverts/drains	2,388	7,939	-	7,939	4,775	-40%
Other contractual services: lake health	2,985	69	2,915	2,984	1,194	-60%
Aquascaping	5,969	-	5,969	5,969	5,969	0%
Capital outlay	1,791	-	1,791	1,791	1,791	0%
Repairs and Maintenance (Aerators)	1,791	-	1,112	1,112	1,791	61%
Street drain repairs & maintenance	-	836	-	836	-	-100%
Total water management	52,530	27,052	31,185	58,237	55,394	-5%

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND 101 BUDGET
FISCAL YEAR 2020**

	Fiscal Year 2019			Total Revenues & Expenditures	Proposed Budget FY 2020	% Change Projected '19 Proposed '20
	Adopted Budget FY 2019	Actual through 3/31/19	Projected through 9/30/19			
EXPENDITURES (continued)						
Street lighting						
Personnel services	2,829	-	2,829	2,829	7,544	167%
Electricity	8,487	3,762	3,772	7,534	7,544	0%
Equipment	3,301	4,931	4,715	9,646	-	-100%
Total street lighting	14,617	8,693	11,316	20,009	15,088	-25%
Landscape services						
Supervisor	18,575	9,770	9,807	19,577	19,854	1%
Personnel services	150,880	82,359	68,584	150,943	162,196	7%
Other Contractual- Horticulturalists	943	-	943	943	660	-30%
Other Contractual-Training	-	-	-	-	283	N/A
Maintenance Tracking Software	1,886	376	1,886	2,262	2,452	8%
Capital outlay	8,487	1,834	6,653	8,487	8,487	0%
Fuel	3,678	1,170	2,507	3,677	3,678	0%
Repairs and maintenance (parts)	6,601	4,535	2,070	6,605	6,601	0%
Insurance	1,977	2,653	-	2,653	2,761	4%
Minor operating equipment	2,829	1,517	1,312	2,829	2,829	0%
Horticulture dumpster	4,715	3,310	2,829	6,139	4,715	-23%
Employee uniforms	2,829	2,059	2,075	4,134	4,149	0%
Chemicals	10,373	5,528	5,658	11,186	11,316	1%
Flower program	15,088	9,566	8,676	18,242	20,746	14%
Mulch program	15,088	11,812	3,276	15,088	15,088	0%
Plant replacement program	11,316	9,705	3,772	13,477	11,316	-16%
Other contractual - tree trimming	1,791	594	1,197	1,791	1,791	0%
Selective tree removal	4,715	-	4,715	4,715	-	-100%
Fountain maintenance	2,263	243	2,020	2,263	2,263	0%
Office operations	4,715	2,682	2,042	4,724	4,715	0%
Monument maintenance	943	1,190	-	1,190	3,772	217%
Total landscape services	269,692	150,903	130,022	280,925	289,672	3%
Roadway services						
Personnel	1,430	785	645	1,430	1,430	0%
Repairs and maintenance - parts	943	310	633	943	2,829	200%
Insurance	66	128	-	128	141	10%
Total roadway services	2,439	1,223	1,278	2,501	4,400	76%

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND 101 BUDGET
FISCAL YEAR 2020**

