

Bay Laurel Center
Community Development District

219 E. Livingston Street, Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

June 12, 2026

RECEIVED

JUN 18 2026

Marion County Administrator

Mr. Mounir Bouyounes
601 Southeast 25th Avenue
Ocala, FL 34471

MARION COUNTY ADMIN

Re: Bay Laurel Center Community Development District
Proposed Budget Fiscal Year 2027

Dear Mr. Bouyounes:

In accordance with chapter 190.008 (2)(b), Florida Statutes, enclosed please find one copy of the District's proposed budget for the Fiscal Year 2027 for purposes of disclosure and information only. The District will schedule a public hearing not less than 60 days from the date of this letter for adoption of the same. Should you have any questions regarding the enclosed, please feel free to contact me.

Sincerely,



Stacie M. Vanderbilt
Recording Secretary

Enclosures



Bay Laurel Center
Community Development District

Proposed Budget
FY 2027



**Bay Laurel Center
Community Development District**

Table of Contents

	<u>Pages</u>
Operating and Debt Service Budget	1-3
Renewal and Replacement Budget	4
Narrative	5-10
Series 2022B Bond Amortization Schedule	11-12
Indigo East Series 2022A Bond Amortization Schedule	13

Bay Laurel Center
Community Development District
Water and Wastewater Operating Fund Budget
Fiscal Year 2027

Description	Adopted FY 2026	Actual 3/31/26	Projected 6 Months	Total 9/30/26	Proposed FY 2027
Revenues					
34300.300.30000 Water and Sewer Revenues	\$ 16,207,640	\$ 8,188,443	\$ 8,188,443	\$ 16,376,886	\$ 18,014,574
34300.300.30100 Conservation	\$ 2,537,590	\$ 1,733,858	\$ 1,733,858	\$ 3,467,715	\$ 3,814,487
36900.300.10000 Miscellaneous Revenues	\$ 30,000	\$ (4,957)	\$ (4,957)	\$ (9,913)	\$ 10,000
36100.300.10000 Interest Income	\$ 2,000,000	\$ 1,460,091	\$ 1,460,091	\$ 2,920,183	\$ 2,500,000
36600.300.10200 SWFWMD / BLCCDD CFI Program	\$ 37,500	\$ 4,965	\$ -	\$ 4,965	\$ 37,500
33100-300-35000 Federal Grant-Sewer/Wastewater	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 20,812,730	\$ 11,382,400	\$ 11,377,435	\$ 22,759,835	\$ 24,376,561

Expenses - Administrative					
53600.310.11000 Supervisors Fees	\$ 7,017	\$ 3,800	\$ 3,800	\$ 7,600	\$ 8,400
53600.310.31100 Engineering	\$ 75,000	\$ 47,507	\$ 47,507	\$ 95,013	\$ 100,000
53600.310.31500 Arbitrage	\$ 1,470	\$ -	\$ 1,470	\$ 1,470	\$ 1,350
53600.310.32200 Attorney	\$ 30,000	\$ 12,501	\$ 12,501	\$ 25,001	\$ 50,000
53600.310.31700 Dissemination Agent	\$ 4,298	\$ 2,149	\$ 2,149	\$ 4,298	\$ 4,425
53600.310.32300 Annual Audit	\$ 26,500	\$ 11,500	\$ 11,500	\$ 23,000	\$ 23,300
53600.310.31200 Trustee Fees	\$ 14,678	\$ 6,289	\$ 6,289	\$ 12,578	\$ 15,219
53600.310.34000 Manager	\$ 110,748	\$ 55,374	\$ 55,374	\$ 110,748	\$ 114,070
53600.310.35100 Computer Time	\$ 1,229	\$ 615	\$ 615	\$ 1,229	\$ 1,266
53600.310.41000 Telephone	\$ 3,245	\$ -	\$ 1,623	\$ 1,623	\$ 3,245
53600.310.42500 Printing & Binding	\$ 2,499	\$ 1,391	\$ 1,391	\$ 2,783	\$ 3,152
53600.310.45000 Insurance - Liability	\$ 26,500	\$ 12,652	\$ 12,652	\$ 25,303	\$ 28,669
53600-310-45200 Insurance - Surety	\$ 1,775	\$ 807	\$ 807	\$ 1,614	\$ 1,829
53600.310.48000 Legal Advertising	\$ 3,245	\$ 2,064	\$ 2,064	\$ 4,128	\$ 4,000
53600.310.49000 Other Current Charges	\$ 20,000	\$ 8,438	\$ 8,438	\$ 16,876	\$ 20,000
53600.310.51000 Office Supplies	\$ 3,000	\$ 158	\$ 158	\$ 315	\$ 1,000
53600.310.54000 Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 331,379	\$ 165,419	\$ 168,336	\$ 333,755	\$ 380,100

