

Agenda
Bayshore Gardens Park & Recreation District
Board of Trustee Work Session
Wednesday; June 10, 2026, at 6:00 P.M.

1. Roll Call
2. Call to Order
3. Pledge to Flag
4. 2026-2027 Budget Preparation
5. Additional Items as Needed
(Resident comments agenda item 3 minutes)
6. Adjourn

Pursuant to Section 286.26, Florida Statutes, and the Americans with Disabilities Act, any handicapped person desiring to attend this meeting should contact the District Manager at least 48 hours in advance of meeting to ensure that adequate accommodations are provided for access to the meeting.

Pursuant to Section 286.0105, Florida Statutes, should any person wish to appeal a decision of the Board with respect to any matter considered at this meeting, he or she will need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is based.

BAYSHORE GARDENS PROPOSED BUDGET 2026/2027**REVISED: 5/27/2026****\$150.00 INCREASE****\$577.00****SUMMARY****INCOME**

Projected Assessment Income	\$724,423.00
Rental Rental Income	\$347,780.00
Interest Income	\$1,000.00

TOTAL INCOME	\$1,073,203.00
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EXPENSE

Wages	\$325,300.00
Security	\$15,000.00
Utilities	\$66,300.00
Buliding & Grounds	\$198,200.00
Other Admin	\$57,900.00
Insurance	\$59,000.00
Taxes	\$3,600.00
Recreation	\$5,000.00

TOTAL OPERATING EXPENSE	\$730,300.00
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CAPITAL OUTLAY / PROJECTS

Beach Restoration / Fitness Trail	\$30,000.00
Marina Bathroom	\$26,902.00

TOTAL CAPITAL OUTLAY	\$56,902.00
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TO RESERVES	\$286,001.00
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TOTAL EXPENSES	\$1,073,203.00
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RESERVE FORWARD	\$250,000.00
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RESERVE FUNDS

Marina	\$430,000.00
Roofing	\$0.00
Security Systems	\$3,000.00
Fitness Trail	\$4,000.00
Playground Equipment	\$0.00
Hall Floors	\$12,000.00
Pool Heating/Cooling	\$39,000.00
Pool Slide	\$48,001.00

RESERVE FUNDS TOTAL	\$536,001.00
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PROPOSED BUDGET WORKSHEET 2026/2027

ASSESSMENT PER PROPERTY \$577.00

BREAKDOWN

INCOME

Property Tax	\$778,950.00
Less Commission Fees & Early Discount	(\$54,527.00)
Total Assessment	\$724,423.00
4600 Interest	\$1,000.00
4111 Screen Porch	\$500.00
4120 Hall	\$30,000.00
4154 Small Boat	\$1,200.00
4156 Trailer Spaces	\$7,000.00
4152 Marina Resident	\$69,000.00
4153 Marina Non-Resident	\$200,000.00
4157 Marina & Ramp Fobs	\$6,600.00
4162 Non-Res. Ramp	\$27,000.00
4360 Pool Fobs	\$3,000.00
4701 Non-Res Pickleball Court Fobs	\$200.00
4802 Office Service	\$80.00
4885 Credit Card Surcharge	\$2,000.00
4805 Marina Late Fees	\$100.00
4825 Marina Work Area	\$1,100.00
TOTAL INCOME	\$1,073,203.00

EXPENSE WAGES

5120 Wages Admin.	\$85,000.00
5130 Wages Maint.	\$130,000.00
5132 Dockmaster	\$9,000.00
5135 Wages Pool	\$74,000.00
5210 FICA	\$15,000.00
5170 Health Insurance	\$3,500.00
5215 Unemployment Tax	\$1,800.00
6080 Travel Expense	\$0.00
5610 Accountant Fees	\$7,000.00
TOTAL AD EXP	\$325,300.00

SECURITY

5311 Camera Repairs	\$15,000.00
SECURITY TOTAL	\$15,000.00

UTILITIES

5410 Electric	\$37,000.00
5420 Water / Sewer	\$24,000.00
5430 Telephone	\$1,800.00
5440 Propane	\$100.00
5460 Spectrum Internet	\$3,400.00
UTILITIES TOTAL	\$66,300.00

