



Rizzetta & Company

Baymeadows Community Improvement District

**Board of Supervisors' Meeting
February 11, 2026**

District Office:
2806 N. Fifth Street
Unit 403
St. Augustine, FL 32084

BAYMEADOWS COMMUNITY IMPROVEMENT DISTRICT

Southeast Public Library, 10599 Deerwood Park Blvd Jacksonville, FL 32226

www.BCIDJax.Org

Board of Supervisors	Patrick Hale Carol Eichling Susan Bailey Linsey Cuffy Walter DeReu John Joyce Mike Miller	Chairman Vice Chairperson Board Supervisor Board Supervisor Board Supervisor Board Supervisor Board Supervisor
District Manager	Lesley Gallagher Danielle Wasilewski	Rizzetta & Company, Inc. Rizzetta & Company, Inc.
District Counsel	Emily Pierce	Rogers Towers PA
District Engineer	Joey Duncan	Dewberry

All cellular phones must be placed on mute while in the meeting room.

The Audience Comments portion, will be held at the beginning of the meeting. During these portions of the agenda, audience members may make comments on matters that concern the District (CID) and will be limited to a total of three (3) minutes to make their comments.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (239) 936-0913. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

BAYMEADOWS COMMUNITY IMPROVEMENT DISTRICT

District Office · St. Augustine, Florida · (904) 436-6270
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.BCIDJax.Org

**Board of Supervisors
Baymeadows Community
Improvement District**

February 04, 2026

FINAL AGENDA

Dear Board Members:

The meeting of the Baymeadows Community Improvement District will be held on **February 11, 2026 at 6:00 p.m.** at the Southeast Public Library, located at 10599 Deerwood Park Blvd., Jacksonville, Florida 32256.

- 1. CALL TO ORDER/ROLL CALL and QUORUM**
- 2. PUBLIC COMMENTS**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Meeting Held on January 14, 2026 Tab 1
 - B. Ratification of Operations & Maintenance Expenditures for November and December 2025..... Tab 2
- 4. CHAIRMAN'S REPORT**
- 5. SUBCOMMITTEE UPDATES**
 - A. Discussion Regarding Signage on Roadways
- 6. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - 1.) Update on Pipe Cleaning and CCTV Completion
 - 2.) Discussion Regarding RFP for Stormwater Repairs
 - C. District Manager
 - D. Landscape Report - *(Under Separate Cover)*
 - E. Pond Maintenance Reports Tab 3
- 7. BUSINESS ITEMS**
 - A. Discussion Regarding Elections
 - B. Consideration of Asphalt Proposals – Cypress Green Drive..... Tab 4
 - C. Presentation of Proposed Budget for Fiscal Year 2026/2027..... Tab 5
 - D. Consideration of Resolution 2025-03; Adopting Budget for Fiscal Year 2026-2027..... Tab 6
 - E. Consideration of Resolution 2025-04; List of Priorities Tab 7
- 8. SUPERVISOR REQUESTS**
- 9. ADJOURNMENT**

I look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact me at (904) 436-6270.

Very truly yours,
Lesley Gallagher
District Manager

Tab 1

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MINUTES OF MEETING3
*Each person who decides to appeal any decision made by the Board with respect to any matter
4 considered at the meeting is advised that the person may need to ensure that a verbatim record
5 of the proceedings is made, including the testimony and evidence upon which such appeal is to
6 be based.*7
**BAYMEADOWS
8 COMMUNITY IMPROVEMENT DISTRICT**9
10 The meeting of the Board of Supervisors of Baymeadows Community Improvement
11 District was held on **January 14, 2026 at 6:00 p.m.** at the Southeast Regional Public Library,
12 located at 10599 Deerwood Park Blvd Jacksonville, Florida 32256.

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15 Present and constituting a quorum:16
17 Patrick Hale **Chairperson**
18 Carol Eichling **Vice Chairperson**
19 Walter DeReu **Board Supervisor**
20 Susan Bailey **Board Supervisor**
21 Linsey Cuffy **Board Supervisor**
22 John Joyce **Board Supervisor**
23 Mike Miller **Board Supervisor**
24 Also present were:25
26 Lesley Gallagher **District Manager, Rizzetta & Company, Inc.**
27 Danielle Wasilewski **District Manager, Rizzetta & Company, Inc.**
28 Emily Pierce **District Counsel, Roger Towers**
29 Mark Scruby **District Counsel, Roger Towers (via phone)**
30 Paige Johnson **District Counsel, Roger Towers**31
32 Audience members present.

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35 **FIRST ORDER OF BUSINESS**36 **CALL TO ORDER/ROLL CALL &
37 QUORUM**

38 Mr. Hale called the meeting to order at 6:00 p.m. and went through roll call.

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41 **SECOND ORDER OF BUSINESS**42 **PUBLIC COMMENTS**

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44 There were no public comments.