EXPENSES - OPERATIONS:

Personnel:					
53600.330.12000 Salaries & Wages	\$ 2,520,000	\$ 1,161,906	\$ 1,161,906	\$ 2,323,812	\$ 2,761,481
53600.330.12100 Other Salaries & Wages	\$ 10,000	\$ 1,250	\$ 2,500	\$ 3,750	\$ 10,000
53600.330.12200 Unemployment Compensation	\$ 3,500	\$ -	\$ 1,500	\$ 1,500	\$ 3,500
53600.330.12300 Payroll Taxes	\$ 180,000	\$ 84,579	\$ 84,579	\$ 169,159	\$ 200,000
53600.330.12400 Pension Contributions	\$ 45,000	\$ 21,585	\$ 21,585	\$ 43,170	\$ 55,000
53600.330.12500 Other Personnel Cost	\$ 62,000	\$ 29,962	\$ 29,962	\$ 59,924	\$ 70,000
53600.330.12600 Education/Training	\$ 20,000	\$ 6,226	\$ 6,226	\$ 12,453	\$ 20,000
53600.330.12700 Uniforms	\$ 26,000	\$ 4,017	\$ 4,017	\$ 8,033	\$ 35,000
53600.330.21100 Workers Compensation	\$ 32,000	\$ 12,320	\$ 12,320	\$ 24,640	\$ 35,000
53600.330.45100 Health Insurance	\$ 850,000	\$ 338,624	\$ 338,624	\$ 677,247	\$ 968,000
Total Personnel	\$ 3,748,500	\$ 1,660,469	\$ 1,663,219	\$ 3,323,688	\$ 4,157,981