	Fiscal Year 2019			Total Revenues & Expenditures	Proposed Budget FY 2020	% Change Projected '19 Proposed '20
	Adopted Budget FY 2019	Actual through 3/31/19	Projected through 9/30/19			
EXPENDITURES (continued)						
Parks & recreation						
Utilities	184	261	792	1,053	360	-66%
Operating supplies	40	-	189	189	40	-79%
Total parks and recreation	<u>224</u>	<u>261</u>	<u>981</u>	<u>1,242</u>	<u>400</u>	<u>-68%</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>395,378</u>	<u>216,749</u>	<u>202,393</u>	<u>419,142</u>	<u>422,947</u>	<u>1%</u>
Excess/(deficiency) of revenues over/(under) expenditures	71,290	282,096	(167,664)	114,432	(2,985)	
OTHER FINANCING SOURCES/(USES)						
Transfer out (uninsured assets)	-	-	(66,910)	(66,910)	-	N/A
Total other financing sources/(uses)	<u>-</u>	<u>-</u>	<u>(66,910)</u>	<u>(66,910)</u>	<u>-</u>	<u>N/A</u>
Net increase/(decrease) of fund balance	71,290	282,096	(234,574)	47,522	(2,985)	
Fund balance - beginning (unaudited)	22,676	73,277	355,373	73,277	120,799	
Fund balance - ending (projected)	<u>\$ 93,966</u>	<u>\$ 355,373</u>	<u>\$ 120,799</u>	<u>\$ 120,799</u>	<u>\$ 117,814</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
		2019	2020	
Full Assessment	828.54	\$ 549.13	\$ 517.61	\$ 428,860.59
Limited Benefit Assessment-outside gates	10.73	499.86	167.99	1,802.53
	<u>839.27</u>			<u>\$ 430,663.12</u>

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
GENERAL FUND 002 - THE COLONY BUDGET
FISCAL YEAR 2020**

	Fiscal Year 2019			Total Revenues & Expenditures	Proposed Budget FY 2020	% Change Projected '19 Proposed '20
	Adopted Budget FY 2019	Actual through 3/31/19	Projected through 9/30/19			
REVENUES						
Assessment levy: on-roll - gross	\$ 734,515				\$ 734,518	
Allowable discounts (3%)*	(18,363)				(22,036)	
Assessment levy: on-roll - net	716,152	\$677,850	\$ 38,302	\$ 716,152	712,482	-1%
Interest	2,500	329	500	829	2,500	202%
Total revenues	718,652	678,179	38,802	716,981	714,982	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%
Total professional fees	28,152	14,651	13,501	28,152	28,152	0%
Street lighting						
Contractual services - lightpoles	4,500	2,100	2,400	4,500	4,500	0%
Total street lighting	4,500	2,100	2,400	4,500	4,500	0%
Landscape services						
Personnel services	290,000	153,334	136,666	290,000	300,000	3%
Other contractual- horticulturalists	5,000	-	5,000	5,000	3,500	
Other contractual- training	-	-	-	-	1,500	
Capital outlay	15,000	10,983	15,000	25,983	20,000	-23%
Fuel	14,000	4,111	9,889	14,000	14,000	0%
Repairs & maintenance (parts)	20,000	5,702	14,298	20,000	20,000	0%
Insurance	9,500	2,148	7,352	9,500	9,500	0%
Horticulture dumpster	12,000	8,775	6,000	14,775	15,000	2%
Miscellaneous equipment	2,000	297	1,703	2,000	2,000	0%
Chemicals	12,000	6,556	5,444	12,000	15,000	25%
Flower program	45,000	27,398	15,000	42,398	45,000	6%
Mulch program	35,000	42,860	-	42,860	45,000	5%
Plant replacement program	40,000	30,084	9,916	40,000	40,000	0%
Other contractual - tree trimming	10,000	-	5,000	5,000	10,000	100%
Monument maintenance	1,500	2,635	-	2,635	3,000	14%
Contingencies	-	550	-	550	-	-100%
Total landscape services	511,000	295,433	231,268	526,701	543,500	3%

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
GENERAL FUND 002 - THE COLONY BUDGET
FISCAL YEAR 2020**

	Fiscal Year 2019			Total Revenues & Expenditures	Proposed Budget FY 2020	% Change Projected '19 Proposed '20
	Adopted Budget FY 2019	Actual through 3/31/19	Projected through 9/30/19			
Fountain services						
Operating supplies	110,000	84,239	25,761	110,000	120,000	9%
Total fountain services	110,000	84,239	25,761	110,000	120,000	9%
Total expenditures	653,652	396,423	272,930	669,353	696,152	4%
Excess/(deficiency) of revenues over/(under) expenditures	65,000	281,756	(234,128)	47,628	18,830	
Fund balance - beginning (unaudited)	149,963	182,456	464,212	182,456	230,084	
Fund balance - ending (projected)	<u>\$ 214,963</u>	<u>\$ 464,212</u>	<u>\$ 230,084</u>	<u>\$ 230,084</u>	<u>\$ 248,914</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
		2019	2020	
002 Assessment	1,259.63	\$ 583.12	\$ 583.12	\$ 734,515.45