BUILDING & GROUNDS

5511 Professional Cont.	\$20,000.00
5512 Replace Maintenance Supplies	\$28,000.00
5514 Building Maintenance	\$18,000.00
5515 Janitorial Supplies	\$7,000.00
5516 Gasoline	\$1,200.00
5520 Maintenance Equipment	\$6,000.00
5530 Pest Control	\$800.00
5560 Landscape	\$30,000.00
5575 Marina Maintance	\$25,000.00
5580 Pool Maintenance	\$12,000.00
5585 Pool Repairs	\$4,000.00
5590 Pool Chemicals	\$40,000.00
5591 EPA / Water	\$1,700.00
5683 Certification Reimb	\$1,000.00
6500 Playground	\$3,500.00
BUILDING & GROUNDS TOTAL	\$198,200.00

OTHER ADMINISTRATION

5519 Lease Equipment	\$4,200.00
5650 Postage	\$1,200.00
5660 Legal Fees	\$7,000.00
5665 Seminars	\$500.00
5670 Office Supplies	\$8,000.00
5680 Audit Fees	\$13,000.00
5682 Org. Fees & License	\$200.00
5686 Website Maintenance	\$7,100.00
5690 Advertising	\$700.00
6020 Bank Fees	\$3,000.00
6040 Elections	\$0.00
6041 Board Ethics Courses	\$1,000.00
5870 Swim Team	\$5,000.00
6021 Credit Card Fees	\$6,000.00
5625 QuickBooks	\$1,000.00
OTHER ADMINISTRATION TOTAL	\$57,900.00

INSURANCE

5631 Liability	\$14,000.00
5632 Work Comp.	\$5,000.00
5634 Property	\$40,000.00
INSURANCE TOTAL	\$59,000.00

TAXES

5250 Taxes	\$3,600.00
TAXES TOTAL	\$3,600.00

DISTRICT REC.

5830 Recreation	\$5,000.00
DISTRICT REC. TOTAL	\$5,000.00

TOTAL OPERATING EXPENSE**\$730,300.00****TO RESERVES****\$286,001.00****CAPITAL OUTLAY / PROJECTS**

5921 Beach Restoration / Fitness Trl	\$30,000.00
Marina Bathroom	\$26,902.00

CAPITAL OUTLAY TOTAL**\$56,902.00****TOTAL EXPENSES****\$1,073,203.00**

Tax Year	Assessment Amount
1981	\$18.25
1982	\$25.18
1983	\$33.98
1984	\$33.98
1985	\$44.25
1986	\$49.50
1987	\$55.87
1988	\$55.87
1989	\$60.00
1990	\$62.00
1991	\$65.00
1992	\$65.00
1993	\$65.00
1994	\$65.00
1995	\$75.00
1996	\$100.00
1997	\$100.00
1998	\$150.00
1999	\$150.00
2000	\$160.00
2001	\$160.00
2002	\$170.00
2003	\$205.00
2004	\$275.00
2005	\$285.00
2006	\$290.00
2007	\$305.00
2008	\$305.00
2009	\$305.00
2010	\$305.00
2011	\$305.00
2012	\$305.00
2013	\$316.00
2014	\$316.00
2015	\$337.00
2016	\$347.00
2017	\$357.00
2018	\$367.00
2019	\$367.00
2020	\$367.00
2021	\$377.00

Tax Year	Assessment Amount
2022	\$397.00
2023	\$407.00
2024	\$417.00
2025	\$427.00

44 Years	Total Increase = \$408.75
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BGPRD Current Amenities - Reserve Funds

	Est. Date Due	Est. Funds Needed	Current Amount Allocated	Shortage	Annual Amount Needed to Meet Goal
Marina			\$430,000.00		
Sea Wall	2028	\$250,000.00			\$125,000.00
Pavement	2028	\$100,000.00			\$50,000.00
Dredge	2030	\$400,000.00			\$100,000.00
Update / Reno	2050	\$2,000,000.00			\$84,000.00
Ballfield					
Infield	2027	\$2,500.00			
Grass	2027	\$12,000.00			
Fence	2027	\$1,500.00			
Courts					
Resurfacing	2028	\$12,000.00			
Hall			\$12,000.00		
Floor Resurfacing	2028	\$12,000.00			
Railings	2028	\$20,000.00			
Roofing	2050				
Update / Reno					
AC Units	2035				
Screen Room					
Office Windows	2027				
Park			\$4,000.00		
Grading	2027				
Irrigation					
Lighting					
Fitness Trail					
Beach Restoration					
Playground					
Pavilions					
Pool			\$87,001.00		
Electric	2027	\$100,000.00			

Slide		\$50,000.00			
Heating / Cooling		\$200,000.00			
Shade		\$40,000.00			
Lower Deck	2027	\$200,000.00			
Pit (Pumps/Filters)					
Pool Vacume	2027	\$13,000.00			
Security			\$3,000.00		
Cameras					
Fencing					
Gates					
Gate Operators					

Notice of a public hearing shall be published at least 21 days prior to the hearing in a newspaper of general circulation in Manatee County.