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THIRD ORDER OF BUSINESS

**CONSIDERATION OF THE MINUTES
MEETING HELD ON November 12,
2025**

On a motion by Ms. Bailey, seconded by Mr. Joyce, with all in favor, the Board approved the minutes from the November 12, 2025 meeting for Baymeadows Community Improvement District.

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FOURTH ORDER OF BUSINESS

**RATIFICATION OF THE OPERATIONS
AND MAINTENANCE EXPENDITURES
FROM AUGUST THROUGH
OCTOBER 2025**

On a motion by Ms. Bailey, seconded by Mr. Joyce, with all in favor, the Board ratified the Operations and Maintenance Expenditures for August 2025 in the amount of \$7,857.65, September 2025 in the amount of \$30,370.15, and October 2025 in the amount of \$21,329.53, for Baymeadows Community Improvement District.

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FIFTH ORDER OF BUSINESS

**ACCEPTANCE OF AUDIT REPORT
FOR FISCAL YEAR 2024-2025**
(under separate cover)

This item was tabled for further clarification of an item on page #26 regarding emergency financial conditions and will be presented again at the February meeting.

SIXTH ORDER OF BUSINESS

**CONSIDERATION OF AUDIT
ENGAGEMENT LETTER FOR FISCAL
YEAR 2023-2024** *(under separate cover)*

On a motion by Mr. Miller, seconded by Mr. Joyce, with all in favor, the Board authorized the District Manager to work with the Chairman and District Counsel between meetings for an engagement, should an audit be required for fiscal year 2023/2024, for Baymeadows Community Improvement District.

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SEVENTH ORDER OF BUSINESS

CHAIRMAN'S REPORT

No report.

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EIGHTH ORDER OF BUSINESS

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A. Discussion Regarding Signage on Roadways

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88 Discussion ensued regarding road striping and signage.

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90 On a motion by Mr. Miller, seconded by Ms. Bailey, with all in favor, the Board authorized the
91 District Counsel to reach out to the Councilman's office to request any assistance that they
92 could provide with striping or signage, prior to engaging the District Engineer to investigate
93 further, for Baymeadows Community Improvement District.

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NINTH ORDER OF BUSINESS

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STAFF REPORTS

97

A. District Counsel

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99 No report at this time.

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B. District Engineer

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1.) Update on Stormpipe Cleaning and CCTV Inspection

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103 The District Engineer provided a written report as he was not able to be in
104 attendance.

105

C. District Manager

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107 Ms. Gallagher updated the Board regarding the three property tax bills that Baymeadows CID
108 received had been paid by DR Horton as requested. Ms. Gallagher then updated the Board
109 regarding concerns received about nutrias in pond #6.

110 On a motion by Ms. Bailey, seconded by Ms. Eichling, with all in favor, the Board approved
111 District Staff to engage Quick Catch to evaluate the area and trap, at a not to exceed amount of
112 \$1,500.00, for Baymeadows Community Improvement District.

D. Landscape Report

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114 The Board had no comments about the Landscape Report under Tab 3 of the agenda.

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E. Pond Maintenance Reports

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118 The Board had no comments about the Pond Maintenance Report under Tab 4 of the agenda.

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124	TENTH ORDER OF BUSINESS	BUSINESS ITEMS
125		
126	A. Discussion Regarding Roadway Maintenance (Cypress Green Drive)	
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128	This item was tabled for further discussion at the February meeting when additional proposals	
129	may also be available.	
130		
131	B. Discussion Regarding Pond Ownership versus Maintenance	
132		
133	The Board directed district staff to not pursue ownership and only maintenance agreements at	
134	this time.	
135		
136	C. Discussion Regarding The Lofts Informal Exemption Request	
137		
138	There was a representative from the Lofts at Baymeadows present to review this request.	
139		
140	Mr. Scruby reviewed that the Lofts is part of the State Affordable Housing Program and they	
141	have approached the Councilman to request an exemption from Baymeadows Community	
142	Improvement District assessments. Discussion ensued regarding the equitable distribution of	
143	the assessment based on those that benefit. Concerns were shared about the impact of	
144	removing the Lofts from the boundary of the Baymeadows Community Improvement District	
145	and impact on the power of the Ordinance. The Board authorized Ms. Pierce to discuss with	
146	the Councilman that the Board would not support the Lofts being removed from the boundary	
147	but would support the City funding the assessment out of the City's general fund for any	
148	improvement district that has a State or Federal qualified affordable housing project.	
149		
150	D. Discussion Regarding Fiscal Year 2026-2027 Proposed Budget	
151		
152	Ms. Gallagher reported that the proposed budget for fiscal year 2026/27 would be proposed at	
153	the February meeting and provided a brief review of the current amounts for contracted	
154	services with the district.	
155		
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157	ELEVENTH ORDER OF BUSINESS	SUPERVISOR REQUESTS
158		
159	No Supervisor comments.	
160		
161	There was a question about construction taking place at Baymeadows Park Drive and if it	
162	could be determined who pulled the permit.	
163		
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165	TWELFTH ORDER OF BUSINESS	ADJOURNMENT
166		
	On a motion by Ms. Bailey, seconded by Ms. Eichling, with all in favor, the Board adjourned the meeting at 7:18 p.m., for Baymeadows Community Improvement District.	
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BAYMEADOWS COMMUNITY IMPROVEMENT DISTRICT

