BAYSIDE IMPROVEMENT AND BAY CREEK

COMMUNITY DEVELOPMENT DISTRICTS

July 17, 2026

BOARD OF SUPERVISORS

JOINT BUDGET WORKSHOP AGENDA

BAYSIDE IMPROVEMENT
AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS

AGENDA
LETTER

Bayside Improvement and Bay Creek
Community Development Districts
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W●Boca Raton, Florida 33431
Phone (561) 571-0010●Toll-free (877) 276-0889●Fax (561) 571-0013
https://pelicanlandingcdds.net/

July 10, 2026

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

Boards of Supervisors
Bayside Improvement and Bay Creek Community Development Districts

Dear Board Members:

The Boards of Supervisors of the Bayside Improvement Community Development District and Bay Creek Community Development District will hold a Joint Budget Workshop on July 17, 2026 at 9:00 a.m., at the Pelican Landing Community Center, 24501 Walden Center Drive, Bonita Springs, Florida 34134. Members of the public may participate in the meeting, via Zoom, at https://us02web.zoom.us/j/84137772934, Meeting ID**: 841 3777 2934** or via conference call at **1-929-205-6099**, Meeting ID**: 841 3777 2934**. The agenda is as follows:

1. Call to Order/Phone Silent Mode/Pledge of Allegiance

2. Roll Call

3. Public Comments: *Agenda Items*

4. Discussion: Fiscal Year 2027 Proposed Budget

5. UPCOMING MEETINGS

- July 27, 2026 at 2:00 PM [Joint Regular Meeting]
- August 24, 2026 at 2:00 PM [Adoption of Fiscal Year 2027 Budget]
  - QUORUM CHECK: *BAYSIDE IMPROVEMENT CDD*

SEAT 1	KAREN MONTGOMERY	☐ IN-PERSON	☐ PHONE	☐ NO
SEAT 2	GAIL GRAVENHORST	☐ IN-PERSON	☐ PHONE	☐ NO
SEAT 3	WALTER MCCARTHY	☐ IN-PERSON	☐ PHONE	☐ NO
SEAT 4	BERNIE CRAMER	☐ IN-PERSON	☐ PHONE	☐ NO
SEAT 5	DEAN FRANCIS	☐ IN-PERSON	☐ PHONE	☐ NO

  - QUORUM CHECK: *BAY CREEK CDD*

SEAT 1	JERRY ADDISON	☐ IN-PERSON	☐ PHONE	☐ NO
SEAT 2	NORMAN LAROSE	☐ IN-PERSON	☐ PHONE	☐ NO
SEAT 3	JIM JANEK	☐ IN-PERSON	☐ PHONE	☐ NO
SEAT 4	MARY MCVAY	☐ IN-PERSON	☐ PHONE	☐ NO
SEAT 5	GARY DURNEY	☐ IN-PERSON	☐ PHONE	☐ NO

6. Supervisors' Requests

7. Public Comments: *Non-Agenda Items*

8. Adjournment

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

Sincerely,

Chesley E. Adams, Jr.
District Manager

BAYSIDE IMPROVEMENT
AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS

4

BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
PROPOSED BUDGET
FISCAL YEAR 2027

BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
TABLE OF CONTENTS

BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
GENERAL FUND 001/101 COMBINED BUDGET - PELICAN LANDING
FISCAL YEAR 2027

	Fiscal Year 2026						
	Adopted Budget FY 2026	Actual through 3/31/26	Projected through 9/30/26	Total Actual & Projected	Proposed Budget FY 2027	Budget % Change '26 vs '27	Budget Projected '26 vs '27
REVENUES							
Assessment levy: on-roll - gross	$ 2,882,924				$ 3,215,620		
Allowable discounts (4%)	(115,317)				(128,625)		
Assessment levy: on-roll - net	2,767,607	$ 2,647,295	$ 120,312	$ 2,767,607	3,086,995	12%	10%
Interest	40,000	4,450	35,550	40,000	40,000	0%	0%
Total revenues	2,807,607	2,651,745	155,862	2,807,607	3,126,995	11%	10%
EXPENDITURES							
Professional fees							
Supervisors	19,377	7,266	12,111	19,377	19,377	0%	0%
Engineering	15,000	1,882	10,000	11,882	15,000	0%	21%
Legal	18,000	4,969	7,500	12,469	15,000	-17%	17%
Audit	15,000	1,500	13,500	15,000	15,000	0%	0%
Management	42,000	21,000	21,000	42,000	42,000	0%	0%
Accounting & payroll	16,799	8,399	8,400	16,799	16,799	0%	0%
Computer services	5,040	3,315	1,725	5,040	5,040	0%	0%
Assessment roll preparation	8,476	4,238	4,238	8,476	8,476	0%	0%
Telephone	950	475	475	950	950	0%	0%
Postage & reproduction	1,350	763	587	1,350	1,350	0%	0%
Printing and binding	4,918	2,459	2,459	4,918	4,918	0%	0%
Legal notices and communications	1,125	2,186	1,000	3,186	3,000	167%	-6%
Office supplies	750	255	495	750	750	0%	0%
Subscriptions and memberships	263	263	-	263	263	0%	0%
ADA website compliance	253	-	253	253	253	0%	0%
Insurance	27,300	21,624	5,676	27,300	27,300	0%	0%
Miscellaneous (bank fees)	5,250	1,541	1,600	3,141	5,250	0%	40%
Total professional fees	181,851	82,135	91,021	173,154	180,726	-1%	4%
Field management							
Other contractual	37,799	18,899	18,900	37,799	37,799	0%	0%
Total field management	37,799	18,899	18,900	37,799	37,799	0%	0%
Water management services							
NPDES program	3,165	355	2,810	3,165	3,165	0%	0%
Other contractual services: lakes	174,075	61,421	112,654	174,075	175,341	1%	1%
Other contractual services: wetlands	44,310	-	44,310	44,310	34,815	-21%	-27%
Other contractual services: culverts/drains	50,640	31,962	18,678	50,640	50,640	0%	0%
Other contractual services: lake health	6,330	-	6,330	6,330	6,330	0%	0%
Aquascaping	18,990	1,187	17,803	18,990	18,990	0%	0%
Capital outlay	9,495	-	9,495	9,495	9,495	0%	0%
Repairs and maintenance (aerators)	9,495	2,269	7,226	9,495	9,495	0%	0%
Total water management	316,500	97,194	219,306	316,500	308,271	-3%	-3%

BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
GENERAL FUND 001/101 COMBINED BUDGET - PELICAN LANDING
FISCAL YEAR 2027

	Fiscal Year 2026						
	Adopted Budget FY 2026	Actual through 3/31/26	Projected through 9/30/26	Total Actual & Projected	Proposed Budget FY 2027	Budget % Change '26 vs '27	Budget Projected '26 vs '27
EXPENDITURES AND OTHER USES (continued)							
Street lighting							
Contractual services	40,000	65,111	20,000	85,111	60,000	50%	-42%
Electricity	55,000	30,502	30,000	60,502	60,000	9%	-1%
Total street lighting	95,000	95,613	50,000	145,613	120,000	26%	-21%
Landscape services							
Supervisors	128,750	46,277	60,000	106,277	109,465	-15%	3%
Personnel services	1,284,400	640,992	643,408	1,284,400	1,322,932	3%	3%
Other contractual- horticulturalists	2,000	-	2,000	2,000	2,000	0%	0%
Other contractual-training	1,500	572	928	1,500	1,500	0%	0%
Maintenance tracking software	10,000	3,420	6,580	10,000	10,000	0%	0%
Capital outlay: equipment	60,000	25,813	34,187	60,000	60,000	0%	0%
Fuel	25,000	12,348	15,000	27,348	25,000	0%	-9%
Repairs and maintenance (parts)	40,000	13,276	20,000	33,276	35,000	-13%	5%
Insurance	31,000	21,572	9,428	31,000	31,000	0%	0%
Minor operating equipment	25,000	5,126	15,000	20,126	25,000	0%	19%
Horticulture dumpster	70,000	8,800	30,000	38,800	45,000	-36%	14%
Employee uniforms	20,000	8,658	9,000	17,658	18,000	-10%	2%
Chemicals	68,000	51,077	16,923	68,000	68,000	0%	0%
Flower program	130,000	102,322	27,678	130,000	167,000	28%	22%
Mulch program	47,000	64,200	-	64,200	55,000	17%	-17%
Plant replacement program	50,000	13,113	36,887	50,000	250,000	400%	80%
Other contractual - tree trimming	12,660	1,637	11,023	12,660	12,660	0%	0%
Contractural services-palm pruning	85,000	81,215	3,785	85,000	85,000	0%	0%
Fountain maintenance	10,000	434	9,566	10,000	80,000	700%	88%
Office operations	25,000	12,735	12,265	25,000	25,000	0%	0%
Office operations-capital outlay	-	-	-	-	-	N/A	N/A
Monument maintenance	15,000	2,835	12,165	15,000	15,000	0%	0%
Total landscape services	2,140,310	1,116,422	975,823	2,092,245	2,442,557	14%	14%
Roadway services							
Personnel	7,700	3,481	4,219	7,700	7,700	0%	0%
Repairs and maintenance - parts	4,500	134	1,000	1,134	4,500	0%	75%
Insurance	2,500	2,365	135	2,500	2,500	0%	0%
Total roadway services	14,700	5,980	5,354	11,334	14,700	0%	23%

BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
GENERAL FUND 001/101 COMBINED BUDGET - PELICAN LANDING
FISCAL YEAR 2027

	Fiscal Year 2026						
	Adopted Budget FY 2026	Actual through 3/31/26	Projected through 9/30/26	Total Actual & Projected	Proposed Budget FY 2027	Budget % Change '26 vs '27	Budget Projected '26 vs '27
EXPENDITURES (continued)							
Parks & recreation							
Utilities	11,000	5,383	5,617	11,000	11,000	0%	0%
Operating supplies	1,500	365	1,135	1,500	1,500	0%	0%
Total parks and recreation	12,500	5,748	6,752	12,500	12,500	0%	0%
Other fees & charges							
Property appraiser	3,625	3,629	(4)	3,625	3,625	0%	0%
Tax collector	5,358	6,800	-	6,800	6,800	27%	0%
Total other fees & charges	8,983	10,429	(4)	10,425	10,425	16%	0%
Total expenditures	2,807,643	1,432,420	1,367,152	2,799,570	3,126,978	11%	10%
Excess/(deficiency) of revenues over/(under) expenditures	(36)	1,219,325	(1,211,290)	8,037	17		
Fund balance - beginning (unaudited)	827,528	799,970	2,019,295	799,970	808,007		
Fund balance - ending (projected)	$ 827,492	$ 2,019,295	$ 808,005	$ 808,007	$ 808,024		

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 during the fiscal year.	
Engineering	15,000
Barraco and Associates, Inc., provides a broad array of civil engineering and survey services as requested by the Districts, to assist in crafting solutions with sustainability for the long term interest of the Community - recognizing the needs of government, the environment and maintenance of the District's facilities.	
Legal	15,000
Coleman, Yovanovich and Koester, PA provides on-going general counsel and legal representation. Attorney attends 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 realizing that this type of local government is very limited in its scope - providing infrastructure and service to the development.	
Audit	15,000
The Districts are required by Florida State Statute to undertake an independent examination of its books, records and accounting procedures on an annual basis. The Districts currently have an agreement with Grau & Associates to perform these services.	
Management	42,000
Wrathell, Hunt and Associates, LLC, specializes in managing community development districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the Districts, develop financing programs, administer the issuance of tax exempt bond financings, and finally operate and maintain the assets of the community.	
Accounting & payroll	16,799
Wrathell, Hunt and Associates, LLC, prepares all financial work related to the Districts' funds (general, debt service, capital projects, etc.). This includes monthly financials, the annual budget and various other items.	
Computer services	5,040
Wrathell, Hunt and Associates, LLC, provides maintenance of the Districts' financial records, which includes accounts payable and profit & loss statements.	
Assessment roll preparation	8,476
Wrathell, Hunt and Associates, LLC, provides this services which includes preparing, maintaining and transmitting the annual lien roll with annual special assessment amounts for capital and operating and maintenance assessments.	
Telephone	950
Telephone and fax machine.	
Postage & reproduction	1,350
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing and binding	4,918
Letterhead, envelopes, copies, etc.	
Legal notices and communications	3,000
The Districts advertise in The Fort Myers News Press for monthly meetings, special meetings, public hearings, bidding, etc..	

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

Expenditures (Continued)	
Office supplies	750
Accounting and administrative supplies.	
Subscriptions and memberships	263
Annual fee paid to the Florida Department of Economic Opportunity.	
ADA website compliance	253
Insurance	27,300
The Districts carry public officials and general liability insurance with policies written by EGIS. The limit of liability is set at $1,000,000 for general liability ($2,000,000 general aggregate) and $1,000,000 for public officials liability.	
Miscellaneous (bank fees)	5,250
Bank charges and other miscellaneous expenses incurred during the year.	
Field management	
Other Contractual	37,799
As part of the consulting manager's contract, the Districts retain the services of a field manager. The field manager is responsible for the day-to-day field operations. These responsibilities include, but are not limited to, preparing and bidding of services and commodities, contract administration, hiring and maintaining qualified personnel, preparation of and implementation of operating schedules and policies, ensuring compliance with all operating permits, prepare and implement field operating budgets, provide information/education to public regarding District programs and attends Board meetings. This service is provided by **Wrathell, Hunt and Associates, LLC.**	
Water management services	
NPDES program	3,165
As mandated by the Federal Environmental Protection Agency and the Florida State Department of Environmental Protection, the District must participate in the National Pollutant Discharge Elimination System (NPDES). The purpose of the program is to improve stormwater quality through new facility design review, construction activity monitoring, periodic facility review and inspections, public education and sediment control.	
Other Contractual Services	
The Districts contract with licensed and qualified contractors to provide lake and wetland maintenance services. The District's have completed lake water quality testing and research project and will be implementing recommendations that were offered as a result of the year long review and final analysis. Additionally, the Districts have accepted the responsibility for operating and maintaining the communities culverts and drains that are a part of the primary roadway systems and amenity parking lots.	
Other contractual services: lakes	175,341
Other contractual services: wetlands	34,815
Other contractual services: culverts/drains	50,640
Other contractual services: lake health	6,330
Aquascaping	18,990
Planting of aquatic and wetland plants to ensure the integrity of the storm water management systems.	
Capital outlay	9,495
Purchase and installation of additional aeration systems.	
Repairs and maintenance (aerators)	9,495
Unforeseen costs that may be incurred.	

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

Expenditures (continued)	
Street lighting	
Contractual services	60,000
The Districts contract with a licensed and insured electrician to service their street, landscape	
Electricity	60,000
The Districts are charged monthly per Florida Power & Light's streetlight schedule s-1 for streetlight electric and metered usage for signage and landscape lighting.	
Landscape services	
Supervisors	109,465
Includes salary, taxes and benefits for the Districts' field manager and irrigation manager.	
Personnel services	1,322,932
Includes salary, taxes and benefits for the Districts' in-house landscape maintenance crew.	
Other contractual- horticulturalists	2,000
Periodic professional review and report of landscape maintenance practices.	
Other contractual-training	1,500
Covers periodic training of staff by Horticulturalists or other Industry Professionals.	
Maintenance tracking software	10,000
Continued implementation of a Landscape Services activity tracking program. This service is provided by Monday and includes an annual subscription.	
Capital outlay: equipment	60,000
Department related purchase of vehicles and equipment. The Districts anticipate new additional equipment needs including replacement mower and a 1 ton truck.	
Fuel	25,000
Cost of fuel for vehicles and equipment used by the Districts.	
Repairs and maintenance (parts)	35,000
Parts replacement for vehicles and equipment.	
Insurance	31,000
Insurance costs for automobiles, property and workers' compensation.	
Minor operating equipment	25,000
Costs associated with small equipment purchases.	
Horticulture dumpster	45,000
Costs associated with the disposal of the Districts' horticulture debris that accumulates during pruning operations.	
Employee uniforms	18,000
Costs associated with employee uniforms.	
Chemicals	68,000
Landscape maintenance requires the use of chemicals for the control of unwanted weeds, insects and diseases, as well as fertilizers, to promote the growth and health of landscape materials within the common areas and rights-of way.	
Flower program	167,000
The Districts' flower program consists of replacing flowers within certain landscape and signage areas three times a year.	
Mulch program	55,000
The Districts' mulch program is intended to provide aesthetic value while at the same time providing a barrier to hold moisture, protect plant roots and deter unwanted weed growth in the landscape planting beds.	