**Bay Laurel Center
Community Development District
Water and Wastewater Operating Fund Budget
Fiscal Year 2027**

Description	Adopted FY 2026	Actual 3/31/26	Projected 6 Months	Total 9/30/26	Proposed FY 2027
<u>Office Overhead:</u>					
53600.340.40900 Communications	\$ 164,000	\$ 37,146	\$ 37,146	\$ 74,292	\$ 200,000
53600.340.41100 Administrative Costs	\$ 100,000	\$ 60,829	\$ 60,829	\$ 121,657	\$ 150,000
53600.340.41200 Information Tech./Maintenance	\$ 312,000	\$ 116,678	\$ 116,678	\$ 233,356	\$ 341,000
53600.340.42000 Postage (Utility Billing)	\$ 75,000	\$ 51,690	\$ 51,690	\$ 103,380	\$ 140,000
53600.340.43500 Rentals & Leases	\$ 25,000	\$ 7,715	\$ 3,000	\$ 10,715	\$ 25,000
53600.340.45000 Insurance - Property, Plant & Equipment	\$ 750,000	\$ 280,321	\$ 280,321	\$ 560,642	\$ 750,000
53600.340.49200 Property Taxes	\$ 58,000	\$ 591	\$ 591	\$ 1,183	\$ 2,000
53600.340.51100 Operating Supplies	\$ 55,000	\$ 27,494	\$ 27,494	\$ 54,988	\$ 65,000
Total Office Overhead	\$ 1,539,000	\$ 582,464	\$ 577,749	\$ 1,160,213	\$ 1,673,000
<u>EXPENSES - OPERATIONS:</u>					
<u>Plant and Field Operations:</u>					
53600.350.43000 Electricity	\$ 900,000	\$ 443,636	\$ 443,636	\$ 887,272	\$ 1,000,000
53600.350.43500 Office Rental	\$ 225,000	\$ 95,511	\$ 95,511	\$ 191,022	\$ -
53600.350.43600 Office Cleaning	\$ 24,000	\$ 12,903	\$ 12,903	\$ 25,806	\$ 26,000
53600.350.46000 Vehicle Repairs	\$ 40,000	\$ 15,256	\$ 15,256	\$ 30,512	\$ 40,000
53600.350.46200 Plant and Mechanical Repair	\$ 80,000	\$ 59,432	\$ 59,432	\$ 118,864	\$ 120,000
53600.350.46300 Generators Service Agreement	\$ 100,000	\$ 35,585	\$ 35,585	\$ 71,170	\$ 110,000
53600.350.46500 Fuel Expense	\$ 70,000	\$ 30,041	\$ 30,041	\$ 60,082	\$ 80,000
53600.350.46600 Repairs - Distribution/Collection	\$ 220,000	\$ 124,197	\$ 124,197	\$ 248,394	\$ 300,000
53600.350.47300 Mowing/Grounds Maintenance	\$ 100,000	\$ 45,998	\$ 45,998	\$ 91,997	\$ 110,000
53600.350.47500 Chemicals and supplies	\$ 530,000	\$ 203,026	\$ 203,026	\$ 406,052	\$ 650,000
53600.350.47600 Laboratory and Testing	\$ 130,000	\$ 61,709	\$ 61,709	\$ 123,419	\$ 100,000
53600.350.47700 Sludge hauling	\$ 540,320	\$ 72,824	\$ 72,824	\$ 145,649	\$ 250,000
53600.350.49000 Non-recurring expense/Contingency	\$ 45,000	\$ 19,086	\$ 19,086	\$ 38,172	\$ 55,000
53600.350.49100 Misc., Sm. Tools & Equipment	\$ 18,000	\$ 6,406	\$ 6,406	\$ 12,812	\$ 20,000
53600.350.49600 Biosolids Disposal	\$ -	\$ 5,643	\$ 5,643	\$ 11,286	\$ -
53600.350.49700 Dues, Licenses & Subs.	\$ 12,000	\$ 8,583	\$ 8,583	\$ 17,167	\$ 15,000
53600.350.48000 Refuse	\$ 10,000	\$ 5,743	\$ 5,743	\$ 11,485	\$ 15,000
53600.350.50000 Safety	\$ 15,000	\$ 9,087	\$ 9,087	\$ 18,173	\$ 20,000
53600.350.49840 Stone Creek - Irrigation Controller Upgrades	\$ -	\$ -	\$ -	\$ -	\$ 30,000
53600.350.49820 2023 SWFWMD / BLCCDD CFI Program	\$ 75,000	\$ 17,743	\$ 17,743	\$ 35,485	\$ 50,000
53600.350.49830 Turf Replacement Program	\$ 75,000	\$ 1,000	\$ 1,000	\$ 2,000	\$ 75,000
Total Plant and Field Operations	\$ 3,209,320	\$ 1,273,410	\$ 1,273,410	\$ 2,546,819	\$ 3,066,000
Total Operating Expenses	\$ 8,828,199	\$ 3,681,761	\$ 3,682,713	\$ 7,364,474	\$ 9,277,081
Operating Income	\$ 11,984,531	\$ 7,700,639	\$ 7,694,722	\$ 15,395,361	\$ 15,099,479

**Bay Laurel Center
Community Development District
Water and Wastewater Operating Fund Budget
Fiscal Year 2027**

Description	Adopted FY 2026	Actual 3/31/26	Projected 6 Months	Total 9/30/26	Proposed FY 2027
DEBT SERVICE					
51700.300.73000 Series 2022B- Interest 3/1	\$ 3,385,907	\$ 2,821,589	\$ 564,318	\$ 3,385,907	\$ 3,355,884
51700.300.73000 Series 2022B- Interest 9/1	\$ 3,385,907	\$ 564,318	\$ 2,821,589	\$ 3,385,907	\$ 3,355,884
Series 2022B- Principal 9/1	\$ 1,500,000	\$ 750,000	\$ 750,000	\$ 1,500,000	\$ 1,880,000
51700.300.74000 Indigo East Series 2022A- Interest 3/1	\$ 567,525	\$ 472,938	\$ 94,588	\$ 567,525	\$ 541,775
51700.300.74000 Indigo East Series 2022A- Interest 9/1	\$ 567,525	\$ 94,588	\$ 472,938	\$ 567,525	\$ 541,775
51700.300.75000 Indigo East Series 2022A- Principal 9/1	\$ 1,030,000	\$ 515,000	\$ 515,000	\$ 1,030,000	\$ 1,080,000
Total Debt Service	\$ 10,436,863	\$ 5,218,432	\$ 5,218,432	\$ 10,436,863	\$ 10,755,318
Debt Coverage	115%			148%	140%
OTHER SOURCES/(USES):					
34300.300.00100 AFPI Charges	\$ 3,982,368	\$ 2,284,945	\$ 2,284,945	\$ 4,569,890	\$ 4,380,605
34300.300.50000 Meter Fees	\$ 402,295	\$ 261,613	\$ 261,613	\$ 523,226	\$ 442,524
53600.320.34400 Meter Installations	\$ (235,697)	\$ (232,456)	\$ (232,456)	\$ (464,911)	\$ (259,267)
53600.350.44000 Renewal & Replacement (5% Revenues)	\$ (1,776,681)	\$ (333,332)	\$ (333,332)	\$ (666,664)	\$ (1,954,349)
Total Other Sources (Uses)	\$ 2,372,284	\$ 1,980,771	\$ 1,980,771	\$ 3,961,542	\$ 2,609,512
Net Income	\$ 3,919,951	\$ 4,462,978	\$ 4,457,061	\$ 8,920,039	\$ 6,953,674