January 14, 2026 -Minutes of Meeting

Page 5

Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 2

BAYMEADOWS COMMUNITY IMPROVEMENT DISTRICT

DISTRICT OFFICE · ST. AUGUSTINE, FLORIDA 32084
MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

Operation and Maintenance Expenditures November 2025 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from November 1, 2025 through November 30, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$11,794.65**

Approval of Expenditures:

Chairperson

Vice Chairperson

Assistant Secretary

Baymeadows Community Improvement District

Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Future Horizons, Inc.	300063	92109	Aquatic Weed Control Services 10/25	\$ 2,857.65
Rizzetta & Company, Inc.	300061	INV0000104521	00618 Accounting Services 11/25	\$ 3,775.00
Rogers Towers, P.A.	300062	743096	Legal Services 10/25	\$ 162.00
Yellowstone Landscape	112125-01	1030909	Monthly Landscape Maintenance 11/25	\$ 5,000.00
Total				\$ 11,794.65

BAYMEADOWS COMMUNITY IMPROVEMENT DISTRICT

DISTRICT OFFICE · ST. AUGUSTINE, FLORIDA 32084
MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

Operation and Maintenance Expenditures

December 2025

For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from December 1, 2025 through December 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$21,648.25**

Approval of Expenditures:

Chairperson

Vice Chairperson

Assistant Secretary

Baymeadows Community Improvement District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Dewberry Engineers, Inc.	300065	22469222	General Engineering Services 10/25	\$ 526.10
Dewberry Engineers, Inc.	300065	22469249	General Engineering Services 10/25	\$ 495.00
Dewberry Engineers, Inc.	300069	22472038	Stormwater Inspection 11/25	\$ 1,530.00
Dewberry Engineers, Inc.	300069	22472063	General Engineering Services 11/25	\$ 1,170.00
Future Horizons, Inc.	300066	92467	Aquatic Weed Control Services 11/25	\$ 2,857.65
Grau & Associates, P.A.	300068	28196	Audit FYE 06/30/2025	\$ 4,800.00
Rizzetta & Company, Inc.	300064	INV0000105336	Accounting Services 12/25	\$ 3,775.00
Rogers Towers, P.A.	300067	743875	Legal Services 11/25	\$ 1,494.50
Yellowstone Landscape	121525-01	1048793	Monthly Landscape Maintenance 12/25	\$ 5,000.00
Total				\$ 21,648.25

Tab 3

Baymeadows CDD

Date Treated: 1-21-26

Water Temperature: 5

4

Weather: Clear

Winds: 5-10 MPH

<u>Lake</u>	<u>Plants Treated</u>	<u>Trash Pickup</u>	<u>Chemical Used</u>
1A:	None	Yes	None
	None	Yes	1B: None
1C:	None		None2: None
Yes	None		Yes
3:	Filled In	No	None
4:	Plankton	Yes	Hyd 191
5:	None	Yes	None
6:	None	Yes	None
7:	None	Yes	None
8:	None	Yes	None
9:	None	Yes	None
10/26:	None	Yes	None
11:	None	Yes	None
12:	None	Yes	None
13:	None	Yes	None
14:	None	Yes	None
15:	None	Yes	None
16:	None	Yes	None
17:	None	Yes	None
18:	None	Yes	None
19:	None	Yes	None
20:	Roadgrass	Yes	2-4D
21:	None	Yes	None
22:	None	Yes	None
23:	None	Yes	None
24:	Algae	Yes	Phycomycin
25:	None	Yes	None
27:	None	Yes	None
28:	None	Yes	None

29:	None	Yes	None
30:	None	No	None
31:	None (Filled IN)	No	None
32:	Roadgrass	Yes	2-4D
33:	None	Yes	None
34:	None	Yes	None
35:	None	Yes	None
36	Ditch Plankton	Yes	Hyd 191
37:	None	Yes	None

Comments: None

Baymeadows CDD

Date Treated: 1-8-26

Water Temperature: 66

Weather: Cloudy

Winds: 0-5 MPH

<u>Lake</u>	<u>Plants Treated</u>	<u>Trash Pickup</u>		<u>Chemical Used</u>
1A:	None	Yes		None1B: None
	None1C: None		Yes	None2: None
	Yes			
	None			
3:	Filled In	No		None
4:	Plankton, Emergents	Yes		Hyd 191, Aquamaster, 2-4D
5:	None	Yes		None
6:	Plankton, Emergents	Yes		Hyd 191, Aquamaster, 2-4D
7:	None	Yes		None
8:	None	Yes		None
9:	None	Yes		None
10/26:	None	Yes		None
11:	None	Yes		None
12:	None	Yes		None
13:	None	Yes		None
14:	None	Yes		None
15:	None	Yes		None
16:	None	Yes		None
17:	None	Yes		None
18:	None	Yes		None
19:	None	Yes		None
20:	Roadgrass	Yes		2-4D
21:	None	Yes		None
22:	None	Yes		None
23:	None	Yes		None
24:	None	Yes		None
25:	None	Yes		None
27:	None	Yes		None
28:	None	Yes		None
29:	None	Yes		None