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
ENTERPRISE FUND 401/451 COMBINED BUDGET
FISCAL YEAR 2020**

	Fiscal Year 2019				Proposed Budget FY 2020	% Change Projected '19 Proposed '20
	Adopted Budget FY 2019	Actual through 3/31/19	Projected through 9/30/19	Total Revenues & Expenditures		
OPERATING REVENUES						
Charges for services:						
Assessment levy - gross	\$ 235,084				\$ 191,908	
Allowable discounts (3%)*	(5,877)				(5,757)	
Assessment levy - net	229,207	\$ 216,271	\$ 12,936	\$ 229,207	187,110	-18%
Irrigation revenue	481,896	228,263	253,633	481,896	481,896	0%
Meter fees	3,500	-	2,000	2,000	3,500	75%
Total revenues	714,603	444,534	268,569	713,103	672,506	-6%
OPERATING EXPENSES						
Professional fees						
Supervisors	6,459	2,638	3,821	6,459	6,459	0%
Engineering	6,250	5,941	309	6,250	6,250	0%
Legal	2,500	1,023	1,477	2,500	6,250	150%
Audit	6,000	-	6,000	6,000	6,000	0%
Management	15,155	7,577	7,578	15,155	15,458	2%
Accounting & payroll	5,600	2,800	2,800	5,600	5,600	0%
Computer services	1,680	999	681	1,680	1,680	0%
Utility billing	27,000	11,481	15,519	27,000	27,000	0%
Telephone	311	156	155	311	311	0%
Postage & reproduction	450	266	184	450	450	0%
Printing and binding	1,639	820	819	1,639	1,639	0%
Legal Notices and Communications	750	75	675	750	375	-50%
Office supplies	50	-	50	50	50	0%
Subscriptions and memberships	87	88	-	88	87	-1%
ADA website compliance	-	35	-	35	147	320%
Insurance	5,313	5,162	-	5,162	5,420	5%
Miscellaneous (bank fees)	2,250	843	1,407	2,250	2,250	0%
Total Professional fees	81,494	39,904	41,475	81,379	85,426	5%
Field Management fees						
Other contractual services	12,600	6,300	6,300	12,600	12,600	0%
Total field management fees	12,600	6,300	6,300	12,600	12,600	0%
Water management services						
NPDES program	-	205	-	205	-	-100%
Other contractual services: lakes	94,319	44,300	50,019	94,319	102,760	9%
Other contractual services: wetlands	16,148	11,465	4,683	16,148	17,983	11%
Other contractual services: culverts/drains	7,340	24,405	-	24,405	14,680	-40%
Other contractual services: lake health	9,175	212	8,963	9,175	3,670	-60%
Aquascaping	18,350	-	18,350	18,350	18,350	0%
Capital outlay	5,505	-	5,505	5,505	5,505	0%
Repairs and Maintenance (Aerators)	5,505	2,571	2,934	5,505	5,505	0%
Total water management services	156,342	83,158	90,454	173,612	168,453	-3%

**BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
ENTERPRISE FUND 401/451 COMBINED BUDGET
FISCAL YEAR 2020**

	Fiscal Year 2019			Total Revenues & Expenditures	Proposed Budget FY 2020	% Change Projected '19 Proposed '20
	Adopted Budget FY 2019	Actual through 3/31/19	Projected through 9/30/19			
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	1,625	2,769	4,394	4,394	0%
Fuel	1,101	1,527	-	1,527	1,101	-28%
Repairs and Maintenance - Parts	1,835	953	882	1,835	1,835	0%
Insurance	92	599	-	599	92	-85%
Total Roadway Services	7,422	4,704	3,651	8,355	7,422	-11%
Irrigation services						
Personnel	57,841	33,769	24,072	57,841	61,824	7%
Reclaimed water	75,646	29,486	46,160	75,646	75,646	0%
Repairs and maintenance - parts	25,000	16,555	8,445	25,000	25,000	0%
Insurance	7,500	10,024	-	10,024	7,500	-25%
Meter costs	3,500	4,763	-	4,763	7,500	57%
Other contractual services	13,000	1,872	11,128	13,000	9,000	-31%
Electricity	100,000	52,196	47,804	100,000	100,000	0%
Pumps & machinery	40,000	24,851	15,149	40,000	40,000	0%
Depreciation	100,102	50,052	50,050	100,102	100,102	0%
Total irrigation services	422,589	223,568	202,808	426,376	426,572	0%
Total operating expenses	685,952	357,634	344,688	702,322	705,978	1%
Operating income/loss	28,651	86,900	(76,119)	10,781	(33,472)	
Nonoperating revenues/(expenses)						
Interest income	500	86	414	500	500	0%
Total nonoperating revenues/(expenses)	500	86	414	500	500	0%
Change in net assets	29,151	86,986	(75,705)	11,281	(32,972)	
Total net assets - beginning (unaudited)	1,487,572	1,369,935	1,456,921	1,369,935	1,381,216	
Total net assets - ending (projected)	<u>\$ 1,516,723</u>	<u>\$ 1,456,921</u>	<u>\$ 1,381,216</u>	<u>\$ 1,381,216</u>	<u>\$ 1,348,244</u>	

Description	Total Units	Assessment Summary		Total Revenue
		2019	2020	
Full Assessment	4,013.51	\$ 58.57	\$ 47.82	\$ 191,926

*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
<p style="margin-left: 40px;">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		6,250
<p style="margin-left: 40px;">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.</p>		
Legal		6,250
<p style="margin-left: 40px;">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		6,000
<p style="margin-left: 40px;">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.</p>		
Management		15,458
<p style="margin-left: 40px;">Wrathell, Hunt and Associates, LLC, specializes in managing community development districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the Districts, develop financing programs, administer the issuance of tax exempt bond financings, and finally, operate and maintain the assets of the community.</p>		
Accounting & payroll		5,600
<p style="margin-left: 40px;">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.</p>		
Computer services		1,680
<p style="margin-left: 40px;">Wrathell, Hunt and Associates, LLC, provides maintenance of the Districts' financial records, which includes accounts payable and profit & loss statements.</p>		
Utility billing		27,000
<p style="margin-left: 40px;">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.</p>		
Telephone		311
<p style="margin-left: 40px;">Telephone and fax machine.</p>		

**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	5,420
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	102,760
Other contractual services: wetlands	17,983
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	18,350
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 on	5,505
Roadway Services	
Personnel	4,394
Includes salary, taxes and benefits for the Districts' street sweeper.	
Fuel	1,101
Fuel costs for vehicles and equipment.	
Repairs and Maintenance - Parts	1,835
Parts replacement for vehicles and equipment.	
Insurance	92
Insurance costs for automobiles, property and worker's compensation related to	
Irrigation services	
Personnel	61,824
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	40,000
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	\$ 705,978

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND 401 BUDGET
FISCAL YEAR 2020**