**Bay Laurel Center
Community Development District
Renewal & Replacement Budget
Fiscal Year 2027**

Description	Proposed Budget FY 2027
Revenues	
Transfer In - Operating Fund	\$ 1,954,349
Transfer In - Surplus Account	\$ 6,953,674
Total Revenues	\$ 8,908,023
Expenditures	
WT Misc. Pump & Motor Repairs/Replacements	\$ 66,550
WT Misc. Valve Repairs/Replacements	\$ 46,585
SCADA System Upgrades	\$ 100,000
WTP No. 1 High Service Pump No. 4 & 5 Roating Assembly Replacement	\$ 50,000
WTP No. 4 LFA Test Well	\$ 4,000,000
WTP No. 4 Design	\$ 2,000,000
Treatment Technique Evaluation	\$ 80,000
Residential Meter Replacements	\$ 139,510
GIS Program (Software, Equipment, Development)	\$ 33,502
Backflow Program	\$ 25,000
Utility Operations Facility	\$ 10,000,000
Multismart Upgrades to Nexicon	\$ 50,400
Pigging Program	\$ 48,315
Lift Station No. 01 Wet Well Rehab	\$ 100,000
Manhole Rehabilitation	\$ 82,688
Fall Arrest Anhcors	\$ 52,500
On Site Emergency Generator Repairs/Replacements	\$ 60,500
WWC Misc. Pump & Motor Repairs/Replacements	\$ 57,881
WWC Misc. Valve Repairs/Replacements	\$ 23,153
WWT Misc. Pump & Motor Repairs/Replacements	\$ 66,550
WWT Misc. Valve Repairs/Replacements	\$ 39,930
South GST Painting	\$ 30,000
New Truck No. 24	\$ 100,000
New Truck No. 25	\$ 100,000
Customer Service & Administration Building	\$ 8,000,000
Operating (Server) System Upgrade - IT (Recommended Every 5 yrs.)	\$ 20,000
SCADA Server Upgrades (Recommended Every 5 yrs.)	\$ 12,000
SCADA Historian Server Upgrades (Recommended Every 5 yrs.)	\$ 12,000
GIS Server Upgrades (Recommended Every 5 yrs.)	\$ 12,000
Server Relocation	\$ 60,000
IT Security Risk Audit	\$ 34,729
Tablets for Paperless Conversion @ Customer Service	\$ 4,500
Canon CR 190i II Check Scanner	\$ 3,200
Rate Study / Misc. Charge Study	\$ 40,000
Computer Replacement	\$ 24,158
Laptop / Tablets	\$ 19,144
Total Expenditures	\$ 25,594,795
Excess Revenue / (Excess Expenditures)	\$ (16,686,772)
Beginning Balance - Renew & Replacement & Surplus Funds	\$ 36,665,306
Ending Balance	\$ 19,978,534

Bay Laurel Center
Community Development District
Water and Wastewater Fund Budget
Fiscal Year 2027

REVENUES:

Water and Sewer Revenue

Represents the estimated annual revenues for Water, Wastewater and Reuse billing that is based upon average historical billing, projected growth and rate increases.

Conservation

Represents the estimated annual revenues for conservation revenues based upon historical billing and projected growth.

Miscellaneous Revenue

Estimated annual revenues for various miscellaneous charges billed and collected by the District.

Interest Income

The District will invest surplus operating funds with Truist Bank and funds held by Trustee for Series 2011, Water and Sewer Revenues Bonds will be invested in the First American Prime Obligation money market fund.

Administrative:

Supervisors Fees

The Florida Statutes allows each supervisor to be paid per meeting, for the time devoted to District business and board meetings. The amount is based upon six meetings for the fiscal year.

FICA Taxes

Represents the Employer's share of Social Security and Medicare taxes for supervisors that are paid through District's payroll system.