30:	None	No	None	
31:	None	No	None	
32:	None	Yes	None	
33:	None	Yes	None	
34:	None	Yes	None	
35:	None	Yes	None	
36	Ditch	None	Yes	None
37:	None	Yes	None	

Comments: None

Tab 4

**Bold City Seal**

2220 CR210 W. Suite 108. PMB120
Jacksonville, FL 32259
boldcityseal@gmail.com

Estimate**ADDRESS**

Rizzetta & Company
Danielle Wasilewski
904.436.6270
DWasilewski@rizzetta.com

SHIP TO

Rizzetta & Company
Cypress Green Drive
Various locations
Jacksonville fl 32256

ESTIMATE #	DATE	EXPIRATION DATE
2629	01/15/2026	01/30/2026

ACTIVITY	QTY	RATE	AMOUNT
Asphalt Repairs -Saw cut and remove up to 450sqft of damaged asphalt in (12) locations per management on -Bring in hot asphalt mix and pour and compact in the areas where removed. -Clean up jobsite and haul away all debris. Includes the following location sizes: 8x8, 4x10. 8x8, 4x4, 3x4, 4x8, 4x8, 4x8, 5x4, 3x12, 5x16, 5x4	1	3,625.00	3,625.00

Please have irrigation turned off 24hrs prior to commencement to allow for
pavement to dry.

1 mobilization included.

TOTAL**\$3,625.00****Accepted By****Accepted Date**



Baymeadows Community Improvement

Attn: Danielle Wasilewski-Rizzetta & Company

1 12 26

Re: Asphalt Repairs

All Weather Contractors is proposing the following services for the below mentioned prices. Any item not specifically mentioned is subject to a written change order.

>Saw cut and remove up to 450sqft of damaged asphalt in (12) locations per management on Cypress Green Dr.

>Bring in hot asphalt mix and pour and compact in the areas where removed.

>Clean up jobsite and haul away all debris.

LOCATION SIZES

8x8

4x10

8x8

4x4

3x4

4x8

4x8

4x8

5x4

3x12

5x16

5x4

Total sqft:448

Total Price \$9,875.00

Proposal Signed by _____ Printed Name _____
Thank you for your consideration

Fred Becerra -C 904.917.9865



Phone: (904) 355-1776 · Fax: (904) 355-1467

P.O. Box 43669 · Jacksonville, FL 32203-3669

www.allproasphalt.net

Proposal Submitted To	Work to be performed at
Name: Rizzetta Management	Cypress Green Drive
Address: 2806 N 5 th Street Suite 403	Address: Cypress Green Dive
City: St Augustine State: FL 32084	City: Jacksonville State: FL 32256
Date: 1/28/26	Contact: Danielle Wasilewski (904) 436-6270
Bid # K260128-2A	Email: Dwasilewski@rizzetta.com

We hereby propose to furnish the materials and perform the labor necessary to complete the following:

Asphalt patching:

- sawcut perimeter of (12) damaged pavement areas and remove.
- install 448 SF of 2" SP 9.5 hot mix asphalt.
- compact with vibratory roller: **\$5,400.00**

Drainage is not guaranteed on asphalt overlays or patchwork due to existing pavement elevations and slopes.

Asphalt is a flexible pavement and will reflect cracking from underlying surfaces. All Pro Asphalt does not guarantee against cracking of asphalt placed over existing cracked, shifting, or settling surfaces (overlays) or tree root areas.

All Pro Asphalt is not responsible for permitting, licenses, or government approvals. All compliance is the sole responsibility of the customer.

This proposal is priced for one paving mobilization, each additional at \$1,500.00.

Area to be cleared prior to work commencing, customer is responsible for moving of items / vehicles.

This proposal is good for work through: February 2026

Terms are net 30 days. A finance charge of 1.5% will be assessed on past due balances.

Exclusions:

- Performance and payment bonds.
- Maintenance of traffic & M.O.T. devices (signs and barricades) or provision of traffic officers.
- Asphalt, base material, or subbase material testing or coring.

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for the above work and completed in a substantial workmanlike manner.

Any alteration or deviation from the above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. ALL PRO ASPHALT is not responsible for failure of final product due to yielding or uneven base exceeding $\frac{1}{2}$ ". ALL PRO ASPHALT cannot guarantee movement of water in sloped areas that evidence less than 2% slope. The quantities referred to are estimated only and payment shall be based on in field measurements. Mobilization and installation is contingent upon review and acceptance of base by ALL PRO ASPHALT personnel.