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

Expenditures (continued)	
Plant replacement program	250,000
By agreement with the master association, starting in Fiscal Year 2027, the Districts are taking on the costs of reinvestment in the landscaping within the common areas and right of ways through the community. it is anticipated this will be completed through multiple phases and over several years.	
Other contractual - tree trimming	12,660
Hard wood tree trimming in sensitive locations within the Districts' common areas and parks that exceed the on site capabilities or expertise of staff.	
Contractural services-palm pruning	85,000
This expenditure includes the hiring of a contractor for the annual pruning of palm trees through the CDD areas of responsibility.	
Fountain maintenance	80,000
Cost of maintaining the CDDs floating and decorative fountains. Includes a shift of responsibility for the Pelican Colony/Goldcrest round about fountains from the Colony Fund to thhe General Fund. Also, includes a planned refurbishment of the same fountain.	
Office operations	25,000
Office supplies and maintenance for the field office.	
Monument maintenance	15,000
Annual cost of pressure washing , painting and repairing the monuments. This includes the monuments and brick pavers at the central fountain.	
Roadway services	7,700
Personnel	
Includes salary, taxes and benefits for the Districts' street sweeper.	
Repairs and maintenance - parts	4,500
Insurance	2,500
Insurance costs for automobiles that relate to this department.	
Parks & Recreation	
Utilities	11,000
These expenditures relate to water/sewer and electrical expense for Central Park, which includes a water feature and two (2) floating fountains.	
Operating supplies	1,500
These expenditures include costs related to central park and miscellaneous supplies and part replacement used during the daily activities of the department.	
Other fees & charges	
Property appraiser	3,625
The property appraiser charges $1.00 per parcel.	
Tax collector	6,800
The tax collector charges $1.50 per parcel.	
Total expenditures	$ 3,126,978

BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND 001 BUDGET
FISCAL YEAR 2027

	Fiscal Year 2026						
	Adopted Budget FY 2026	Actual through 3/31/26	Projected through 9/30/26	Total Actual & Projected	Proposed Budget FY 2027	Budget % Change '26 vs '27	Budget Projected '26 vs '27
REVENUES							
Assessment levy: on-roll - gross	$ 2,325,069				$ 2,595,255		
Allowable discounts (4%)	(93,003)				(103,810)		
Assessment levy: on-roll - net	2,232,066	$ 2,139,414	$ 92,652	$ 2,232,066	2,491,445	12%	10%
Interest	30,000	1,509	28,491	30,000	30,000	0%	0%
Miscellaneous	-	-	-	-	-	N/A	N/A
Total revenues	2,262,066	2,140,923	121,143	2,262,066	2,521,445	11%	10%
EXPENDITURES							
Professional fees							
Supervisors**	9,689	3,633	6,056	9,689	9,689	0%	0%
Engineering	12,171	1,527	8,114	9,641	12,171	0%	21%
Legal	14,605	4,032	6,086	10,118	12,171	-17%	17%
Audit**	7,500	750	6,750	7,500	7,500	0%	0%
Management	34,079	17,039	17,039	34,078	34,079	0%	0%
Accounting & payroll	13,631	6,815	6,816	13,631	13,631	0%	0%
Computer services	4,089	2,690	1,400	4,090	4,089	0%	0%
Assessment roll preparation	6,877	3,439	3,439	6,878	6,877	0%	0%
Telephone	771	385	385	770	771	0%	0%
Postage & reproduction	1,095	619	476	1,095	1,095	0%	0%
Printing and binding	3,990	1,995	1,995	3,990	3,990	0%	0%
Legal notices and communications	913	1,774	811	2,585	2,434	167%	-6%
Office supplies	609	207	402	609	609	0%	0%
Subscriptions and memberships	213	213	-	213	213	0%	0%
ADA website compliance	205	-	205	205	205	0%	0%
Insurance**	13,650	10,812	2,838	13,650	13,650	0%	0%
Miscellaneous (bank fees)	4,260	976	1,298	2,274	4,260	0%	47%
Total professional fees	128,347	56,906	64,110	121,016	127,434	-1%	5%
Field management							
Other contractual	30,670	15,335	15,335	30,670	30,670	0%	0%
Total field management	30,670	15,335	15,335	30,670	30,670	0%	0%
Water management services							
NPDES program	2,568	288	2,280	2,568	2,568	0%	0%
Other contractual services: lakes	141,244	49,837	91,407	141,244	142,272	1%	1%
Other contractual services: wetlands	35,953	-	35,953	35,953	28,249	-21%	-27%
Other contractual services: culverts/dr	41,089	25,934	15,155	41,089	41,089	0%	0%
Other contractual services: lake healtł	5,136	-	5,136	5,136	5,136	0%	0%
Aquascaping	15,408	963	14,445	15,408	15,408	0%	0%
Capital outlay	7,704	-	7,704	7,704	7,704	0%	0%
Repairs and maintenance (aerators)	7,704	1,841	5,863	7,704	7,704	0%	0%
Total water management	256,806	78,863	177,943	256,806	250,130	-3%	-3%

BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND 001 BUDGET
FISCAL YEAR 2027

	Fiscal Year 2026						
	Adopted Budget FY 2026	Actual through 3/31/26	Projected through 9/30/26	Total Actual & Projected	Proposed Budget FY 2027	Budget % Change '26 vs '27	Budget Projected '26 vs '27
EXPENDITURES (continued)							
Street lighting							
Contractual Services	32,456	52,831	16,228	69,059	48,684	50%	-42%
Personnel services	-	-	-	-	-	N/A	N/A
Electricity	44,627	24,749	24,342	49,091	48,684	9%	-1%
Total street lighting	77,083	77,580	40,570	118,150	97,368	26%	-21%
Landscape services							
Supervisor	104,468	37,546	48,684	86,230	88,820	-15%	3%
Personnel services	1,042,162	520,015	522,061	1,042,076	1,073,427	3%	3%
Other contractual- horticulturalists	1,623	-	1,623	1,623	1,623	0%	0%
Other contractual-training	1,217	464	753	1,217	1,217	0%	0%
Maintenance tracking software	8,114	2,775	5,339	8,114	8,114	0%	0%
Capital outlay: equipment	48,684	20,945	27,739	48,684	48,684	0%	0%
Fuel	20,285	10,019	12,171	22,190	20,285	0%	-9%
Repairs and maintenance (parts)	32,456	10,772	16,228	27,000	28,399	-13%	5%
Insurance	25,153	17,467	7,650	25,117	25,153	0%	0%
Minor operating equipment	20,285	4,136	12,171	16,307	20,285	0%	20%
Horticulture dumpster	56,798	7,140	24,342	31,482	36,513	-36%	14%
Employee uniforms	16,228	7,025	7,303	14,328	14,605	-10%	2%
Chemicals	55,175	41,444	13,731	55,175	55,175	0%	0%
Flower program	105,482	83,024	22,458	105,482	135,504	28%	22%
Mulch program	38,136	52,092	-	52,092	44,627	17%	-17%
Plant replacement program	40,570	11,015	29,930	40,945	202,850	400%	80%
Other contractual - tree trimming	10,272	953	8,944	9,897	10,272	0%	4%
Contractural services-palm pruning	68,969	65,898	3,071	68,969	68,969	0%	0%
Fountain maintenance	8,114	352	7,762	8,114	64,912	700%	88%
Office operations	20,285	10,357	9,952	20,309	20,285	0%	0%
Office operations-capital outlay	-	-	-	-	-		
Monument maintenance	12,171	2,300	9,871	12,171	12,171	0%	0%
Total landscape services	1,736,647	905,739	791,783	1,697,522	1,981,890	14%	14%
Roadway services							
Personnel	6,248	2,825	3,423	6,248	6,248	0%	0%
Repairs and maintenance - parts	3,651	109	811	920	3,651	0%	75%
Insurance	2,029	1,915	110	2,025	2,029	0%	0%
Total roadway services	11,928	4,849	4,344	9,193	11,928	0%	23%

BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND 001 BUDGET
FISCAL YEAR 2027

	Fiscal Year 2026						
	Adopted Budget FY 2026	Actual through 3/31/26	Projected through 9/30/26	Total Actual & Projected	Proposed Budget FY 2027	Budget % Change '26 vs '27	Budget Projected '26 vs '27
EXPENDITURES (continued)							
Parks & recreation							
Utilities	10,560	5,168	4,558	9,726	10,560	0%	8%
Operating supplies	1,440	350	921	1,271	1,440	0%	12%
Total parks and recreation	12,000	5,518	5,479	10,997	12,000	0%	8%
Other fees & charges							
Property appraiser	3,480	3,484	(3)	3,481	3,480	0%	0%
Tax collector	5,144	5,369	-	5,369	6,528	27%	18%
Total other fees & charges	8,624	8,853	(3)	8,850	10,008	16%	12%
Total expenditures	2,262,105	1,153,643	1,099,561	2,253,204	2,521,428	11%	11%
Excess/(deficiency) of revenues over/(under) expenditures	(39)	987,280	(978,418)	8,862	17		
Fund balance - beginning (unaudited)	467,837	458,409	1,445,689	458,409	467,271		
Fund balance - ending (projected)	$ 467,798	$ 1,445,689	$ 467,271	$ 467,271	$ 467,288		

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

BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND 101 BUDGET
FISCAL YEAR 2027

	Fiscal Year 2026						
	Adopted Budget FY 2026	Actual through 3/31/26	Projected through 9/30/26	Total Revenues & Expenditures	Proposed Budget FY 2027	Budget % Change '26 vs '27	Budget Projected '26 vs '27
REVENUES							
Assessment levy: on-roll - gross	$ 557,855				$ 620,365		
Allowable discounts (4%)	(22,314)				(24,815)		
Assessment levy: on-roll - net	535,541	$507,881	$ 27,660	$ 535,541	595,550	11%	10%
Interest	10,000	2,941	7,059	10,000	10,000	0%	0%
Miscellaneous	-	-	-	-	-	N/A	N/A
Total revenues	545,541	510,822	34,719	545,541	605,550	11%	10%
EXPENDITURES							
Professional fees							
Supervisors**	9,689	3,633	6,056	9,689	9,689	0%	0%
Engineering	2,829	355	1,886	2,241	2,829	0%	21%
Legal	3,395	937	1,415	2,352	2,829	-17%	17%
Audit**	7,500	750	6,750	7,500	7,500	0%	0%
Management	7,921	3,961	3,961	7,922	7,921	0%	0%
Accounting & payroll	3,168	1,584	1,584	3,168	3,168	0%	0%
Computer services	951	625	325	950	951	0%	0%
Assessment roll preparation	1,599	799	799	1,598	1,599	0%	0%
Telephone	179	90	90	180	179	0%	-1%
Postage & reproduction	255	144	111	255	255	0%	0%
Printing and binding	928	464	464	928	928	0%	0%
Legal notices and communications	212	412	189	601	566	167%	-6%
Office supplies	141	48	93	141	141	0%	0%
Subscriptions and memberships	50	50	-	50	50	0%	0%
ADA website compliance	48	-	48	48	48	0%	0%
Insurance**	13,650	10,812	2,838	13,650	13,650	0%	0%
Miscellaneous (bank fees)	990	565	302	867	990	0%	12%
Total professional fees	53,505	25,229	26,911	52,140	53,293	0%	2%
Field management							
Other contractual	7,129	3,564	3,565	7,129	7,129	0%	0%
Total field management	7,129	3,564	3,565	7,129	7,129	0%	0%
Water management services							
NPDES program	597	67	530	597	597	0%	0%
Other contractual services: lakes	32,831	11,584	21,247	32,831	33,069	1%	1%
Other contractual services: wetlands	8,357	-	8,357	8,357	6,566	-21%	-27%
Other contractual services: culverts/drains	9,551	6,028	3,523	9,551	9,551	0%	0%
Other contractual services: lake health	1,194	-	1,194	1,194	1,194	0%	0%
Aquascaping	3,582	224	3,358	3,582	3,582	0%	0%
Capital outlay	1,791	-	1,791	1,791	1,791	0%	0%
Repairs and maintenance (aerators)	1,791	428	1,363	1,791	1,791	0%	0%
Total water management	59,694	18,331	41,363	59,694	58,141	-3%	-3%

BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND 101 BUDGET
FISCAL YEAR 2027

	Fiscal Year 2026						
	Adopted Budget FY 2026	Actual through 3/31/26	Projected through 9/30/26	Total Revenues & Expenditures	Proposed Budget FY 2027	Budget % Change '26 vs '27	Budget Projected '26 vs '27
EXPENDITURES (continued)							
Street lighting							
Contractual services	7,544	12,280	3,772	16,052	11,316	50%	-42%
Personnel services		-	-	-	-	N/A	N/A
Electricity	10,373	5,753	5,658	11,411	11,316	9%	-1%
Total street lighting	17,917	18,033	9,430	27,463	22,632	26%	-21%
Landscape services							
Supervisor	24,282	8,731	11,316	20,047	20,645	-15%	3%
Personnel services	242,238	120,977	121,347	242,324	249,505	3%	3%
Other contractual- horticulturalists	377	-	377	377	377	0%	0%
Other contractual-training	283	108	175	283	283	0%	0%
Maintenance tracking software	1,886	645	1,241	1,886	1,886	0%	0%
Capital outlay	11,316	4,868	6,448	11,316	11,316	0%	0%
Fuel	4,715	2,329	2,829	5,158	4,715	0%	-9%
Repairs and maintenance (parts)	7,544	2,504	3,772	6,276	6,601	-13%	5%
Insurance	5,847	4,105	1,778	5,883	5,847	0%	-1%
Minor operating equipment	4,715	990	2,829	3,819	4,715	0%	19%
Horticulture dumpster	13,202	1,660	5,658	7,318	8,487	-36%	14%
Employee uniforms	3,772	1,633	1,697	3,330	3,395	-10%	2%
Chemicals	12,825	9,633	3,192	12,825	12,825	0%	0%
Flower program	24,518	19,298	5,220	24,518	31,496	28%	22%
Mulch program	8,864	12,108	-	12,108	10,373	17%	-17%
Plant replacement program	9,430	2,098	6,957	9,055	47,150	400%	81%
Other contractual - tree trimming	2,388	684	2,079	2,763	2,388	0%	-16%
Contractural services-palm pruning	16,031	15,317	714	16,031	16,031	0%	0%
Fountain maintenance	1,886	82	1,804	1,886	15,088	700%	88%
Office operations	4,715	2,378	2,313	4,691	4,715	0%	1%
Office operations-capital outlay	-	-	-	-	-		
Monument maintenance	2,829	535	2,294	2,829	2,829	0%	0%
Total landscape services	403,663	210,683	184,040	394,723	460,667	14%	14%
Roadway services							
Personnel	1,452	656	796	1,452	1,452	0%	0%
Repairs and maintenance - parts	849	25	189	214	849	0%	75%
Insurance	472	450	25	475	472	0%	-1%
Total roadway services	2,773	1,131	1,010	2,141	2,773	0%	23%

BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND 101 BUDGET
FISCAL YEAR 2027

	Fiscal Year 2026						
	Adopted Budget FY 2026	Actual through 3/31/26	Projected through 9/30/26	Total Revenues & Expenditures	Proposed Budget FY 2027	Budget % Change '26 vs '27	Budget Projected '26 vs '27
EXPENDITURES (continued)							
Parks & recreation							
Utilities	440	215	1,059	1,274	440	0%	-190%
Operating supplies	60	15	214	229	60	0%	-282%
Total parks and recreation	500	230	1,273	1,503	500	0%	-201%
Other fees & charges							
Property appraiser	145	145	(1)	144	145	0%	1%
Tax collector	214	1,431	-	1,431	272	27%	-426%
Total other fees & charges	359	1,576	(1)	1,575	417	16%	-278%
Total expenditures	545,540	278,777	267,591	546,368	605,552	11%	10%
Excess/(deficiency) of revenues over/(under) expenditures	1	232,045	(232,872)	(827)	(2)		
Fund balance - beginning (unaudited)	359,691	341,561	573,606	341,561	340,734		
Fund balance - ending (projected)	$ 359,692	$ 573,606	$ 340,734	$ 340,734	$ 340,732		