Engineering

The District currently has multiple engineering firms providing various engineering related services.

Attorney

Legal Counsel:

<i>Colen & Wagoner P.A.</i>	
Mailing Address	77243 Bryan Dairy Road Largo, FL 33777
Telephone	(727) 545-8114
Fax	(727-545-8227

The District's legal counsel, Gerald Colen and/or Rachel Wagoner will be providing general legal services to the District, e.g., attendance and preparation for Board meetings, reviewing operating and maintenance contracts, etc.

Bay Laurel Center
Community Development District
Water and Wastewater Fund Budget
Fiscal Year 2027

Annual Audit

<i>Grau and Associates</i>	
Mailing Address	1001 Yamato Road, Suite 301 Boca Raton, FL 33431
Email	www.graucpa.com
Telephone	(561) 994-9299
Fax	(561) 994-5823

The District is required to annually conduct an audit of its financial records by an Independent Certified Public Accounting Firm. The District hired Grau and Company to audit the financials records.

Dissemination Agent

The District is required by the Securities and Exchange Commission to comply with the Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues. The District has contracted with Governmental Management Services – Central Florida, LLC to provide these services.

Trustee Fees

Represents Series 2022B Water and Sewer Revenue Bonds and Indigo East Series 2022A Water and Sewer Revenue Bonds, which are held with a Trustee at U.S. Bank, N.A. The amount of the Trustee fees is based on the agreement between U.S. Bank and the District.

Arbitrage

The District has contracted with LLS Tax Solutions, Inc., to annually calculate the District's Arbitrage Rebate Liability on the Series 2022B Water and Sewer Revenue Bonds and Indigo East Series 2022A Water and Sewer Revenue Bonds.

Manager

The District receives Management, Accounting and Administrative service as part of a Management Agreement with Governmental Management Services-Central Florida, LLC.

Computer Time

The District processes all of its financial activities, e.g., accounts payable, financial statements, etc. on a mainframe computer leased by Governmental Management Services-Central Florida, LLC.

Telephone

Telephone and fax machine at District Managers office.

Postage

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

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationery, envelopes, etc.

Insurance- Liability

The District's general liability, public officials' liability and property insurance coverage.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses that are incurred during the year.

Office Supplies

Miscellaneous office supplies.

Dues, Licenses, & Subscriptions

The District is required to pay an annual fee to the Florida Department of Community Affairs. This is the only expense under this category for the District.

Bay Laurel Center
Community Development District
 Water and Wastewater Fund Budget
 Fiscal Year 2027

OPERATIONS

Personnel:

Salaries & Wages

The District employees are responsible for operating, maintaining and administration of the Water, Wastewater, and Reclaimed Water system. The District currently utilizes Paycom software for the recordkeeping and processing of the weekly payroll.

Other Salaries & Wages

Employees will receive incentive pay, which consist of \$1,000 and/or \$350.00 dependent on the license and/or certification obtained. Bonuses are available for certain years of service including (5, 10, 15 and 20 years of service). All incentive pay is processed through Payroll.

Unemployment Compensation

Cost paid to the State of Florida for unemployment compensation insurance.

Payroll Taxes

The District is required to pay matching payroll taxes such as Social Security and Medicare for each employee. The amount is based upon the estimated annual cost for Salary and Wages.

Retirement Contributions

The District approved a 457(B) retirement plan that requires employer contributions based upon the approved Retirement 457(b) Matching Contributions Procedure.

Workers Compensation

The District has Workers Compensation Insurance with to provide in accordance with statutory requirements.

Florida Insurance Alliance	
c/o CorVel Corporation	
Policy Number:	WC100122525

Health Insurance

Full time District employees are eligible for benefits on the 1st of the month following 60 days of employment. Participating employees are required to contribute a portion of their compensation towards health benefits received. The below listed providers and Policy Numbers are existing policies that went into effect as of 11/01/2025. The District's open enrollment period falls within the month of October and may be subject to change in provider and/or policy.

Provider	Policy Number	Insurance
Florida Blue	B0761 -Plan 14003	Health
Guardian	00472726	Dental and Vision
Mutual of Omaha	G00AK1Q	Life, Short and Long Term Disability
Colonial Life	E4907572	Supplemental policies: Cancer, Hospital Confinement, Accident, and Whole Life Insurance

Other Personnel Cost

Captures any expenses related to the District's payroll processor weekly administrative charge and any other miscellaneous personnel cost not specifically accounted for in other categories.