Respectfully Submitted:

Ryan Kibler
Project Manager
rkibler@allproasphalt.net
(904) 418-1182 - cell

Note: This proposal may be withdrawn by us if not accepted within 30 days.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

Date: _____

Signature: _____

Tab 5



Rizzetta & Company

Baymeadows Community Improvement District

www.BCIDJax.org

Proposed Budget Fiscal Year 2026-2027

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Rizzetta & Company

Proposed Budget
Baymeadows Community Improvement District
General Fund
Fiscal Year 2026/2027

Chart of Accounts Classification		Actual YTD through 12/31/25	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
1							
2	ASSESSMENT REVENUES						
3							
4	<i>Special Assessments</i>						
5	Tax Roll	\$ 975,069	\$ 1,064,186	\$ 1,064,186	\$ (0)	\$ 1,096,116	\$ 31,930
6							
7	TOTAL REVENUES	\$ 975,069	\$ 1,064,186	\$ 1,064,186	\$ -	\$ 1,096,116	\$ 31,930
8							
9	EXPENDITURES - ADMINISTRATIVE						
10							
11	<i>Financial & Administrative</i>						
12	Accounting Services	\$ 7,875	\$ 15,750	\$ 16,538	\$ 788	\$ 16,538	\$ -
13	Administrative Services	\$ 2,205	\$ 4,410	\$ 4,631	\$ 221	\$ 4,631	\$ -
14	Assessment Roll	\$ 5,250	\$ 5,250	\$ 5,513	\$ 263	\$ 5,513	\$ -
15	Audit Services	\$ 4,800	\$ 4,800	\$ 6,000	\$ 1,200	\$ 4,900	\$ (1,100)
16	District Engineer	\$ 5,301	\$ 25,000	\$ 50,000	\$ 25,000	\$ 50,000	\$ -
17	District Management	\$ 10,080	\$ 20,160	\$ 21,168	\$ 1,008	\$ 21,168	\$ -
18	Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -	\$ 175	\$ -
19	Financial & Revenue Collections	\$ 1,890	\$ 3,780	\$ 3,969	\$ 189	\$ 3,969	\$ -
20	Legal Advertising	\$ 238	\$ 1,000	\$ 2,000	\$ 1,000	\$ 2,000	\$ -
21	Miscellaneous Fees	\$ -	\$ 3,000	\$ 3,000	\$ -	\$ 3,000	\$ -
22	Public Officials Liability Insurance	\$ 2,541	\$ 2,541	\$ 3,182	\$ 641	\$ 3,182	\$ -
23	Website Hosting, Maintenance, Backup	\$ 985	\$ 2,738	\$ 2,800	\$ 62	\$ 2,800	\$ -
24	<i>Legal Counsel</i>						
25	District Counsel	\$ 9,713	\$ 34,006	\$ 30,000	\$ (4,006)	\$ 40,000	\$ 10,000
26							
27	Administrative Subtotal	\$ 51,053	\$ 122,610	\$ 148,976	\$ 26,366	\$ 157,876	\$ 8,900
28							
29	EXPENDITURES - FIELD OPERATIONS						

Comments

Proposed Budget
Baymeadows Community Improvement District
General Fund
Fiscal Year 2026/2027

Chart of Accounts Classification		Actual YTD through 12/31/25	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
30							
31	Stormwater Control						
32	Aquatic Maintenance	\$ 17,926	\$ 35,852	\$ 40,835	\$ 4,983	\$ 40,835	\$ -
33	Aquatic/Stormwater Repairs		\$ -	\$ 250,000	\$ 250,000	\$ 312,804	\$ 62,804
34	Stormwater System Cleaning and Inspection	\$ 6,757	\$ 71,421	\$ 35,000	\$ (36,421)	\$ 35,000	\$ -
35	Other Physical Environment						
36	General Liability Insurance	\$ 3,657	\$ 3,657	\$ 4,023	\$ 366	\$ 4,023	\$ -
37	Property Insurance	\$ -	\$ -	\$ 2,625	\$ 2,625	\$ 2,625	\$ -
38	Landscape Maintenance Contract	\$ 30,000	\$ 60,000	\$ 101,574	\$ 41,574	\$ 61,800	\$ (39,774)
39	Landscape Replacement	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ 10,000	\$ -
40	Miscellaneous Expense	\$ -	\$ 10,000	\$ 20,000	\$ 10,000	\$ 20,000	\$ -
41	Road & Street Facilities						
42	Roadway Maintenance	\$ -	\$ 30,000	\$ 30,000	\$ -	\$ 30,000	\$ -
43	Roadway Improvements	\$ -	\$ -	\$ 160,824	\$ 160,824	\$ 160,824	\$ -
44	Contingency						
45	Miscellaneous Contingency	\$ -	\$ -	\$ 260,329	\$ 260,329	\$ 260,329	\$ -
46							
47	Field Operations Subtotal	\$ 58,340	\$ 210,930	\$ 915,210	\$ 704,280	\$ 938,240	\$ 23,030
48							
49	TOTAL EXPENDITURES	\$ 109,393	\$ 333,540	\$ 1,064,186	\$ 730,646	\$ 1,096,116	\$ 31,930
50							
51	EXCESS OF REVENUES OVER EXPENDITURES	\$ 865,676	\$ 730,646	\$ -	\$ 730,646	\$ -	\$ -
52							

Comments

Comments

Aquatic maintenance contract services Began 6/1/25. Based on contract amount for FY 26/27

No inspection related repairs FY 25/26. Insepection still in progress

Projected amount includes balance due per Hydro Klean agreement & Engineering related to this project. Proposed to include ongoing inspections.