	Fiscal Year 2019			Total Revenues and Expenditures	Proposed Budget FY 2020	% Change Projected '19 Proposed '20
	Adopted Budget FY 2019	Actual through 3/31/19	Projected through 9/30/19			
OPERATING REVENUES						
Charges for services:						
Assessment levy - gross	\$ 176,313				\$ 143,931	
Allowable discounts (3%)*	(4,408)				(4,318)	
Assessment levy - net	171,905	\$ 162,609	\$ 9,296	\$ 171,905	139,613	-19%
Irrigation revenue	300,000	160,956	190,225	351,181	300,000	-15%
Meter fees	2,625	-	1,500	1,500	2,625	75%
Total revenues	474,530	323,565	201,021	524,586	442,238	-16%
OPERATING EXPENSES						
Professional fees						
Supervisors**	3,230	1,319	1,911	3,230	3,230	0%
Engineering	4,688	4,456	232	4,688	4,688	0%
Legal	1,875	767	1,108	1,875	4,688	150%
Audit**	3,000	-	3,000	3,000	3,000	0%
Management	11,366	5,683	5,684	11,367	11,594	2%
Accounting & payroll	4,200	2,100	2,100	4,200	4,200	0%
Computer services	1,260	749	511	1,260	1,260	0%
Utility billing	20,250	8,611	11,639	20,250	20,250	0%
Telephone	233	117	116	233	233	0%
Postage & reproduction	338	201	138	339	338	0%
Printing and binding	1,229	615	614	1,229	1,229	0%
Legal advertising	563	56	506	562	281	-50%
Office supplies	38	-	38	38	38	0%
Subscription and memberships	65	66	-	66	65	-2%
ADA website compliance	-	26	-	26	110	323%
Insurance**	2,657	2,581	-	2,581	2,710	5%
Miscellaneous	1,688	632	1,055	1,687	1,688	0%
Total professional fees	56,680	27,979	28,652	56,631	59,602	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	-	154	-	-100%
Other contractual services: lakes	70,739	33,225	37,514	70,739	77,070	9%
Other contractual services: wetlands	12,111	8,599	3,512	12,111	13,487	11%
Other contractual services: culverts/drains	5,505	18,304	-	18,304	11,010	-40%
Other contractual services: lake health	6,881	159	6,722	6,881	2,753	-60%
Aquascaping	13,763	-	13,763	13,763	13,763	0%
Capital outlay	4,129	-	4,129	4,129	4,129	0%
Repairs and Maintenance (Aerators)*	4,129	1,928	2,201	4,129	4,129	0%
Total water management services	117,257	62,369	67,841	130,210	126,341	-3%

**BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND 401 BUDGET
FISCAL YEAR 2020**

	Fiscal Year 2019			Total Revenues and Expenditures	Proposed Budget FY 2020	% Change Projected '19 Proposed '20
	Adopted Budget FY 2019	Actual through 3/31/19	Projected through 9/30/19			
OPERATING EXPENSES (continued)						
Landscape services						
Other contractual - tree trimming	4,129	-	4,129	4,129	4,129	0%
Total landscape services	4,129	-	4,129	4,129	4,129	0%
Roadway Services						
Personnel	3,296	1,219	2,077	3,296	3,296	0%
Fuel	826	1,145	-	1,145	826	-28%
Repairs and Maintenance - Parts	1,376	715	662	1,377	1,376	0%
Insurance	69	449	-	449	69	-85%
Total Roadway Services	5,567	3,528	2,739	6,267	5,567	-11%
Irrigation services						
Personnel	43,377	25,327	18,054	43,381	46,364	7%
Repairs and maintenance - parts	18,750	12,416	6,334	18,750	18,750	0%
Insurance	5,625	7,518	-	7,518	5,625	-25%
Meter costs	2,625	3,572	-	3,572	5,625	57%
Other contractual services	9,750	1,404	8,346	9,750	6,750	-31%
Electricity	75,000	39,147	35,853	75,000	75,000	0%
Pumps & machinery	30,000	18,638	11,362	30,000	30,000	0%
Depreciation	75,077	37,539	37,538	75,077	75,077	0%
Total irrigation services	260,204	145,561	117,487	263,048	263,191	0%
Total operating expenses	453,287	244,162	221,444	465,606	468,280	1%
Operating income/loss	21,243	79,403	(20,423)	58,980	(26,042)	
Nonoperating revenues/(expenses)						
Interest income	375	60	311	371	375	1%
Total nonoperating revenues/(expenses)	375	60	311	371	375	1%
Change in net assets	21,618	79,463	(20,112)	59,351	(25,667)	
Total net assets - beginning (unaudited)	1,202,358	1,127,177	1,206,640	1,127,177	1,186,528	
Total net assets - ending (projected)	<u>\$ 1,223,976</u>	<u>\$ 1,206,640</u>	<u>\$ 1,186,528</u>	<u>\$ 1,186,528</u>	<u>\$ 1,160,861</u>	