Education/Training

Cost related to classes and seminars, CEU's and certification renewals.

Uniforms

Cost related to employer provided uniforms.

Bay Laurel Center
Community Development District
 Water and Wastewater Fund Budget
 Fiscal Year 2027

Office Overhead:

Communications

Represents cost for phone, fax, fiber and internet services for office and plant operations.

Administrative Costs

Various administrative costs such as printing and fees associated with accepting credit card payments and other cost incurred for the day-to-day operations of the District.

Postage (Utility Billing)

Postage cost for mailing of monthly utility bills, late notices, annual Consumer Confidence Report (Water Quality Report) reporting, Cooperative Funding mailers, venter payable checks, etc.

Rentals & Leases

Leases pertaining to the copier, postage machine, inserter and ice machine.

Insurance- Property, Plant, & Equipment

The District's current insurance policies related to the utility plant are summarized below:

Policy	Insurer	Coverage Limits
Property	Florida Insurance Alliance	\$105,208,090
Use & Occupancy	Florida Insurance Alliance	Included in the limit
Business Interruption	Florida Insurance Alliance	Included in the limit
Flood	Florida Insurance Alliance	Included in the limit
Pollution and Tank Liability	Illinois Union National	\$2,000,000 per Occurrence / \$3,000,000 Aggregate

Operating Supplies

Represents cost such as office supplies, binders, folders, paper towels, billing inserts, etc.

Information Tech./Maintenance

The District has various computer systems for day-to-day operations of utility billing, financial statement reporting and treatment plants.

Plant and Field Operations:

Office Rental

The District is currently leasing 10,367 square feet of office space, located at 5575 SW 67th Avenue Road, Ocala, FL 34474. The District is subleasing approximate 808 square feet of office space to Leland Management.

Vehicle Repairs

Represents the ongoing maintenance for tires, oil changes, tune-ups, etc.

Plant and Mechanical Repair

Represents estimated cost of supplies and labor for repairs to the Treatment Plants. The amount is based upon historical cost.

Fuel Expense

The District purchases its fuel on an as needed basis. This represents the estimated cost for fuel is to operate generators, vehicles and equipment. The amount is based upon historical averages, growth of the District and potential increases in fuel prices.

Repairs- Distribution/Collection

Represents estimated cost of repairs for distribution and collection system components.

Electricity

The District has numerous utility accounts with Duke Energy and Sumter Electric Cooperative for the operations of the Utility System. The amount is based upon historical average cost for each account and contingency to account for fluctuations in usage, growth and potential rate increases by utility providers.

Generators Service Agreement

Represents the cost for annual maintenance for numerous backup generators and portable generators for Treatment Facilities and Wastewater Lift Stations.

Bay Laurel Center
Community Development District
Water and Wastewater Fund Budget
Fiscal Year 2027

Mowing/Grounds Maintenance

Cost related to mowing and grounds maintenance of District property.

Chemicals and Supplies

Represents the estimated cost for various chemicals utilized in the production of potable water and treatment of wastewater. The estimated amount is based upon historical cost, projected growth of the District and potential price increases from suppliers.

Laboratory and Testing

The District utilizes various companies to provide testing of water, wastewater and calibration of testing equipment.

Sludge Hauling

The District uses a vendor for biosolids disposal services for the District's Water Reclamation Facility.

Refuse

Estimated costs for refuse services to empty one 4-yard dumpster once per week at Water Treatment Plant No. 1 and the Administration office. In addition we have two 4-yard dumpsters that are emptied twice per week at the North Water Reclamation Facility.

Non-recurring expense/Contingency

Unanticipated non-recurring or other cost not budgeted in other expense categories.

Misc. Sm. Tools & Equipment

District staff will be purchasing miscellaneous products, services, small tools and equipment throughout the fiscal year in order to properly maintain the utility system.

Safety

Purchase of any safety equipment designed to protect our employees within their normal job classifications. Examples of equipment include but not limited to cones, barricades, eyeglasses and/or hearing protection, vehicle modifications to include strobe lights, hard hats and reflective gear, eye wash stations, chemical spill pillows, fire extinguishers, fall protection, and lockout/tag out.

Dues, License, & Subs.

Estimated cost for the renewal of the FDEP Annual Operating License for Public Water Systems, Southwest Florida Water Management District Water Use Permit Renewal, FDEP Annual Fuel Storage Tank Registration, FDEP Domestic Wastewater Facility Permit renewal, et

DEBT SERVICE

Interest-3/1

Semi-annual interest payment due for District's Series 2022B, Water and Sewer Revenue Bonds in accordance with attached amortization schedule.