Based on Estimated Amount

No Property in FY 25/26. Property to be added for FY 26/27?

Landscape maintenance services contract began 7/1/25. Based on contract amount.

Projected includes underbrush removal and possible tree removals

Projected to include minor repairs and proposed to include ongoing patching and misc. repairs

Proposed to include resurfacing a portion of Baymeadows Circle West from Linkside through Putters Cove & Cypress Green

To include additional road/stormwater items/ sidewalk installation/possible election expenses.

BAYMEADOWS COMMUNITY IMPROVEMENT DISTRICT

2026/2027 O&M ASSESSMENT SCHEDULE

2026/2027 O&M Budget:		\$1,096,116.17	2025/2026 O&M Budget:	\$1,064,186.36
Collection Costs:	3.5%	\$41,474.67	2026/2027 O&M Budget:	\$1,096,116.17
Early Payment Discounts:	4%	\$47,399.62		
2026/2027 Total:		\$1,184,990.46	Total Difference:	\$31,929.82

Lot Size	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
	2025/2026	2026/2027	\$	%
Single Family				
Putters Cove	\$515.00	\$530.45	\$15.45	3.00%
Linksides	\$515.00	\$530.45	\$15.45	3.00%
Las Casas	\$515.00	\$530.45	\$15.45	3.00%
Meadow Walk	\$515.00	\$530.45	\$15.45	3.00%
Townhomes				
Las Prados	\$458.29	\$472.04	\$13.75	3.00%
Village Green I	\$458.29	\$472.04	\$13.75	3.00%
Village Green II	\$458.29	\$472.04	\$13.75	3.00%
Village Green III	\$458.29	\$472.04	\$13.75	3.00%
Los Lagos	\$458.29	\$472.04	\$13.75	3.00%
BayPointe South	\$458.29	\$472.04	\$13.75	3.00%
BayPointe North	\$458.29	\$472.04	\$13.75	3.00%
Lakeside	\$458.29	\$472.04	\$13.75	3.00%
Terrace Pines	\$458.29	\$472.04	\$13.75	3.00%
Mallard Creek	\$458.29	\$472.04	\$13.75	3.00%
Golfside (Alden Landing)	\$458.29	\$472.04	\$13.75	3.00%
Multi-Family				
The Avenues	\$373.56	\$384.77	\$11.21	3.00%
The Village Del Mar	\$373.56	\$384.77	\$11.21	3.00%
The Lofts	\$373.56	\$384.77	\$11.21	3.00%
Commercial				
Business Suites	\$313.85	\$323.26	\$9.41	3.00%
Business Condos	\$1,359.73	\$1,400.53	\$40.80	3.00%
Business - Small	\$3,232.86	\$3,329.84	\$96.98	3.00%
Business - Large	\$17,107.83	\$17,621.07	\$513.23	3.00%

BAYMEADOWS COMMUNITY IMPROVEMENT DISTRICT

FISCAL YEAR 2026/2027 O&M ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$1,096,116.17
COLLECTION COSTS @	3.5%	\$41,474.67
EARLY PAYMENT DISCOUNT @	4%	\$47,399.62
TOTAL O&M ASSESSMENT		<u>\$1,184,990.46</u>