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

BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
GENERAL FUND 002 - THE COLONY BUDGET
FISCAL YEAR 2027

	Fiscal Year 2026						
	Adopted Budget FY 2026	Actual through 3/31/26	Projected through 9/30/26	Total Actual & Projected	Proposed Budget FY 2027	Budget % Change '26 vs '27	Budget Projected '26 vs '27
REVENUES							
Assessment levy: on-roll - gross	$ 967,658				$ -		
Allowable discounts (4%)	(38,706)				-		
Assessment levy: on-roll - net	928,952	$888,209	40,743	928,952	-	-100%	N/A
Interest	8,000	3,813	4,187	8,000	-	-100%	N/A
Total revenues	936,952	892,022	44,930	936,952	-	-100%	N/A
EXPENDITURES							
Professional fees							
Accounting & payroll	9,380	4,690	4,690	9,380	-	-100%	N/A
Computer services	3,411	1,706	1,705	3,411	-	-100%	N/A
Assessment roll preparation	1,150	575	575	1,150	-	-100%	N/A
Field management	14,211	7,106	7,105	14,211	-	-100%	N/A
Other current charges	-	551	550	1,101	-	N/A	N/A
Total professional fees	28,152	14,628	14,625	29,253	-	-100%	N/A
Street lighting							
Contractual services - lightpoles	5,000	22,370	10,000	32,370	-	-100%	N/A
Capital Outlay - contractual svc-lightp	-	111,000	60,000	171,000	-	N/A	N/A
Total street lighting	5,000	133,370	70,000	203,370	-	-100%	N/A
Landscape services							
Personnel services	468,080	193,695	220,000	413,695	-	-100%	N/A
Other contractual- horticulturalists	1,500	-	1,500	1,500	-	-100%	N/A
Other contractual- training	1,500	1,454	46	1,500	-	-100%	N/A
Other Contractual- turf and shrub	-	-	-	-	-	N/A	N/A
Capital outlay	20,000	-	-	-	-	-100%	N/A
Fuel	7,500	-	7,500	7,500	-	-100%	N/A
Repairs & maintenance (parts)	14,000	6,969	7,031	14,000	-	-100%	N/A
Insurance	5,000	3,517	1,483	5,000	-	-100%	N/A
Minor operating equipment	-	24,853	-	24,853	-	N/A	N/A
Horticulture dumpster	16,000	1,900	10,000	11,900	-	-100%	N/A
Miscellaneous equipment	2,500	-	2,500	2,500	-	-100%	N/A
Chemicals	50,000	26,740	23,260	50,000	-	-100%	N/A
Flower program	70,000	55,067	14,933	70,000	-	-100%	N/A
Mulch program	22,720	17,794	4,926	22,720	-	-100%	N/A
Plant replacement program	50,000	14,848	40,000	54,848	-	-100%	N/A
Other contractual - tree trimming	12,000	1,140	10,860	12,000	-	-100%	N/A
Monument maintenance	3,000	-	3,000	3,000	-	-100%	N/A
Drainage repair & maintenance	-	15,311	-	15,311	-	N/A	N/A
Total landscape services	743,800	363,288	347,039	710,327	-	-100%	N/A
							-

BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
GENERAL FUND 002 - THE COLONY BUDGET
FISCAL YEAR 2027

	Fiscal Year 2026						
	Adopted Budget FY 2026	Actual through 3/31/26	Projected through 9/30/26	Total Actual & Projected	Proposed Budget FY 2027	Budget % Change '26 vs '27	Budget Projected '26 vs '27
Fountain services							-
Operating supplies	160,000	75,760	84,240	160,000	-	-100%	N/A
Refurbishment	115,000	-	-	-	-	-100%	N/A
Total fountain services	275,000	75,760	84,240	160,000	-	-100%	N/A
Total expenditures	1,051,952	587,046	515,904	1,102,950	-	-100%	N/A
Excess/(deficiency) of revenues over/(under) expenditures	(115,000)	304,976	(470,974)	(165,998)	-		
Fund balance - beginning (unaudited)	199,339	394,333	699,309	394,333	228,335		
Fund balance - ending (projected)	$ 84,339	$ 699,309	$ 228,335	$ 228,335	$ 228,335		

BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
ENTERPRISE FUND 401/451 COMBINED BUDGET
FISCAL YEAR 2027

	Fiscal Year 2026						
	Adopted Budget FY 2026	Actual through 3/31/26	Projected through 9/30/26	Total Actual & Projected	Proposed Budget FY 2027	Budget % Change '26 vs '27	Budget Projected '26 vs '27
OPERATING REVENUES							
Charges for services:							
Assessment levy - gross	$ 397,795				$ 393,231		
Allowable discounts (4%)	(15,912)				(15,729)		
Assessment levy - net	381,883	$ 363,682	$ 18,199	$ 381,881	377,502	-1%	-1%
Irrigation revenue	550,000	361,785	285,000	646,785	550,000	0%	-18%
Miscellaneous	30,700	63,840	50,000	113,840	30,700	0%	-271%
Total revenues	962,583	789,307	353,199	1,142,506	958,202	0%	-19%
OPERATING EXPENSES							
Professional fees							
Supervisors	6,459	2,422	4,037	6,459	6,459	0%	0%
Engineering	5,000	627	4,373	5,000	5,000	0%	0%
Legal	6,000	1,656	4,344	6,000	5,000	-17%	-20%
Audit	5,000	500	4,500	5,000	5,000	0%	0%
Management	17,407	8,704	8,703	17,407	17,755	2%	2%
Accounting & payroll	5,600	2,800	2,800	5,600	5,600	0%	0%
Computer services	1,680	1,105	575	1,680	1,680	0%	0%
Utility billing	44,000	21,177	22,823	44,000	44,000	0%	0%
Telephone	311	156	155	311	311	0%	0%
Postage & reproduction	450	255	195	450	450	0%	0%
Printing and binding	1,639	820	819	1,639	1,639	0%	0%
Legal notices and communications	375	729	700	1,429	1,000	167%	-43%
Office supplies	251	85	166	251	250	0%	0%
Subscriptions and memberships	87	88	-	88	87	0%	-1%
ADA website compliance	147	-	147	147	147	0%	0%
Insurance	7,140	7,208	-	7,208	7,568	6%	5%
Miscellaneous (bank fees)	1,750	1,993	-	1,993	1,750	0%	-14%
Total Professional fees	103,296	50,325	54,337	104,662	103,696	0%	-1%
Field Management fees							
Other contractual services	12,600	6,300	6,300	12,600	12,600	0%	0%
Total field management fees	12,600	6,300	6,300	12,600	12,600	0%	0%
Water management services							
NPDES program	1,835	205	1,630	1,835	1,835	0%	0%
Other contractual services: lakes	100,925	35,611	65,314	100,925	101,659	1%	1%
Other contractual services: wetlands	25,690	-	20,185	20,185	20,185	-21%	0%
Other contractual services: culverts/drains	29,360	18,531	10,829	29,360	29,360	0%	0%
Other contractual services: lake health	3,670	-	3,670	3,670	3,670	0%	0%
Aquascaping	11,010	688	10,322	11,010	11,010	0%	0%
Capital outlay	5,505	-	5,505	5,505	5,505	0%	0%
Repairs and maintenance (aerators)	5,505	1,315	4,190	5,505	5,505	0%	0%
Total water management services	183,500	56,350	121,645	177,995	178,729	-3%	0%

BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
ENTERPRISE FUND 401/451 COMBINED BUDGET
FISCAL YEAR 2027

	Fiscal Year 2026						
	Adopted Budget FY 2026	Actual through 3/31/26	Projected through 9/30/26	Total Actual & Projected	Proposed Budget FY 2027	Budget % Change '26 vs '27	Budget Projected '26 vs '27
OPERATING EXPENSES (continued)							
Landscape services							
Other contractual - tree trimming	7,340	-	7,340	7,340	7,340	0%	0%
Total landscape services	7,340	-	7,340	7,340	7,340	0%	0%
Roadway Services							
Personnel	4,955	1,063	3,892	4,955	4,955	0%	0%
Repairs and maintenance - parts	3,670	79	3,591	3,670	3,670	0%	0%
Insurance	3,000	1,842	1,158	3,000	3,000	0%	0%
Total Roadway Services	11,625	2,984	8,641	11,625	11,625	0%	0%
Irrigation services							
Personnel	69,680	30,641	39,039	69,680	72,467	4%	4%
Reclaimed water- Bay Creek	115,000	47,876	67,124	115,000	118,450	3%	3%
Repairs and maintenance - parts	35,000	17,930	17,070	35,000	35,000	0%	0%
Insurance	19,480	15,508	3,972	19,480	19,480	0%	0%
Minor operating equipment	-	256	-	256	-	N/A	N/A
Meter costs	7,500	9,259	-	9,259	7,500	0%	-23%
Other contractual services	45,000	4,800	40,200	45,000	45,000	0%	0%
Electricity	115,000	64,704	50,296	115,000	115,000	0%	0%
Pumps & machinery	120,000	54,201	65,799	120,000	120,000	0%	0%
Depreciation	58,512	29,256	29,256	58,512	58,512	0%	0%
Total irrigation services	585,172	274,431	312,756	587,187	591,409	1%	1%
Total operating expenses	903,533	390,390	503,679	894,069	905,399	0%	1%
Operating income/loss	59,050	398,917	(150,480)	248,437	52,803		
Nonoperating revenues/(expenses)							
Interest income	500	12,326	-	12,326	500	0%	-2365%
Total nonoperating revenues/(expenses)	500	12,326	-	12,326	500	0%	-2365%
Change in net assets	59,550	411,243	(150,480)	260,763	53,303		
Total net assets - beginning (unaudited)	1,674,419	1,688,195	2,099,438	1,688,195	1,948,958		
Total net assets - ending (projected)	$ 1,733,969	$ 2,099,438	$ 1,948,958	$ 1,948,958	$ 2,002,261		

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 during the fiscal year.		
Engineering		5,000
Barraco and Associates, Inc., provides a broad array of engineering, consulting and construction services to the Districts, which assist in crafting solutions with sustainability for the long term interest of the community - recognizing the needs of government, the environment and maintenance of the Districts' facilities.		
Legal		5,000
Coleman, Yovanovich and Koester, PA provides on-going general counsel and legal representation. Attorney attends 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 realizing that this type of local government is very limited in its scope - providing infrastructure and service to the development.		
Audit		5,000
The Districts are required by Florida State Statute to undertake an independent examination of its books, records and accounting procedures on an annual basis. The Districts currently have an agreement with Grau & Associates to perform these services.		
Management		17,755
Wrathell, Hunt and Associates, LLC, specializes in managing community development districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the Districts, develop financing programs, administer the issuance of tax exempt bond financings, and finally, operate and maintain the assets of the community.		
Accounting & payroll		5,600
Wrathell, Hunt and Associates, LLC, prepares all financial work related to the Districts' funds (general, debt service and capital projects, etc.). This includes monthly financials, the annual budget and various other items.		
Computer services		1,680
Wrathell, Hunt and Associates, LLC, provides maintenance of the Districts' financial records, which includes accounts payable and profit & loss statements.		
Utility billing		44,000
Utility billing is contracted with Coral Springs Improvement District (CSID). CSID inputs the provided monthly readings into their billing software, generates the monthly bills, administer the collections, provide customer service and administer the delinquencies and shut offs as needed.		
Telephone		311
Telephone and fax machine.		

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	1,000
The Districts advertise in The News Press for monthly meetings, special meetings, public hearings, bidding, etc.	
Office supplies	250
Accounting and administrative supplies.	
Subscriptions and memberships	87
Annual fee paid to the Department of Community Affairs.	
ADA website compliance	147
Insurance	7,568
The Districts carry public officials and general liability insurance with policies written by Florida Municipal Insurance Trust. The limit of liability is set at $1,000,000 for general liability ($2,000,000 general aggregate) and $1,000,000 for public officials liability limit.	
Miscellaneous (bank fees)	1,750
Bank charges and other miscellaneous expenses incurred during the year.	
Field Management fees	
Other contractual services	12,600
As part of the consulting manager's contract, the Districts retain the services of a field manager. The field manager is responsible for the day-to-day field operations. These responsibilities include, but are not limited to, preparing and bidding of services and commodities, contract administration, hiring and maintaining qualified personnel, preparation of and implementation of operating schedules and policies, ensuring compliance with all operating permits, prepare and implement field operating budgets, provide information/education to public regarding District programs and attends Board meetings. This service is provided by **Wrathell, Hunt and Associates, LLC**.	
Water management services	
Other Contractual services	
The Districts contract with licensed and qualified contractors to provide lake, wetland, underground and biologists to provide the needed maintenance services.	
Other contractual services: lakes	101,659
Other contractual services: wetlands	20,185
Other contractual services: culverts/drains	29,360
Other contractual services: lake health	3,670

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

EXPENDITURES (continued)	
Aquascaping	11,010
Planting of aquatic and wetland plants to ensure the integrity and permit compliance of the storm water management system.	
Capital outlay	5,505
Purchase and installation of new aeration equipment.	
Repairs and maintenance (aerators)	5,505
This covers any unforeseen costs that may be incurred.	
Other contractual - tree trimming	
Hard wood tree trimming in sensitive locations within the Districts' common areas and parks that exceed the on site capabilities or expertise of staff.	7,340
Roadway Services	
Personnel	4,955
Includes salary, taxes and benefits for the Districts' street sweeper.	
Repairs and maintenance - parts	3,670
Parts replacement for vehicles and equipment.	
Insurance	3,000
Insurance costs for automobiles, property and worker's compensation related to this department.	
Irrigation services	
Personnel	72,467
Includes salary, taxes and benefits for the Districts' maintenance supervisor and irrigation manager.	
Reclaimed water- Bay Creek	118,450
Surplus RCS Water- Bayside	-
Repairs and maintenance - parts	35,000
Parts replacement for vehicles and equipment.	
Insurance	19,480
Insurance costs for automobiles, property and workers' compensation.	
Meter costs	7,500
Costs associates with installation of single family residential meters. Revenue to support these costs come directly from the meter fee assessed at the time of the application to connect to the system	
Other contractual services	45,000
The District contractors with a qualified provider for services related to plant meters and equipment.	
Electricity	115,000
Cost of electricity for operation of Districts' well fields and high service pump.	
Pumps & machinery	120,000
Repairs and maintenance for the irrigation supply system, including main line, valves and well repairs.	
Depreciation	58,512
The District's capital assets that relate to the irrigation funds are depreciated by the straight line method over their estimated useful lives.	
Total expenditures	$ 905,399

BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND 401 BUDGET
FISCAL YEAR 2027