Interest-9/1

Semi-annual interest payment due for District's Series 2022B, Water and Sewer Revenue Bonds in accordance with attached amortization schedule.

Interest-3/1

Semi-annual interest payment due for the Indigo East Series 2022A, Water and Sewer Revenue Bonds in accordance with attached amortization schedule.

Interest-9/1

Semi-annual interest payment due for the Indigo East Series 2022A, Water and Sewer Revenue Bonds in accordance with attached amortization schedule.

Principal- 9/1

Annual principal payment due for the Indigo East Series 2022A, Water and Sewer Revenue Bonds in accordance with attached amortization schedule.

Bay Laurel Center
Community Development District
Water and Wastewater Fund Budget
Fiscal Year 2027

OTHER SOURCES/(USES)

AFPI Charges

AFPI Charges (Allowance for Funds Prudently Invested) are collected for each new meter installed to fund the day-to-day operating cost of the utility. The charges are in accordance with utility rates adopted by the District.

Meter Installations

The District collects fees to cover the cost of each meter installation in addition to the operating cost of the District. These fees are in accordance with Adopted Rate Schedule (ARS).

Renewal & Replacement (5% Revenues)

The District remits monthly payments to Trustee for deposit into the Renewal and Replacement Account of the Series 2011, Water and Sewer Revenue Bonds in accordance with the Trust Indenture. The amount is based upon 5% of the annual budgeted operating revenues.

Bay Laurel Center
Community Development District
Water and Sewer Revenue Bonds, Series 2022B

Period Ending	Principal	Annual Principal	Interest Rate	Interest	Annual Debt
9/1/23	\$124,900,000	\$0	3.76%	\$3,404,887	\$3,404,887
3/1/24				\$3,404,887	
9/1/24	\$124,900,000	\$0	3.76%	\$3,404,887	\$6,809,773
3/1/25				\$3,404,887	
9/1/25	\$124,900,000	\$1,000,000	3.76%	\$3,404,887	\$7,809,773
3/1/26				\$3,385,907	
9/1/26	\$123,900,000	\$1,500,000	4.00%	\$3,385,907	\$8,271,813
3/1/27				\$3,355,884	
9/1/27	\$122,400,000	\$1,880,000	4.10%	\$3,355,884	\$8,591,768
3/1/28				\$3,275,316	
9/1/28	\$120,520,000	\$1,960,000	4.23%	\$3,275,316	\$8,510,632
3/1/29				\$3,275,402	
9/1/29	\$118,560,000	\$2,040,000	4.38%	\$3,275,402	\$8,590,804
3/1/30				\$3,230,756	
9/1/30	\$116,520,000	\$2,135,000	4.55%	\$3,230,756	\$8,596,512
3/1/31				\$3,182,217	
9/1/31	\$114,385,000	\$2,230,000	4.65%	\$3,182,217	\$8,594,433
3/1/32				\$3,130,403	
9/1/32	\$112,155,000	\$2,330,000	4.75%	\$3,130,403	\$8,590,805
2/1/33				\$3,075,100	
9/1/33	\$109,825,000	\$2,455,000	5.60%	\$3,075,100	\$8,605,200
3/1/34				\$3,006,360	
9/1/34	\$107,370,000	\$2,595,000	5.60%	\$3,006,360	\$8,607,720
3/1/35				\$2,933,700	
9/1/35	\$104,775,000	\$2,740,000	5.60%	\$2,933,700	\$8,607,400
3/1/36				\$2,856,980	
9/1/36	\$102,035,000	\$2,890,000	5.60%	\$2,856,980	\$8,603,960
3/1/37				\$2,776,060	
9/1/37	\$99,145,000	\$3,055,000	5.60%	\$2,776,060	\$8,607,120
3/1/38				\$2,690,520	
9/1/38	\$96,090,000	\$3,225,000	5.60%	\$2,690,520	\$8,606,040
3/1/39				\$2,600,220	
9/1/39	\$92,865,000	\$3,405,000	5.60%	\$2,600,220	\$8,605,440
3/1/40				\$2,504,880	

Bay Laurel Center
Community Development District
Water and Sewer Revenue Bonds, Series 2022B