UNITS ASSESSED		ALLOCATION OF O&M ASSESSMENT				PER LOT ANNUAL ASSESSMENT
LOT SIZE	O&M ⁽¹⁾	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	O&M ⁽²⁾
Singe Family						
Putters Cove	17	1.00	17.00	0.76%	\$9,017.65	\$530.45
Linksides	81	1.00	81.00	3.63%	\$42,966.45	\$530.45
Las Casas	48	1.00	48.00	2.15%	\$25,461.60	\$530.45
Meadow Walk	143	1.00	143.00	6.40%	\$75,854.35	\$530.45
Townhomes/Condos						
Las Prados	125	0.89	111.24	4.98%	\$59,005.00	\$472.04
Village Green I	109	0.89	97.00	4.34%	\$51,452.36	\$472.04
Village Green II	54	0.89	48.05	2.15%	\$25,490.16	\$472.04
Village Green III	12	0.89	10.68	0.48%	\$5,664.48	\$472.04
Los Lagos	166	0.89	147.72	6.61%	\$78,358.64	\$472.04
BayPointe South	200	0.89	177.98	7.97%	\$94,408.00	\$472.04
BayPointe North	204	0.89	181.54	8.13%	\$96,296.16	\$472.04
Lakeside	26	0.89	23.14	1.04%	\$12,273.04	\$472.04
Terrace Pines	46	0.89	40.93	1.83%	\$21,713.84	\$472.04
Mallard Creek	16	0.89	14.24	0.64%	\$7,552.64	\$472.04
Golfside (Alden Landing)	52	0.89	46.27	2.07%	\$24,546.08	\$472.04
Multi-Family						
The Avenues	904	0.73	655.72	29.35%	\$347,832.08	\$384.77
The Village Del Mar	144	0.73	104.45	4.68%	\$55,406.88	\$384.77
The Lofts	103	0.73	74.71	3.34%	\$39,631.31	\$384.77
Commercial						
Business Suites	81	0.61	49.36	2.21%	\$26,184.06	\$323.26
Business Condos	10	2.64	26.40	1.18%	\$14,005.30	\$1,400.53
Business - Small	11	6.28	69.05	3.09%	\$36,628.24	\$3,329.84
Business - Large	2	33.22	66.44	2.97%	\$35,242.14	\$17,621.07
Total Community	2554		2233.92	100.00%	\$1,184,990.46	

LESS: Duval County Collection Costs (3.5%) and Early Payment Discounts (4%): **(-\$88,874.28)**

Net Revenue to be Collected: **\$1,096,116.17**

⁽¹⁾ Units with heated structures greater than 1 square foot are subject to District's annual assessment.

⁽²⁾ Annual assessment that will appear on November 2026 Duval County property tax bill. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if paid early). Per unit assessments not to exceed maximum caps defined in Exhibit 2 of Ordinance 2021-838-E, as amended by Ordinance #2024-69

GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Event Rental: The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.



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EXPENDITURES – ADMINISTRATIVE:

Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These service include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to prepare, maintain and certify the assessment roll(s) and annually levy a non-ad valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services of the Collection Agent include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. The Collection Agent also maintains and updates the District's lien book(s) annually and provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.



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Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Bank Fees: The District will incur bank service charges during the year.

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Deputy Services: The District may wish to contract with the local police agency to provide security for the District.

Security Services and Patrols: The District may wish to contract with a private company to provide security for the District.

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Street Lights: The District may have expenditures relating to street lights throughout the community. These may be restricted to main arterial roads or in some cases to all street lights within the District's boundaries.



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Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.



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Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Field Services: The District may contract for field management services to provide landscape maintenance oversight.

Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Gate Phone: The District will incur telephone expenses if the District has gates that are to be opened and closed.

Street/Parking Lot Sweeping: The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

Gate Facility Maintenance: Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right of way of streets the District may own if any.

Roadway Repair & Maintenance: Expenses related to the repair and maintenance of roadways owned by the District if any.



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Gate Maintenance & Repairs: Any ongoing gate repairs and maintenance would be included in this line item.

Telephone, Fax, Internet: The District may incur telephone, fax and internet expenses related to the recreational facilities.

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse

Athletic/Park Court/Field Repairs: Expense related to any facilities such as tennis, basketball etc.

Trail/Bike Path Maintenance: Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

Miscellaneous Fees: Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.



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Tab 6

RESOLUTION NO. 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BAYMEADOWS COMMUNITY IMPROVEMENT DISTRICT ADOPTING THE DISTRICT'S PROPOSED BUDGET FOR ITS FISCAL YEAR COMMENCING JULY 1, 2026; DIRECTING ITS SECRETARY TO SUBMIT TRUE COPIES OF THIS RESOLUTION TO SPECIFIED OFFICERS OF THE CITY OF JACKSONVILLE, FLORIDA, AS DESIGNATED HEREIN; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Recitals

WHEREAS, by its enactment of Ordinance No. 2021-838-E, as revised by Ordinance 2024-69-E, (the "Ordinance"), the City Council (the "City Council") of the City of Jacksonville, Florida (the "City"), established the Baymeadows Community Improvement District (the "District") as a dependent special district of the City pursuant to Chapter 189, Florida Statutes, known as the Uniform Special District Accountability Act (the "Special District Act"); and,

WHEREAS, Section 7(A) of the District's Charter, as enacted under Section 2 of the Ordinance, along with the Special District Act, requires the District to adopt a proposed budget for each fiscal year and submit the same to the City Council by the April 1 immediately preceding the commencement of the District's fiscal year on the next ensuing July 1; and,

WHEREAS, by the adoption of this resolution, the Board of Supervisors of the District (the "Board") intends to adopt its proposed budget for the District's fiscal year commencing July 1, 2026.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BAYMEADOWS COMMUNITY IMPROVEMENT DISTRICT:

SECTION 1. AUTHORITY. The District has the authority to adopt this Resolution pursuant to the Special District Act.