	Fiscal Year 2026						
	Adopted Budget FY 2026	Actual through 3/31/26	Projected through 9/30/26	Total Actual & Projected	Proposed Budget FY 2027	Budget % Change '26 vs '27	Budget Projected '26 vs '27
OPERATING REVENUES							
Charges for services:							
Assessment levy - gross	$ 254,305				$ 250,778		
Allowable discounts (4%)	(10,172)				(10,031)		
Assessment levy - net	244,133	$ 233,407	$ 10,726	$ 244,133	240,747	-1%	-1%
Irrigation revenue	325,000	229,962	175,000	404,962	325,000	0%	-25%
Miscellaneous/interest	30,000	63,840	50,000	113,840	30,000	0%	-279%
Total revenues	599,133	527,209	235,726	762,935	595,747	-1%	-28%
OPERATING EXPENSES							
Professional fees							
Supervisors**	3,230	1,211	2,019	3,230	3,230	0%	0%
Engineering	3,750	470	3,280	3,750	3,750	0%	0%
Legal	4,500	1,242	3,258	4,500	3,750	-17%	-20%
Audit**	2,500	250	2,250	2,500	2,500	0%	0%
Management	13,056	6,528	6,527	13,055	13,316	2%	2%
Accounting & payroll	4,200	2,100	2,100	4,200	4,200	0%	0%
Computer services	1,260	829	431	1,260	1,260	0%	0%
Utility billing	33,000	15,883	20,541	36,424	39,600	20%	8%
Telephone	233	117	116	233	233	0%	0%
Postage & reproduction	338	191	146	337	338	0%	0%
Printing and binding	1,229	615	614	1,229	1,229	0%	0%
Legal notices and communications	281	547	525	1,072	750	167%	-43%
Office supplies	188	64	125	189	188	0%	-1%
Subscription and memberships	65	66	-	66	65	0%	-2%
ADA website compliance	110	-	110	110	110	0%	0%
Insurance**	3,570	3,604	-	3,604	3,784	6%	5%
Miscellaneous	1,313	1,263	-	1,263	1,313	0%	4%
Total professional fees	72,823	34,980	42,042	77,022	79,616	9%	3%
Field management fees							
Other contractual services	9,450	4,725	4,725	9,450	9,450	0%	0%
Total field management fees	9,450	4,725	4,725	9,450	9,450	0%	0%
Water management services							
NPDES program	1,376	154	1,223	1,377	1,376	0%	0%
Other contractual services: lakes	75,694	26,708	48,986	75,694	76,244	1%	1%
Other contractual services: wetlands	19,268	-	15,139	15,139	15,139	-21%	0%
Other contractual services: culverts/drains	22,020	13,898	8,122	22,020	22,020	0%	0%
Other contractual services: lake health	2,753	-	2,753	2,753	2,753	0%	0%
Aquascaping	8,258	516	7,742	8,258	8,258	0%	0%
Capital outlay	4,129	-	4,129	4,129	4,129	0%	0%
Repairs and maintenance (aerators)*	4,129	987	3,143	4,130	4,129	0%	0%
Total water management services	137,627	42,263	91,237	133,500	134,048	-3%	0%

BAYSIDE IMPROVEMENT
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND 401 BUDGET
FISCAL YEAR 2027

	Fiscal Year 2026						
	Adopted Budget FY 2026	Actual through 3/31/26	Projected through 9/30/26	Total Actual & Projected	Proposed Budget FY 2027	Budget % Change '26 vs '27	Budget Projected '26 vs '27
OPERATING EXPENSES (continued)							
Landscape services							
Other contractual - tree trimming	5,505	-	5,505	5,505	5,505	0%	0%
Total landscape services	5,505	-	5,505	5,505	5,505	0%	0%
Roadway Services							
Personnel	3,716	797	2,919	3,716	3,716	0%	0%
Repairs and maintenance - parts	2,753	59	2,693	2,752	2,753	0%	0%
Insurance	2,250	1,381	869	2,250	2,250	0%	0%
Total Roadway Services	8,719	2,237	6,481	8,718	8,719	0%	0%
Irrigation services							
Personnel	52,260	22,980	29,279	52,259	54,350	4%	4%
Repairs and maintenance - parts	26,250	13,448	12,803	26,251	26,250	0%	0%
Insurance	14,610	11,631	2,979	14,610	14,610	0%	0%
Minor operating equipment	-	192	-	192	-	N/A	N/A
Meter costs	5,625	6,944	-	6,944	5,625	0%	-23%
Other contractual services	33,750	3,600	30,150	33,750	33,750	0%	0%
Electricity	86,250	48,528	37,722	86,250	86,250	0%	0%
Pumps & machinery	90,000	40,650	49,349	89,999	90,000	0%	0%
Depreciation	43,884	21,756	21,942	43,698	43,884	0%	0%
Total irrigation services	352,629	169,729	184,224	353,953	354,719	1%	0%
Total operating expenses	586,753	253,934	328,709	582,643	592,057	1%	2%
Operating income/loss	12,380	273,275	(92,983)	180,292	3,690	-70%	-4786%
Nonoperating revenues/(expenses)							
Interest income	375	12,180	-	12,180	375	0%	-3148%
Total nonoperating revenues/(expenses	375	12,180	-	12,180	375	0%	-3148%
Change in net assets	12,755	285,455	(92,983)	192,472	4,065		
Total net assets - beginning (unaudited)	1,668,905	1,712,854	1,998,309	1,712,854	1,905,326		
Total net assets - ending (projected)	$ 1,681,660	$ 1,998,309	$ 1,905,326	$ 1,905,326	$ 1,909,391		

**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 betweent he respective enterprise funds.

BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND 451 BUDGET
FISCAL YEAR 2027

	Fiscal Year 2026						
	Adopted Budget FY 2026	Actual through 3/31/26	Projected through 9/30/26	Total Actual & Projected	Proposed Budget FY 2027	Budget % Change '26 vs '27	Budget Projected '26 vs '27
OPERATING REVENUES							
Charges for services:							
Assessment levy - gross	$ 143,488				$ 142,460		
Allowable discounts (4%)*	(5,740)				(5,698)		
Assessment levy - net	137,748	$ 130,275	$ 7,473	$ 137,748	136,762	-1%	-1%
Irrigation revenue	225,000	131,823	110,000	241,823	225,000	0%	-7%
Miscellaneous/interest	700	-	-	-	700	0%	100%
Total revenues	363,448	262,098	117,473	379,571	362,462	0%	-5%
OPERATING EXPENSES							
Professional fees							
Supervisors**	3,230	1,211	2,019	3,230	3,230	0%	0%
Engineering	1,250	157	1,093	1,250	1,250	0%	0%
Legal	1,500	414	1,086	1,500	1,250	-17%	-20%
Audit**	2,500	250	2,250	2,500	2,500	0%	0%
Management	4,352	2,176	2,176	4,352	4,439	2%	2%
Accounting & payroll	1,400	700	700	1,400	1,400	0%	0%
Computer services	420	276	144	420	420	0%	0%
Utility billing	11,000	5,294	2,282	7,576	4,400	-60%	-72%
Telephone	78	39	39	78	78	0%	0%
Postage & reproduction	113	64	49	113	113	0%	0%
Printing and binding	410	205	205	410	410	0%	0%
Legal notices and communications	94	182	175	357	250	166%	-43%
Office supplies	63	21	42	63	63	0%	0%
Subscription and memberships	22	22	-	22	22	0%	0%
ADA website compliance	37	-	37	37	37	0%	0%
Insurance**	3,570	3,604	-	3,604	3,784	6%	5%
Miscellaneous	438	730	-	730	438	0%	-67%
Total professional fees	30,477	15,345	12,297	27,642	24,084	-21%	-15%
Field management fees							
Other contractual services	3,150	1,575	1,575	3,150	3,150	0%	0%
Total field management fees	3,150	1,575	1,575	3,150	3,150	0%	0%
Water management services							
NPDES program	459	51	408	459	459	0%	0%
Other contractual services: lakes	25,231	8,903	16,329	25,232	25,415	1%	1%
Other contractual services: wetlands	6,423	-	5,046	5,046	5,046	-21%	0%
Other contractual services: culverts/drains	7,340	4,633	2,707	7,340	7,340	0%	0%
Other contractual services: lake health	918	-	918	918	918	0%	0%
Aquascaping	2,753	172	2,581	2,753	2,753	0%	0%
Capital outlay	1,376	-	1,376	1,376	1,376	0%	0%
Repairs and maintenance (aerators)*	1,376	328	1,048	1,376	1,376	0%	0%
Total water management services	45,876	14,087	30,413	44,500	44,683	-3%	0%

BAY CREEK
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND 451 BUDGET
FISCAL YEAR 2027