Assessment Summary

Description	Total Units	2019	2020	Total Revenue
Full Assessment	3,194.34	\$ 58.57	\$ 45.06	\$ 143,937

*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 2020**

	Fiscal Year 2019			Total Revenues and Expenditures	Proposed Budget FY 2020	% Change Projected '19 Proposed '20
	Adopted Budget FY 2019	Actual through 3/31/19	Projected through 9/30/19			
OPERATING REVENUES						
Charges for services:						
Assessment levy - gross	\$ 58,771				\$ 47,977	
Allowable discounts (3%)*	(1,469)				(1,439)	
Assessment levy - net	57,302	\$ 53,662	\$ 3,640	\$ 57,302	46,538	-19%
Irrigation revenue	181,896	67,307	63,408	130,715	181,896	39%
Meter fees	875	-	500	500	875	75%
Total revenues	240,073	120,969	67,548	188,517	229,309	22%
OPERATING EXPENSES						
Professional fees						
Supervisors**	3,230	1,319	1,911	3,230	3,230	0%
Engineering	1,563	1,485	77	1,562	1,563	0%
Legal	625	256	369	625	1,563	150%
Audit**	3,000	-	3,000	3,000	3,000	0%
Management	3,789	1,894	1,895	3,789	3,865	2%
Accounting & payroll	1,400	700	700	1,400	1,400	0%
Computer services	420	250	170	420	420	0%
Utility billing	6,750	2,870	3,880	6,750	6,750	0%
Telephone	78	39	39	78	78	0%
Postage & reproduction	113	65	46	111	113	2%
Printing and binding	410	205	205	410	410	0%
Legal advertising	188	19	169	188	94	-50%
Office supplies	13	-	13	13	13	0%
Subscription and memberships	22	22	-	22	22	0%
ADA website compliance	-	9	-	9	37	311%
Insurance**	2,657	2,581	-	2,581	2,710	5%
Miscellaneous	563	211	352	563	563	0%
Total professional fees	24,821	11,925	12,826	24,751	25,831	4%
Field management fees						
Other contractual services	3,150	1,575	1,575	3,150	3,150	0%
Total field management fees	3,150	1,575	1,575	3,150	3,150	0%
Water management services						
NPDES program	-	51	-	51	-	-100%
Other contractual services: lakes	23,580	11,075	12,505	23,580	25,690	9%
Other contractual services: wetlands	4,037	2,866	1,171	4,037	4,496	11%
Other contractual services: culverts/drains	1,835	6,101	-	6,101	3,670	-40%
Other contractual services: lake health	2,294	53	2,241	2,294	918	-60%
Aquascaping	4,588	-	4,588	4,588	4,588	0%
Capital outlay	1,376	-	1,376	1,376	1,376	0%
Repairs and Maintenance (Aerators)*	1,376	643	734	1,377	1,376	0%
Total water management services	39,086	20,789	22,615	43,404	42,114	-3%

**BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND 451 BUDGET
FISCAL YEAR 2020**

	Fiscal Year 2019			Total Revenues and Expenditures	Proposed Budget FY 2020	% Change Projected '19 Proposed '20
	Adopted Budget FY 2019	Actual through 3/31/19	Projected through 9/30/19			
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>	<u>0%</u>
Roadway Services						
Personnel	1,099	406	692	1,098	1,099	0%
Fuel	275	382	-	382	275	-28%
Repairs and Maintenance - Parts	459	238	221	459	459	0%
Insurance	23	150	-	150	23	-85%
Total Roadway Services	<u>1,856</u>	<u>1,176</u>	<u>913</u>	<u>2,089</u>	<u>1,856</u>	<u>-11%</u>
						N/A
Irrigation services						
Personnel	14,460	8,442	6,018	14,460	15,456	7%
Reclaimed water	75,646	29,486	46,160	75,646	75,646	0%
Repairs and maintenance - parts	6,250	4,139	2,111	6,250	6,250	0%
Insurance	1,875	2,506	-	2,506	1,875	-25%
Meter costs	875	1,191	-	1,191	1,875	57%
Other contractual services	3,250	468	2,782	3,250	2,250	-31%
Electricity	25,000	13,049	11,951	25,000	25,000	0%
Pumps & machinery	10,000	6,213	3,787	10,000	10,000	0%
Depreciation	25,026	12,513	12,513	25,026	25,026	0%
Total irrigation services	<u>162,382</u>	<u>78,007</u>	<u>85,322</u>	<u>163,329</u>	<u>163,378</u>	<u>0%</u>
Total operating expenses	<u>232,671</u>	<u>113,472</u>	<u>123,251</u>	<u>236,723</u>	<u>237,705</u>	<u>0%</u>
Operating income/loss	7,402	7,497	(55,703)	(48,206)	(8,396)	
Nonoperating revenues/(expenses)						
Interest income	125	26	104	130	125	-4%
Total nonoperating revenues/(expenses)	<u>125</u>	<u>26</u>	<u>104</u>	<u>130</u>	<u>125</u>	<u>-4%</u>
Change in net assets	7,527	7,523	(55,599)	(48,076)	(8,271)	
Total net assets - beginning (unaudited)	<u>285,208</u>	<u>242,758</u>	<u>250,281</u>	<u>242,758</u>	<u>194,682</u>	
Total net assets - ending (projected)	<u>\$ 292,735</u>	<u>\$ 250,281</u>	<u>\$ 194,682</u>	<u>\$ 194,682</u>	<u>\$ 186,411</u>	

Description	Total Units	Assessment Summary		Total Revenue
		2019	2020	
Full Assessment	819.18	\$ 58.57	\$ 58.57	\$ 47,979

*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

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	Limited Service	\$ 219.30	\$ -	\$ 45.06	\$ 264.36
The Colony Neighborhoods	Full Assessment	\$ 549.13	\$ 583.12	\$ 45.06	\$ 1,177.31
The Colony Neighborhoods	Limited Service	\$ 219.30	\$ 583.12	\$ 45.06	\$ 847.48

2018 - 2019 Assessments		General Fund	O&M Assessment Colony Fund	Enterprise Fund	Total Assessment
Bayside Neighborhoods	Limited Benefit Assessment-outside gates	\$ 499.86	\$ -	\$ 58.57	\$ 558.43
Bayside Neighborhoods	Full Assessment	\$ 549.13	\$ -	\$ 58.57	\$ 607.70
Bayside Neighborhoods	Limited Service	\$ 277.45	\$ -	\$ 58.57	\$ 336.02
The Colony Neighborhoods	Full Assessment	\$ 549.13	\$ 583.12	\$ 58.57	\$ 1,190.82
The Colony Neighborhoods	Limited Service	\$ 277.45	\$ 583.12	\$ 58.57	\$ 919.14

**Bay Creek
Community Development District
2019-2020 Assessments**

*****PRELIMINARY*****

Residential Neighborhoods (per unit)	O&M Assessment		Total Assessment	
	General Fund	Enterprise Fund		
Ascot	\$ 517.61	\$ 58.57	\$ 576.18	
Pinewater Place	\$ 517.61	\$ 58.57	\$ 576.18	
Bay Creek	\$ 517.61	\$ 58.57	\$ 576.18	
The Ridge	\$ 517.61	\$ 58.57	\$ 576.18	
Bay Creek (phase 2)	\$ 517.61	\$ 58.57	\$ 576.18	
Baycrest Villas	\$ 517.61	\$ 58.57	\$ 576.18	
Costa Del Sol	\$ 517.61	\$ 58.57	\$ 576.18	
The Cottages	\$ 517.61	\$ 58.57	\$ 576.18	
Southbridge	\$ 517.61	\$ 58.57	\$ 576.18	
Creekside Crossing	\$ 517.61	\$ 58.57	\$ 576.18	
The Point	\$ 517.61	\$ 58.57	\$ 576.18	
Commercial & Golf Course				
Pelican's Nest Golf Course	\$ 29,783.28	\$ 2,193.45	\$ 31,976.73	
US 41 Commercial Parcels	\$ 1,627.20	\$ -	\$ 1,627.20	
Fiscal year 2018 - 2019 Assessments:				
	SF	\$ 549.13	\$ 59.17	\$ 608.30
	MF	\$ 549.13	\$ 59.17	\$ 608.30
	GC	\$ 31,596.94	\$ 2,215.92	\$ 33,812.86
	COMM	\$ 5,363.50	\$ -	\$ 5,363.50