SECTION 2. ADOPTION OF PROPOSED BUDGET. The Board hereby adopts as the District's proposed budget for its fiscal year commencing July 1, 2026, the document attached hereto as Exhibit A.

SECTION 3. SUBMITTAL TO CITY COUNCIL. In accordance with the foregoing Sec. 7(A) of the District's Charter, the Board hereby directs its Secretary to submit true copies of this resolution and its attachment to the Director/Council Secretary of the City Council and to the Council Auditor of the City Council at the earliest practical occasion, but in no event later than April 1, 2026.

SECTION 4. SEVERABILITY. If any section, subsection, clause, phrase or portion of this Resolution is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portion hereto.

SECTION 5. EFFECTIVE DATE. This resolution shall become effective immediately upon the adoption hereof.

[Continues on the following page.]

PASSED AND ADOPTED this 11^h day of February, 2026, by the Board of Supervisors of the Baymeadows Community Improvement District assembled in Jacksonville, Florida.

ATTEST:

**BAYMEADOWS COMMUNITY
IMPROVEMENT DISTRICT**

Secretary/Assistant Secretary

Chairman/Vice Chairman, Board of Supervisors

Exhibit A

[Proposed Budget of the Baymeadows Community Improvement District]

Tab 7

RESOLUTION NO. 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BAYMEADOWS COMMUNITY IMPROVEMENT DISTRICT ADOPTING THE DISTRICT'S PRIORITY LIST FOR PROJECTS TO BE COMPLETED IN THE FIRST TWO FISCAL YEARS; DIRECTING ITS SECRETARY TO SUBMIT TRUE COPIES OF THIS RESOLUTION TO SPECIFIED OFFICERS OF THE CITY OF JACKSONVILLE, FLORIDA, AS DESIGNATED HEREIN; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Recitals

WHEREAS, by its enactment of Ordinance No. 2021-838-E, as revised by Ordinance 2024-69-E, (the "Ordinance"), the City Council (the "City Council") of the City of Jacksonville, Florida (the "City"), established the Baymeadows Community Improvement District (the "District") as a dependent special district of the City pursuant to Chapter 189, Florida Statutes, known as the Uniform Special District Accountability Act (the "Special District Act"); and,

WHEREAS, Section 2(D)(i) of the Ordinance requires the District to establish and identify a list of projects to be completed within the first two fiscal years and to prioritize those projects ("List of Prioritized Projects"); and,

WHEREAS, by the adoption of this resolution, the Board of Supervisors of the District (the "Board") intends to adopt its List of Prioritized Projects.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BAYMEADOWS COMMUNITY IMPROVEMENT DISTRICT:

SECTION 1. AUTHORITY. The District has the authority to adopt this Resolution pursuant to the Ordinance.

SECTION 2. ADOPTION OF LIST OF PRIORITIZED PROJECTS. The Board hereby adopts as the District's List of Prioritized Projects, the document attached hereto as Exhibit A.

SECTION 3. SUBMITTAL TO CITY COUNCIL. In accordance with the foregoing Section 2(D)(i) of the Ordinance, the Board hereby directs its Secretary to submit true copies of this resolution and its attachment to the Director/Council Secretary of the City Council and to the Council Auditor of the City Council at the earliest practical occasion, but in no event later than April 1, 2026.

SECTION 4. SEVERABILITY. If any section, subsection, clause, phrase or portion of this Resolution is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portion hereto.

SECTION 5. EFFECTIVE DATE. This resolution shall become effective immediately upon the adoption hereof.

[Continues on the following page.]

PASSED AND ADOPTED this 11th day of February, 2026, by the Board of Supervisors of the Baymeadows Community Improvement District assembled in Jacksonville, Florida.

ATTEST:

**BAYMEADOWS COMMUNITY
IMPROVEMENT DISTRICT**

Secretary/Assistant Secretary

Chairman/Vice Chairman, Board of Supervisors

EXHIBIT "A"

LIST OF PRIORITIES

Fiscal Year One (July 1, 2024 – June 30, 2025)¹

1. Improvement of Cypress Green Drive (Segment J as shown on the Engineering Study included with Ordinance 2021-838-E, as revised by Ordinance 2024-69-E)
2. Repair/fix/improve the drainage connection described within the Engineering Study as "Village Green 1" of 300 feet depicted on Figure 2.2c of the Engineering Study between Lake 13 to Pottsburg Creek
3. The inspection and cleaning of the drainage pipes system wide
4. The resurfacing and improvement of Baymeadows Circle West from Linkside through Putters Cove (Segment D on the Engineering Study)

Fiscal Year Two (July 1, 2025 – June 30, 2026)

1. Any of the above projects not otherwise completed during Fiscal Year One

Fiscal Year Three (July 1, 2026 – June 30, 2027)

1. Any of the above projects not otherwise completed during Fiscal Year One or Fiscal Year Two

¹ All projects are subject to the District obtaining funding and/or collecting assessments as provided for in Ordinance 2021-838-E, as revised by Ordinance 2024-69-E.