Period Ending	Principal	Annual Principal	Interest Rate	Interest	Annual Debt
9/1/40	\$89,460,000	\$3,595,000	5.60%	\$2,504,880	\$8,604,760
3/1/41				\$2,404,220	
9/1/41	\$85,865,000	\$3,795,000	5.60%	\$2,404,220	\$8,603,440
3/1/42				\$2,297,960	
9/1/42	\$82,070,000	\$6,345,000	5.60%	\$2,297,960	\$10,940,920
3/1/43				\$2,120,300	
9/1/43	\$75,725,000	\$6,700,000	5.60%	\$2,120,300	\$10,940,600
3/1/44				\$1,932,700	
9/1/44	\$69,025,000	\$7,075,000	5.60%	\$1,932,700	\$10,940,400
3/1/45				\$1,734,600	
9/1/45	\$61,950,000	\$7,470,000	5.60%	\$1,734,600	\$10,939,200
3/1/46				\$1,525,440	
9/1/46	\$54,480,000	\$7,890,000	5.60%	\$1,525,440	\$10,940,880
3/1/47				\$1,304,520	
9/1/47	\$46,590,000	\$8,330,000	5.60%	\$1,304,520	\$10,939,040
3/1/48				\$1,071,280	
9/1/48	\$38,260,000	\$8,800,000	5.60%	\$1,071,280	\$10,942,560
3/1/49				\$824,880	
9/1/49	\$29,460,000	\$9,290,000	5.60%	\$824,880	\$10,939,760
3/1/50				\$564,760	
9/1/50	\$20,170,000	\$9,810,000	5.60%	\$564,760	\$10,939,520
3/1/51				\$290,080	
9/1/51	\$10,360,000	\$10,360,000	5.60%	\$290,080	\$10,940,160
Total		\$124,900,000		\$139,725,320	\$264,625,320

Bay Laurel Center
Community Development District
Indigo East Water and Sewer Revenue Bonds, Series 2022A

Period Ending	Principal	Annual Principal	Interest Rate	Interest	Annual Debt
9/1/23	\$27,575,000	\$1,380,000	5.00%	\$650,025	\$2,030,025
3/1/24				\$615,525	
9/1/24	\$26,195,000	\$940,000	5.00%	\$615,525	\$2,171,050
3/1/25				\$592,025	
9/1/25	\$25,255,000	\$980,000	5.00%	\$592,025	\$2,164,050
3/1/26				\$567,525	
9/1/26	\$24,275,000	\$1,030,000	5.00%	\$567,525	\$2,165,050
3/1/27				\$541,775	
9/1/27	\$23,245,000	\$1,080,000	5.00%	\$541,775	\$2,163,550
3/1/28				\$541,775	
9/1/28	\$22,165,000	\$1,135,000	5.00%	\$541,775	\$2,218,550
3/1/29				\$486,400	
9/1/29	\$21,030,000	\$1,195,000	5.00%	\$486,400	\$2,167,800
3/1/30				\$456,525	
9/1/30	\$19,835,000	\$1,250,000	5.00%	\$456,525	\$2,163,050
3/1/31				\$425,275	
9/1/31	\$18,585,000	\$1,315,000	5.00%	\$425,275	\$2,165,550
3/1/32				\$392,400	
9/1/32	\$17,270,000	\$1,385,000	5.00%	\$392,400	\$2,169,800
2/1/33				\$357,775	
9/1/33	\$15,885,000	\$1,450,000	5.00%	\$357,775	\$2,165,550
3/1/34				\$321,525	
9/1/34	\$14,435,000	\$1,520,000	5.00%	\$321,525	\$2,163,050
3/1/35				\$283,525	
9/1/35	\$12,915,000	\$1,600,000	5.00%	\$283,525	\$2,167,050
3/1/36				\$243,525	
9/1/36	\$11,315,000	\$1,680,000	5.00%	\$243,525	\$2,167,050
3/1/37				\$201,525	
9/1/37	\$9,635,000	\$1,765,000	5.00%	\$201,525	\$2,168,050
3/1/38				\$157,400	
9/1/38	\$7,870,000	\$1,855,000	4.00%	\$157,400	\$2,169,800
3/1/39				\$120,300	
9/1/39	\$6,015,000	\$1,925,000	4.00%	\$120,300	\$2,165,600
3/1/40				\$81,800	
9/1/40	\$4,090,000	\$2,005,000	4.00%	\$81,800	\$2,168,600
3/1/41				\$41,700	
9/1/41	\$2,085,000	\$2,085,000	4.00%	\$41,700	\$2,168,400
Total		\$27,575,000		\$13,506,625	\$41,081,625