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 2020

Parcel	Classification	2019 Units
Single-Family		
Unit 1- Pennyroyal	SF	43
Unit 2- Goldcrest	SF	42
Unit 3- Lakemont	SF	101
Unit 4 - Lakemont	SF	42
Unit 6- Bay Cedar I	SF	30
Unit 7- The Capri	SF	63
Unit 8- Longlake	SF	39
Unit 9- Lakemont	SF	22
Unit 10 -Longlake	SF	64
Unit 11- Longlake	SF	33
Unit 12- Longlake	SF	11
Unit 13- Longlake Village	SF	56
Unit 15- Bay Cedar II	SF	36
Unit 19- Heron Point	SF	23
Coventry	SF	8
	Sub-total	613
Multi-Family		
Lakemont Cove	MF	124
Cypress Island	MF	68
Palm Colony	MF	120
Sandpiper Isles	MF	100
Sandpiper Greens	MF	48
Mystic Ridge	MF	46
Sawgrass Point	MF	124
The Reserve	MF	60
Southbridge	MF	34
	Sub-total	724

Bayside Improvement
Community Development District
Assessable Unit Schedule Analysis - GF 001
Fiscal Year 2020

Parcel	Classification	2019 Units
Commercial		
Parcel F/B	COM	35.26
PNGC Golf Maintenance Facility	COM	12.54
PCGC Golf Maintenance Facility	COM	15.67
PNGC Clubhouse	COM	32.14
PCGC Clubhouse	COM	31.63
	Sub-total	127.24
Golf Course		
Pelican's Nest	GC	220.08
Pelican Colony	GC	145.85
	Sub-total	365.93
LaScala (Baywinds addition)	MF	64
Palermo (Baywinds addition)	MF	71
		135
Total Full Assessment Units (non-bonded area)		1965.17

Single Family

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

Multi-Family

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

Bayside Improvement
Community Development District
Assessable Unit Schedule Analysis - GF 001
Fiscal Year 2020

Parcel	Classification	2019 Units
Commercial		
Tract B Walden Center	COM	37.70
Tides Condo (f/k/a Villas at P.L. Apartments)	COM	280
Tract I	COM	6.61
Coconut Square, Lot 1	COM	8.0995
Coconut Square, Lot 2	COM	5.8586
Coconut Square, Lot 3	COM	5.7240
Coconut Square, Lot 4	COM	5.8184
Coconut Square, Lot 5	COM	15.1479
Colony Sales Office	COM	1
North building	COM	11.0780
South building	COM	11.0781
Tract E	COM	7.19
Hyatt	COM	92.63
	Sub-total	487.93
Total Full Assessment Units (bond series 1996 area)		1565.93
Total Full Assessment Units		3531.10
 FUTURE UNITS		
Reduced Services		
Elks Lodge	non-profit	6.57
	Sub-total	6.57
Multi-Family		
Colony VIII (5630)	MF	75
Colony IX (5640)	MF	75
	Sub-total	150
Total Future Limited Service Assessment Units		156.57
Grand Total of Bayside Assessable Units		3687.67

**BAYCREEK COMMUNITY DEVELOPMENT DISTRICT
ASSESSABLE UNIT SCHEDULE ANALYSIS
Fiscal Year 2020**

Residential Units	type	acres	Units	GF 101 O & M ERU's	GF 003 O & M ERU's
Single Family					
Ascot	SF		48		
Pinewater Place	SF		44		
			<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		
Creskide 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>	<u>0</u>
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 2020**

	2019 Units	2020 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 2020**

	2019	2020
	Units	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	3,194.33	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	4,013.51	4,013.52