The Chairman of the Board in a publicly noticed Board of Trustee Meeting shall appoint a committee of at least 6 residents to conduct the registration of the voters and the disbursement of the ballots for the Budget Hearing. The committee will automatically dissolve when an assessment is approved, and meeting is adjourned.

The ballot box shall be available and those present may cast their ballot at will. Resident-Owners do not need to remain for the balance of the meeting, however, if an additional vote is taken and the resident-owners are no longer present, they have surrendered their right to vote in that additional balloting.

The Resident-Owners will check in with the Board of Trustees appointed committee and receive a ballot. If the Resident-Owner is not known to the Registration committee, ID will be required to obtain a ballot. The ID address must match the official records used for this Hearing.

Owner-Residents subject to the assessment and present at the meeting shall be eligible to speak and to vote. (3 minutes each) If a majority of those subject to the assessment, present at the meeting, are opposed to the assessment, the assessment shall be reduced until approved by a majority of the Resident-Owners present.

This committee shall count the ballots and announce the results. The ballots cast by the Trustees shall be read into the record. The ballots shall be maintained in the District Office.

As we prepare the budget recommendation for 2026-2027, it is also necessary to evaluate whether an increase to the annual assessment is needed to adequately fund operations, planned long-term projects, and future infrastructure needs. The question isn't whether we need to rebuild our reserves, but rather how quickly they should be rebuilt, to what levels, and at what cost to residents. Below are five scenarios ranging from no increase to the \$150 increase that is being recommended by the Board.

Each scenario contains the following assumptions:

- Future operating costs remain unchanged.
- A minimum operating cash cushion of \$150,000 is maintained.
- Funds not needed for operations, approved projects, or the operating cash cushion are dedicated to designated reserves.
- The projections below also assume that the following long-term projects and estimated costs are completed within the planning period:
 - ✓ Beach & Park Restoration (including Fitness Trail) – \$100,000
 - ✓ Event Structure – \$30,000 (this has not yet been approved)
 - ✓ Pool Heating & Cooling System – \$135,000
 - ✓ Splash Park – \$150,000

Assessment Comparison and Impact on Reserves

Annual Assessment	Increase	Additional Cost to Household (5 Years)	Projected Year 5 Reserves
\$427	\$0	\$0	\$465,000
\$447	\$20	\$100	\$591,000
\$477	\$50	\$250	\$780,000
\$527	\$100	\$500	\$1,095,000
\$577	\$150	\$750	\$1,411,000

Projected Project Completion Timeline under each scenario

Scenario	Beach & Park Restoration	Event Structure	Pool HVAC	Splash Park
\$0 Increase	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30
\$20 Increase	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30
\$50 Increase	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30
\$100 Increase	FY 2026-27	FY 2027-28	FY 2027-28	FY 2028-29
\$150 Increase	FY 2026-27	FY 2026-27	FY 2027-28	FY 2028-29

Long-Term Funding Outlook

The District has identified future reserve needs associated with the marina, seawall, pool facilities, hall, park infrastructure, security systems, and other major assets. The following descriptions reflect the relative pace at which each assessment option is projected to fund those needs.

Scenario	Long-Term Funding Outlook
\$0 Increase	Continues reserve growth and funds identified projects, but provides the least flexibility for accelerating future infrastructure needs.
\$20 Increase	Modestly accelerates reserve growth while maintaining a minimal impact on residents.
\$50 Increase	Provides a balanced approach between resident affordability, reserve growth, and progress toward long-term funding goals.
\$100 Increase	Significantly accelerates reserve accumulation and increases the District's ability to address future obligations ahead of schedule.
\$150 Increase	Maximizes reserve growth and provides the greatest margin for future infrastructure needs, but does so at the highest cost to residents.

Discussion Questions

1. What reserve level should the District ultimately maintain?
2. How quickly should reserves be rebuilt to address future infrastructure needs and provide an appropriate margin for unforeseen events?
3. What balance should be struck between resident affordability and accelerated reserve growth?
4. What reserve funding target should the District establish for future infrastructure obligations?
5. Which option best reflects the Board's financial priorities and the community's expectations?

Key Takeaway

All assessment scenarios presented here fund the identified capital projects and increase reserve balances. The primary differences among the options are the pace and size of reserve growth, the speed at which future obligations are funded, and the cost to residents.