	Fiscal Year 2026						
	Adopted Budget FY 2026	Actual through 3/31/26	Projected through 9/30/26	Total Actual & Projected	Proposed Budget FY 2027	Budget % Change '26 vs '27	Budget Projected '26 vs '27
OPERATING EXPENSES (continued)							
Landscape services							
Other contractual - tree trimming	1,835	-	1,835	1,835	1,835	0%	0%
Total landscape services	1,835	-	1,835	1,835	1,835	0%	0%
Roadway Services							
Personnel	1,239	266	973	1,239	1,239	0%	0%
Repairs and maintenance - parts	918	20	898	918	918	0%	0%
Insurance	750	461	290	751	750	0%	0%
Total Roadway Services	2,907	747	2,161	2,908	2,907	0%	0%
Irrigation services							
Personnel	17,420	7,661	9,760	17,421	18,117	4%	4%
Reclaimed water- Bay Creek	115,000	47,876	67,124	115,000	118,450	3%	3%
Repairs and maintenance - parts	8,750	4,482	4,268	8,750	8,750	0%	0%
Insurance	4,870	3,877	993	4,870	4,870	0%	0%
Minor operating equipment	-	64	-	64	-	N/A	N/A
Meter costs	1,875	2,315	-	2,315	1,875	0%	-23%
Other contractual services	11,250	1,200	10,050	11,250	11,250	0%	0%
Electricity	28,750	16,176	12,574	28,750	28,750	0%	0%
Pumps & machinery	30,000	13,551	16,450	30,001	30,000	0%	0%
Depreciation	14,628	7,500	7,314	14,814	14,628	0%	-1%
Total irrigation services	232,543	104,702	128,533	233,235	236,690	2%	1%
						N/A	N/A
Total operating expenses	316,788	136,456	174,979	311,435	313,349	-1%	1%
Operating income/loss	46,660	125,642	(57,506)	68,136	49,113	5%	-39%
Nonoperating revenues/(expenses)							
Interest income	125	146	-	146	125	0%	-17%
Total nonoperating revenues/(expenses	125	146	-	146	125	0%	-17%
Change in net assets	46,785	125,788	(57,506)	68,282	49,238		
Total net assets - beginning (unaudited)	5,514	(24,659)	101,129	(24,659)	43,623		
Total net assets - ending (projected)	$ 52,299	$ 101,129	$ 43,623	$ 43,623	$ 92,861		

**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 betweent he respective enterprise funds.

Bayside **Lee County**
Improvement Community Development District *****PRELIMINARY*****

2026 - 2027 Assessments		**General Fund**	**O&M Assessment Colony Fund**	**Enterprise Fund**	**Total Assessment**	**Change vs. Prior Year $$**	**%**
Bayside Neighborhoods	Limited Benefit Assessment-outside gates	$ 166.48	$ -	$ 77.78	$ 244.26	$ 0.93	0%
Bayside Neighborhoods	Full Assessment	$ 786.38	$ -	$ 77.78	$ 864.16	$ 61.57	7%
Bayside Neighborhoods	Common and Administration	$ 320.38	$ -	$ 77.78	$ 398.16	$ 30.92	8%
The Colony Neighborhoods	Full Assessment	$ 786.38	$ -	$ 77.78	$ 864.16	$(706.64)	-82%
The Colony Neighborhoods	Common and Administration	$ 320.38	$ -	$ 77.78	$ 398.16	$(737.29)	-185%

2025 - 2026 Assessments		**General Fund**	**O&M Assessment Colony Fund**	**Enterprise Fund**	**Total Assessment**
Bayside Neighborhoods	Limited Benefit Assessment-outside gates	$ 163.72	$ -	$ 79.61	$ 243.33
Bayside Neighborhoods	Full Assessment	$ 722.98	$ -	$ 79.61	$ 802.59
Bayside Neighborhoods	Common and Administration	$ 287.63	$ -	$ 79.61	$ 367.24
The Colony Neighborhoods	Full Assessment	$ 722.98	$ 768.21	$ 79.61	$ 1,570.80
The Colony Neighborhoods	Common and Administration	$ 287.63	$ 768.21	$ 79.61	$ 1,135.45

Bay Creek
Community Development District
2026-2027 Assessments *****PRELIMINARY*****

Residential Neighborhoods (per unit)	O&M Assessment General Fund	O&M Assessment Enterprise Fund	Total Assessment	Change Vs. Prior Year $	Change Vs. Prior Year %
Ascot	$ 746.28	$ 173.91	$ 920.19	$ 74.11	8%
Pinewater Place	$ 746.28	$ 173.91	$ 920.19	$ 74.11	8%
Bay Creek	$ 746.28	$ 173.91	$ 920.19	$ 74.11	8%
The Ridge	$ 746.28	$ 173.91	$ 920.19	$ 74.11	8%
Bay Creek (phase 2)	$ 746.28	$ 173.91	$ 920.19	$ 74.11	8%
Baycrest Villas	$ 746.28	$ 173.91	$ 920.19	$ 74.11	8%
Costa Del Sol	$ 746.28	$ 173.91	$ 920.19	$ 74.11	8%
The Cottages	$ 746.28	$ 173.91	$ 920.19	$ 74.11	8%
Southbridge	$ 746.28	$ 173.91	$ 920.19	$ 74.11	8%
Creekside Crossing	$ 746.28	$ 173.91	$ 920.19	$ 74.11	8%
The Point	$ 746.28	$ 173.91	$ 920.19	$ 74.11	8%
Commercial & Golf Course					
Pelican's Nest Golf Course	$ 42,940.95	$ 6,512.93	$ 49,453.88	$ 4,289.40	9%
US 41 Commercial Parcels	$ 2,041.70	$ 1,866.05	$ 3,907.75	$ 56.96	1%

Fiscal year 2025 - 2026 Assessments:	SF	$ 670.92	$ 175.16	$ 846.08
	MF	$ 670.92	$ 175.16	$ 846.08
	GC	$ 38,604.74	$ 6,559.74	$ 45,164.48
	COMM	$ 1,971.32	$ 1,879.47	$ 3,850.79

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 2027

Parcel	Classification	2026 Units	2027 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 2027

Parcel	Classification	2026 Units	2027 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
Florencia	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
Infinity (first tower)	MF	75	90
	Sub-total	880	970

Bayside Improvement
Community Development District
Assessable Unit Schedule Analysis - GF 001
Fiscal Year 2027

Parcel	Classification	2026 Units	2027 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	1655.93
Total Full Assessment Units		**3531.10**	**3621.10**
FUTURE UNITS			
Reduced Services			
Elks Lodge	non-profit	6.57	6.57
	Sub-total	6.57	6.57
Multi-Family			
Infinity (second tower)	MF	75	90
	Sub-total	150	90
Total Future Limited Service Assessment Units		**156.57**	**96.57**
Grand Total of Bayside Assessable Units		**3687.67**	**3717.67**
			4,556.94

BAYCREEK COMMUNITY DEVELOPMENT DISTRICT
ASSESSABLE UNIT SCHEDULE ANALYSIS
Fiscal Year 2027

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

BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS
ENTERPRISE FUND 401/451
ASSESSABLE UNIT SCHEDULE ANALYSIS
FISCAL YEAR 2027

	2026 Units	2027 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
Florencia (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 2027

	2026 Units	2027 Units
Tezetto Phase II	39.00	39.00
Altaira Colony IV (5620)	75.00	75.00
Cielo Colony V (5450)	96.00	96.00
Infinity (first tower)	75.00	90.00
Infinity (second tower)	75.00	90.00
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**	**3,224.34**
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**	**4,043.52**

BAYSIDE IMPROVEMENT
AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS

5

BAYSIDE IMPROVEMENT COMMUNITY DEVELOPMENT DISTRICT
AND
BAY CREEK COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 JOINT MEETING SCHEDULE

LOCATION
Pelican Landing Community Center, 24501 Walden Center Drive, Bonita Springs, Florida 34134

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 27, 2025	**Regular Meeting**	**2:00 PM**
December 8, 2025*	**Public Hearing and Regular Meeting** *Adoption of Bay Creek CDD Irrigation Rates/Charges*	**2:00 PM**
January 26, 2026	**Regular Meeting**	**2:00 PM**
February 23, 2026	**Regular Meeting**	**2:00 PM**
March 23, 2026	**Public Hearing and Regular Meeting** *Adoption of Bayside Improvement CDD Irrigation Rates/Charges*	**2:00 PM**
April 27, 2026	**Regular Meeting**	**2:00 PM**
May 18, 2026**	**Regular Meeting** *Presentation of FY2027 Proposed Budget*	**2:00 PM**
June 22, 2026	**Regular Meeting**	**2:00 PM**
July 17, 2026	**Budget Workshop**	**9:00 AM**
July 27, 2026	**Regular Meeting**	**2:00 PM**
August 24, 2026	**Public Hearing and Regular Meeting** *Adoption of FY2027 Budget*	**2:00 PM**
September 28, 2026	**Regular Meeting**	**2:00 PM**

Join Zoom Meeting: https://us02web.zoom.us/j/84137772934
Meeting ID: 841 3777 2934
Dial: 1 929 205 6099 US Meeting ID: 841 3777 2934

Exceptions

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

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